

## SEPA ENVIRONMENTAL CHECKLIST

### ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### ***Use of checklist for nonproject proposals:*** [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

High Point Estates – 49 Lot Long Plat

2. Name of applicant: [\[help\]](#)

Gord Cheema – Authorized Agent: Claire Bertuleit, AVT Consulting, LLC

3. Address and phone number of applicant and contact person: [\[help\]](#)

Claire Bertuleit – AVT Consulting, LLC

1708 F St., Bellingham, WA 98225

360.527.9445

4. Date checklist prepared: [\[help\]](#)

2/14/2019

5. Agency requesting checklist: [\[help\]](#)

City of Mount Vernon

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Land Use applications Winter/Spring 2019, start construction Summer/Fall 2019

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Wetland Delineation by NW Ecological Services in March 2018

Mitigation & Bank Plan by NW Ecological Services in February 2019

Soils Report by Element Solutions in January 2019

Archaeological Report by Drayton Archaeology in January 2019

JARPA application for a Nationwide permit prepared by NW Ecological in February 2019

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

None known

10. List any government approvals or permits that will be needed for your proposal, if known.

[\[help\]](#)

JARPA application will be submitted to ACOE in February 2019

A Forest Practice conversion application will be submitted

Misc. land disturbance permits through City of Mount Vernon

Preliminary & Final Plat permits through City of Mount Vernon

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

The total land area is 665,537 square feet (15.28 acres). A 49-lot subdivision is proposed with two stormwater tracts and internal public roads. Lot sizes range between approximately 7,500 SF – 11,800 SF. Each lot is intended to be developed with a detached single family home and garage.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The subject property is currently comprised of two tax parcels P27513 & P126391 in Skagit County. It is located north off E Division Street in the easternmost City limits of the City of Mount Vernon, WA. It is located within Section 22, Township 34 North, Range 04 East, W.M.

#### P126391 – Legal Description

The South ½ of the Southeast ¼ of the Northeast ¼ of Section 22, Township 34, Range 4 East, W.M., EXCEPT the West 638.12 feet (as measured perpendicular to the West line): EXCEPT the Mount Vernon-Big Lake County Road running along the South line thereof, AND ALSO EXCEPT the East 150 feet of the South 300 feet of the remainder.

#### P27513 – Legal Description

The East 393.93 feet (as measured perpendicular to and parallel with the East line) of the North ½ of the Southeast ¼ of the Northeast ¼ of Section 22, Township 34 North, Range 4 East, W.M.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

## B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

### 1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_gradually sloping\_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)  
10%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Tokul gravelly medial loam as identified by NRCS Soil Classification. Additional analysis is provided in the Soils Report by Element Solutions.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

Approximate Cut: 25,000 CY

Approximate Fill: 20,000 CY

Fill will be clean backfill from an approved source. Areas of fill are indicated on the civil plans set.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Minimal erosion could occur during construction from exposed soils and rainfall. Any erosion risk will be mitigated using best management practices and implementing an approved TESC plan. Once completed the project will be developed with homes and impervious surfaces, and the remaining areas will be landscaped, limiting or eliminating the risk of erosion during occupancy.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Approximately 30%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Best management practices will be used during construction to minimize and control erosion, including the implementation of an approved TESC plan designed by a licensed civil engineer. A stormwater management and detention system will be built to mitigate stormwater after construction; that system will tie into the existing Municipal storm conveyance system for this area. Vegetation will be retained around the property borders to help prevent additional erosion.

## 2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Exhaust from construction equipment will be emitted to air during construction. Emissions from vehicles used by residents will occur after occupancy. The houses will adhere to current emissions standards.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

This project will not have significant impacts to air quality. Measures to control emissions include building to the Washington State Energy Code standards, as well as monitoring of construction equipment during construction activity to reduce idling.

## 3. Water [\[help\]](#)

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Yes, several small wetlands are present onsite. These have been delineated and described in the Delineation Report prepared by NW Ecological Services.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

Yes, portions of the wetlands will be filled and work will occur adjacent to them. This is shown and quantified on the plat map and described in detail in the Mitigation Report prepared by NW Ecological Services.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

Approximately 20,198 SF (0.46 acres) of wetland will be filled. The fill material will be clean fill from an approved source.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No, water will be provided by Skagit PUD.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

None, sewer services will be provided by the City of Mount Vernon.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Runoff will be generated from the new improved streets, sidewalks, building roof and also landscaped areas. A civil engineer has assessed the best stormwater management system for the site based on soils and topography. Stormwater and runoff will be collected and treated and will be detained in the two stormwater ponds before connecting to the Municipal stormwater system.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)  
It is highly unlikely that waste materials could enter ground or surface waters as a cause of this project. Any runoff or stormwater will be collected and treated before dispersing into ground or surface waters.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

The site is currently undeveloped, so the proposed development will slightly alter the drainage patterns. However, the stormwater will be collected, treated, detained and released onsite. The overall drainage pattern will not be significantly altered.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

An engineered stormwater management system designed to be consistent with applicable City regulations will be installed and will collect, treat, and detain stormwater before releasing to the Municipal stormwater system.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation – described in Delineation Report

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Vegetation will be cleared in the development footprint, approximately 200,000 SF of area will be removed or altered. Vegetation will include evergreen and deciduous trees, secondary forest ground cover, etc.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

A landscape plan will be prepared by a professional landscape architect and will predominately use native plants.

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None known

5. **Animals** [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None known

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

The entire property is a part of the Great Western Flyway for migratory birds.

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)  
Maintain existing and mature vegetation wherever possible and plant native plants throughout the development.

e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None known.

## 6. Energy and Natural Resources [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Electricity will be provided by PSE in order to address lighting, cooking and heating/cooling demands.

Natural gas may be provided by Cascade Natural Gas.

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

No, the appropriate setbacks will be used between this development and adjacent properties and will not affect their potential use of solar energy.

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

All construction will adhere to the current Washington State energy code standards.

## 7. Environmental Health [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe. [\[help\]](#)

No. Construction equipment will be monitored as necessary during construction and any oil or other spills will be cleaned up immediately. There will be no toxic or hazardous chemicals used at the property.

1) Describe any known or possible contamination at the site from present or past uses.

[\[help\]](#)

None. The site is currently forested.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None known

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None

4) Describe special emergency services that might be required. [\[help\]](#)

Regular police, fire and EMS services will be adequate to serve the facility. The residential building will not generate any extra ordinary impacts on emergency services beyond what is expected from this size and type of project.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)  
No environmental health hazards are associated with this project.

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

The only noise in the area is regular traffic noise from residential streets and E Division St and some potential noise from the adjacent elementary school during operating hours. This should not affect the project.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

During construction noise from construction equipment and activities will occur. During occupancy noise from regular vehicle traffic and from occupants of the building will occur.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

The project will generate new noise impacts for neighboring residents through general occupancy and vehicle use. Landscaping buffers re proposed along the streets to screen neighboring residential users and buffer the noise impact from the streets. This landscaping will help to diffuse noise from residents.

**8. Land and Shoreline Use** [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The site is currently vacant and forested. The proposal is consistent with current uses on adjacent properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

The project site is covered in forest, but is not a designated working forest or resource land. The land is not currently taxed as a forest use.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No, single-family residential development will not affect surrounding properties.

- c. Describe any structures on the site. [\[help\]](#)

None

d. Will any structures be demolished? If so, what? [\[help\]](#)

N/A

e. What is the current zoning classification of the site? [\[help\]](#)

R-1, 4.0, Single-Family Residential

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Residential

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Critical areas have been identified by the applicant. See attached delineation plan.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

49 single family homes of approximately 1,500 SF in size are proposed. Approximately 100-150 people would reside in the development when the project is complete.

j. Approximately how many people would the completed project displace? [\[help\]](#)

None

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The existing land use is designated for single-family residential. The proposed development is and will be consistent with the land use.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

None.

## 9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

49 middle-income houses

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

N/A

**10. Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

The houses will be 2-stories in height and comply with the City's height limitations

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None

- b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

A sampling of the proposed houses and their designs will be submitted to the City of Mount Vernon for design review.

**11. Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Downward-facing or shielded lights will be used around the exterior of the houses. These lights will not produce glare. Lights from individual unit windows should not be visible, due to the setbacks between neighboring properties.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

Minimal lighting from the school facility or neighboring residential development could spill on the site. This should not affect the project.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Use downward facing or shielded lights to reduce glare.

**12. Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Several small parks are within walking distance from the proposed development. Little Mountain Park is a large natural outdoor recreation area within a 10-min drive of the project.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No. The property is private and currently non used.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

N/A

**13. Historic and cultural preservation** [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. [\[help\]](#)

NO.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

No. An archaeological study was done by Drayton Archaeology and no evidence of historic occupation was found.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

See attached report from Drayton Archaeology.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

None

#### 14. **Transportation** [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

E Division Street will provide access to the site, as shown on the site plan.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

Public transportation is available on E Division St, with the nearest transit stop less than ¼ mile away.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Approximately 196 parking spaces would be provided on individual lots and additional street parking will be available. None eliminated.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

YES, NEW ROADS ARE PROPOSED FOR THIS DEVELOPMENT. SEE ATTACHED CIVIL PLANS FOR DETAIL.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Approximately 48.51 new vehicle trips will be generated from this proposal. This is based on the ITE trip generation manual with Single-Family Home at 0.99/unit.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)  
No

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)  
Transportation Impact Fees paid to the City of Mount Vernon

**15. Public Services** [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

The project will generate demand for police, fire, EMS and other services consistent with the number of residential units. The amount of units will not significantly increase the need for public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Payment of school, park, traffic and other impact fees, building permit fees, storm water impact fees and general property taxes will help to offset impacts on public services.

**16. Utilities** [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_

None at site, but electricity, water, telephone, sewer, and gas are available to extend nearby

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Electricity – PSE, Natural Gas – Cascade Natural Gas, Water – Skagit PUD, Sewer – City, Garbage – City, Recycling & Yard Waste – Waste Management, Communications – Comcast and other fiber optic/telephone providers.

