

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

1. Name of proposed project, if applicable:

Little Mountain Park Skills Center and Parking Lot

2. Name of applicant:

City of Mount Vernon

3. Address and phone number of applicant and contact person:

Applicant: City of Mount Vernon
Parks and Enrichment Services
1717 South 13th Street
Mount Vernon, WA 98274

Contact: John B. Semrau, PE, PLS
Semrau Engineering and Surveying
2118 Riverside Drive, Suite 208
Mt. Vernon, WA 98273
360.424.9566
360.424.6222 Fax

4. Date checklist prepared:

December 18, 2018

5. Agency requesting checklist:

City of Mount Vernon Development Services

6. Proposed timing or schedule (including phasing, if applicable):

Construction is anticipated to begin in July 2019, or as soon thereafter permits are approved.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Yes, separate phases to install a pit toilet and develop a mountain bike skills park adjacent to the proposed parking lot.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- Little Mountain Viewpoint Park Master Plan (5/2009)
- Drainage Report (Semrau Engineering and Surveying, 12/18)
- SWPPP (Semrau Engineering and Surveying, 12/18)
- Infiltration Feasibility Evaluation and Pavement Recommendations (GeoTest, 5/18)
- Wetland Reconnaissance: Parcels 28041 & 28043 (Graham-Bunting Associates, 11/16)

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.

No

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

City of Mount Vernon: Land Clearing Permit, Building Permit, Fill and Grade Permit
Department of Ecology: NPDES Construction Permit

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.)

Site Description

The site involves Parcels P28041 and P28043 adjacent and southwest of Little Mountain Road. This project involves 1.4 acres of soil disturbance for parking lot development. The contractor performing the work may elect to utilize an additional designated 0.3 acre area for mulch and topsoil stockpiles for a maximum total of 1.7-acres of soil disturbance. Stormwater will be fully dispersed into the adjoining woodland. Drainage basin is tributary to Maddox Creek/Big Ditch/Skagit Bay. The area is currently wooded with a significant slope. The land is part of Little Mountain Park. Little Mountain Road is adjacent to the site.

Project Description

The project site does not have an address. Site is located across the street to the west from 2773 Little Mountain Road in Mount Vernon, in Skagit County. The project is being designed and built in phases. This phase of the project will include a trail head facility and parking lot. Additional phases will include a restroom or pit toilet building and a bicycle skills center. The restroom will be located on the south side of the parking lot and the skill center will be located westerly of the parking lot.

Stormwater from the parking lot will use BMP T5.30, Full Dispersion to meet LID requirements of the 2012/2014 DOE SWMM manual. GeoTest has completed soil testing and prepared a report to support the project design and full dispersion.

Grading of the parking lot facilities will require terracing of the parking lots in order to fit the slope and increase the opportunity to disperse runoff into the native landscape as much as feasible. Site topsoil material will be stockpiled to the west of the site for use in the future skill park development. Most till soils will be removed from the site.

The Little Mountain Viewpoint Park Master Plan (May, 2009) will undergo a minor amendment to reflect this proposed development and an update of the number of parking stalls to 56. Project is planned for construction in Summer of 2019. Project has applied for grants and if grant money is received, the project construction will likely be delayed to utilize the funding. Parks Department may remove the trees in the project area prior to project going to bid. Most of the trees removed for the parking lot will be reused within the park for the bike skill center and other park amenities.

Project Data

- 1) Area of Clearing 1.4 acres development and 0.3 acres optional stockpile area – NPDES Construction Permitting will be required.
- 2) Tree removal will include 21 Cedar (several that have died summer 2018), 4 Maple, 1 Fir and numerous small Alder.
- 3) Impervious surface 34,439 sq ft
- 4) Cut – 7,242 CY
Fill – 182 CY
- 5) Parking spaces planned, 2 Accessible, 44 Regular and 10 Compact

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.

Project is located to the west of the Little Mountain Park Road / Little Mountain Road intersection in Mount Vernon.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope?)

17% slope.

- 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.

Based on test pit data from the Infiltration Feasibility Study, existing soil strata starting at the surface consist of approximately 12 inches of topsoils underlain by weathered till. Test pit depths ranged 5.5-8.5 feet, and bottom of the weathered till stratum was not observed at these depths.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

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.

1.4 acres of grading for entrance road, parking lot, and bathroom pad. Grading quantities include approximately 7,250 CY of excavation and 200 CY of fill. Fill material will be obtained onsite, and topsoil will be stockpiled onsite during construction for re-use.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes, erosion may occur from clearing and grading due to existing slopes. However, the proposed TESC measures along with native vegetation will prevent silty runoff from leaving the site.

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

Less than 20% of the parcel.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Rocked construction entrance, perimeter silt fencing, straw wattles and native vegetation will be utilized.

2. Air

- 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.

Temporary impacts on air quality could include exhaust emissions from construction vehicles and power equipment; and increased suspended particulates (saw dust/dust) during stump removal and loading activities.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There are no off-site sources of emissions that would impact the proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Equipment and vehicles to be property maintained. Dust control via watering of roads as necessary.

2. Water

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.

No surface water is in the immediate vicinity of the site.

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.

No.

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.

None. Proposal will not require any fill or dredge material.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No, none required.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

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.

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.

No wells or groundwater withdrawal are proposed.

- 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.

No sewage and no septic. However, a pit latrine restroom structure is proposed.

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.

From site to full dispersion along downslope boundary.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No, overall, downslope drainage pattern will be effectively the same.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Perimeter silt fencing during construction (see Clearing Site Plan); temporary gravel construction entrance/exit to be maintained in a condition to prevent tracking or flowing of sediment onto public rights-of-way (see Clearing Site Plan); and final stormwater control with full dispersion BMPs along the downslope boundary of the development area.

4. Plants

a. Check the types of vegetation found on the site:

- 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

b. What kind and amount of vegetation will be removed or altered?

21 cedar (several that are dead-standing), 4 maple, 1 fir, and numerous small alders are proposed to be removed.

c. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Proposed incorporation of removed trees into landscaping, as well as utilized as feature components of the future mountain bike skills park.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. Animals

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.

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.

None known.

c. Is the site part of a migration route? If so, explain.

Yes, insofar as that all of Western Washington is a migration route for bird species.

d. Proposed measures to preserve or enhance wildlife, if any:

No specific measures are proposed.

e. List any invasive animal species known to be on or near the site.

None known.

6. Energy and Natural Resources

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.

Electricity for lighting.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

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:

Utilization of native cleared trees for landscape and bike park components preserves resources elsewhere, along with energy required for shipment and handling of imported materials.

7. Environmental Health

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.

None known, other than typical emissions from equipment.

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

None known.

- 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.

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.

None known.

- 4) Describe special emergency services that might be required.

No new emergency services beyond what is currently provided to the park facility by the City would be required for this proposal.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Maintenance of equipment will be done in a manner that would minimize the potential for an accidental spill.

b. Noise

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

None known.

- 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.

Temporary noise impacts at the site would be created from equipment usage divided into two types: relatively stationary on-site construction equipment and transportation equipment moving to and from the site.

- 3) Proposed measures to reduce or control noise impacts, if any:

Construction equipment would be properly muffled and would not exceed the state maximum noise standards.

8. Land and Shoreline Use

- 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.

The site is currently a City Park with access to a trail system. The proposal will positively affect the current land use by improving access and parking, along with the addition of a mountain bike skills park.

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?

No.

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:

No.

c. Describe any structures on the site.

No existing structures on site.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

P

f. What is the current comprehensive plan designation of the site?

Community Park

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

None.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Minimizing soil disturbance, re-use of cleared trees, community involvement, etc.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None proposed. Proposal is not in agricultural or forest lands.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

None.

10. Aesthetics

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

- Pre-fab pit latrine restroom structure, one (1) story tall.

b. What views in the immediate vicinity would be altered or obstructed?

No obstructions to views will be created.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Utilization of native cleared trees for landscape and bike park components.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The proposal is not anticipated to produce light or glare, other than typical headlights of vehicles. Work is proposed to be done during daylight hours.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

- c. What existing off-site sources of light or glare may affect your proposal?

None.

- d. Proposed measures to reduce or control light and glare impacts, if any:

None.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Little Mountain Park, and Little Mountain Trail.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No, the project will enhance the existing recreational use.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The primary purpose of the project is to provide more access and parking to the park, as well as develop into a mountain bike skills park for additional recreation consistent with community interest.

13. Historic and cultural preservation

- 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.

There are no buildings or structures on the site. There are no buildings, structures or sites identified on the WISAARD at the DAHP web site in the vicinity of this project.

- 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.

None.

- 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.

DAHP web site, WISAARD map tool, historic maps and GIS data.

- 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.

Should archaeological materials (e.g. bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity should stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the County planning office, the affected Tribe(s) and the County Coroner (if applicable) should be contacted immediately in order to help assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) is required. Failure to comply with this requirement could constitute a Class C Felony.

14. **Transportation**

- 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.

The site will have access from Little Mountain Road via an existing paved park road.

- 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?

No.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Approximately 56 parking stalls would be created by the proposal. (2 accessible, 44 regular, and 10 compact)

- 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).

No.

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

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?

The parking project itself does not generate traffic. Project scope includes construction of a new location for the community to park who are already coming to the park for recreation. The future bike skills area will attract some new users.

- 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.

No.

- h. Proposed measures to reduce or control transportation impacts, if any:

None.

15. Public Services

- 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.

No.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None are necessary.

16. Utilities

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other ___ storm sewer

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.

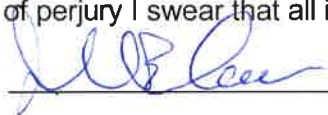
None are proposed.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Under penalty of perjury I swear that all information provided is true and correct.

Signature: _____



Name of signee _____

JOHN B. SEMRAU, PE : PLS

Position and Agency/Organization _____

SEMRAU ENGINEERING
& SURVEYING, PLLC

Date Submitted: _____