

SEPA ENVIRONMENTAL CHECKLIST

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CITY OF MOUNT VERNON

16-150

DEC 29 2016

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: [help]

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:

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:

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: **East Village Short Plat**
2. Name of applicant: **Samish Bay Land Company LLC**
3. Address and phone number of applicant and contact person: **David Prutzman, 4703 Parkview Lane, Mount Vernon, Wa. 98274**
4. Date checklist prepared: **12/21/2016**
5. Agency requesting checklist: **City of Mount Vernon**

6. Proposed timing or schedule (including phasing, if applicable): **Construction Summer 2017**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **None at present, however, the south portions of lot 9 may be considered for development in the years ahead.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **See attached Wetland, Critical Area, and Mitigation Report, DAHP archeological survey**

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. **Short Plat approval, Clear and Grade permit, 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.) **Short plat of a 13+ acre site located at 2437 East Blackburn Road as follows: 1) the northerly 2.2 acres into (7) residential lots; 2) a storm water tract serving the above referenced lots (the 7 lots plus the storm water tract will all be sited north of the identified critical area buffer); the residual acre tract located south of Maddox Creek will be the 9th lot/tract.**

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. **2437 East Blackburn Road, lying immediately adjacent on the East to Big Fir North and Big Fir South. See attached maps, legal description.**

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other: **Gently sloped.**
- b. What is the steepest slope on the site (approximate percent slope)? **3%**
- 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. **See attached Critical Areas report.**
- 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. **The road and sidewalk area is 14,300 square feet with 12" of cut would create 530 cubic yards. The pond excavation will be around 750 cubic yards. Total excavation of approximately 1,300 cubic yards. We will bring in 8" of gravel borrow for road base or 320 cubic yards, then 3" crushed road grading for 121 cubic yards.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Possible during high rain event.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **25%**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Temporary erosion control, water quality, retention of buffer areas and trees within buffer areas, wetland mitigation via wetland banking (see attached report)**

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. **Vehicle emissions during construction**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **Construction equipment will be maintained to appropriate levels to minimize emissions.**

3. 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. **Maddox Creek. See attached Critical Areas and wetland reports.**
- 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. **Yes, however, all work will be outside of the required 150' Critical Area Buffer. See attached map.**
- 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. **Wetlands will be affected and mitigated via wetland banking. See attached map.**
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **No.**
- 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. **Surface water (not waste) will be retained and treated before release to Maddox Creek.**

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.**
- 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. **None.**

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. **Surface water runoff will be generated from roofs, driveways and impervious development improvements. Water will be retained, treated and released via its natural drainage course and surface water spreader bar with sheeting action to Maddox Creek.**

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.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **Surface water will be contained and routed to a storm water facility for containment, treatment, and release to Maddox Creek via sheeting action from a surface water spreader.**

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? **Trees within rights of way, lot building envelopes and related under growth will be removed.**

c. List threatened and endangered species known to be on or near the site. **None**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Retention of forested 150' Critical Area buffer; residential landscaping of trees, shrubs, grasses and mulches.**

e. List all noxious weeds and invasive species known to be on or near the site. **None.**

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.**

c. Is the site part of a migration route? If so, explain. **No**

d. Proposed measures to preserve or enhance wildlife, if any: **Retention of forested Critical Area buffer.**

e. List any invasive animal species known to be on or near the site. **None.**

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. **Electric and natural gas will be used for heating, cooking and 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: **high efficiency natural gas and insulation.**

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. **No.**

1) Describe any known or possible contamination at the site from present or past uses. **None**

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**

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**

4) Describe special emergency services that might be required. **None**

5) Proposed measures to reduce or control environmental health hazards, if any: **None**

b. **Noise**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **None**

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. **Traffic, construction operation. 7:00 a.m.-6:00 p.m.**

3) Proposed measures to reduce or control noise impacts, if any: **Hours of Operation.**

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. **Site is vacant, forested land with 2 existing homes on south 300 feet. Adjacent uses are mobile home park to North East, residential subdivisions to the West, and school site to the North.**

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? **None.**

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. **2 existing homes on the South 300 feet.**

d. Will any structures be demolished? If so, what? **No.**

e. What is the current zoning classification of the site? **R-1,4.0**

f. What is the current comprehensive plan designation of the site? **Medium Density Residential**

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. **Yes, areas immediately adjacent to Maddox Creek.**

i. Approximately how many people would reside or work in the completed project? **15-18**

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: **Medium density single family homes consistent with existing and proposed land uses.**

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: **N/A**

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **7 Upper/Middle priced homes.**

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? **35 feet; wood, cement plank siding.**

b. What views in the immediate vicinity would be altered or obstructed? **None.**

c. Proposed measures to reduce or control aesthetic impacts, if any: **Critical Area buffer retained, aligning street improvements with those of the adjacent Big Fir North, use of curve-a-linear street design to soften density, street trees, CCR's controlling landscaping.**

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Light from homes, streetlights.**

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 Trail, Hillcrest Park, school playfields.**

b. Would the proposed project displace any existing recreational uses? If so, describe. **No.**

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **None.**

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 located on or near the site? If so, specifically describe. **There are no buildings, structures or sites identified on the WISSARD at the DAHP web site in the vicinity of this project, however, based upon historic maps DAHP will request a professional archeological survey for the project site prior to development (see attached email).**

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. **No evidence to date show Indian or historic use or occupation.**

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. **EZ1 request submitted to DAHP.**

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/City 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 (RCW27.53, 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. **Internal street will**

be a private street system connecting to the City street system via extension of Balsam Lane.

- 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? **Yes, on LaVenture Road approximately 900 feet from the site.**
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **Will create 14-21 additional parking spaces and will eliminate none.**
- 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). **Project will add approximately 350 feet of private street.**
- 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? **Project will generate estimated 67 vehicular trips per day based upon ITE Trip Generation Manual. A.M. peak hours (7a.m.-9a.m.) will generate 15 trips and P.M. peak hours (4p.m.-6p.m.) will generate 17 trips daily.**
- 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. **Forest products will be moved during clearing activities.**
- h. Proposed measures to reduce or control transportation impacts, if any: **Apply to City for allowing expanded clearing activity at time of clear/grade permit activities with the intent of consolidating the time during which movement of forest products would occur through adjacent Big Fir North residential community.**

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. **Increased public services required for 7 new homes.**
- b. Proposed measures to reduce or control direct impacts on public services, if any. **Payment of Impact Fees.**

16. Utilities

- a. Circle utilities currently available at the site: **[help]**
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,

other: installation of conduit for future connection to City's fiber optic system.

- 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. **Electricity: PSE; Natural Gas: CNGC; Refuse: City of Mount Vernon; Telephone: Frontier; Cable: Comcast; Water: Skagit PUD #1; Sanitary Sewer: City of Mount Vernon. Construction on-site will be required for installation of utilities.**

C. SIGNATURE

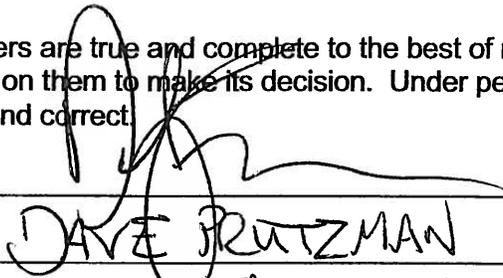
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision. Under penalty of perjury I swear that all information provided is true and correct.

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____


DAVE PRUTZMAN
JAMISH BAY LAWY CO. LLC
12/27/16 Managing member

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.



Dave Prutzman <samishbay@gmail.com>

RE: EZ-1

1 message

Kaehler, Gretchen (DAHP) <Gretchen.Kaehler@dahp.wa.gov>
To: Dave Prutzman <samishbay@gmail.com>

Tue, Dec 20, 2016 at 5:29 PM

Hi Dave,

Based on the historic maps I would request a professional archaeological survey for this project area prior to development.

Best,

Gretchen

Gretchen Kaehler

Assistant State Archaeologist, Local Governments

Department of Archaeology and Historic Preservation (DAHP)

P: 360-586-3088

C: 360-628-2755

From: Dave Prutzman [mailto:samishbay@gmail.com]
Sent: Wednesday, December 14, 2016 11:56 AM
To: Kaehler, Gretchen (DAHP)
Subject: EZ-1

Gretchen,

Attached is EZ-1 form for another 7 lot short plat in the City of Mount Vernon. Hoping the site has no specific problems and can get your response accordingly via email. Your help on the previous short plat we discussed a couple weeks ago proved invaluable.....the City checked and realized that they had been handling things via email prior to you review of SEPA and issuance of a letter. Thanks.

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