



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:

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 non-project 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.

Mailing Procedure

1. Obtain a list of names and addresses of residents AND property owners within 500 feet of the outside edge of the subject property. This list must be prepared by the Skagit County Assessor's Office. In determining the outside edge, include all other adjacent property owned by the applicant. Be sure to include the subject parcel's information.
2. Obtain a map showing the subject property and all properties on the mailing list.
3. Prepare 2 sets of postage-paid envelopes using these lists.
4. Prepare additional envelopes for residents of the property if the owner does not live on site.
Example: Resident, 123 State St., Sedro-Woolley, WA. 98284.
5. Fill out the affidavit below and have it notarized.
6. Bring the list, postage-paid addressed envelopes, map and the notarized affidavit to the city Planning Department.

AFFIDAVIT OF CORRECT NAMES AND ADDRESSES

I, Tim Woodmansze, do hereby certify
(Affiant)

That the attached list of property owners, addresses and parcel numbers for the proposed project,
The Park at Brickyard Creek, A Planned Residential Development
(Name of proposed project)

Is a true and correct copy provided for land within 500 feet of the property lines of P 39374.
(Site parcel number)

Signature: _____

Date: 11 / 1 / 2019

-----NOTARY-----

Subscribed and sworn to before me on this 1st day of November, 2019.

Signature: Marcie O'Brien

Print Name: Marcie O'Brien

Notary for the State of Washington,

Residing at Sedro Woolley

My Commission expires: 01-01-21



A. BACKGROUND

1. Name of proposed project, if applicable:

The Park At Brickyard Creek A Planned Residential Development

2. Name of applicant:

Tim Woodmansee

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

PO BOX 619 Sedro-Woolley WA, 98284 office 360-755-3101 Tim Woodmansee

4. Date checklist prepared:

10/18/2019

5. Agency requesting checklist:

City of Sedro-Woolley

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

There will be 2 phases of development construction, the 1 phase will be started in Spring of 2020 with the 2 phase of development construction being started between Spring of 2020 and Spring of 2026. Homes will be built and sold as the market dictates this will most likely be 2+ years.

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

We plan on building the homes in this development.

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

Critical Areas Report has been prepared and came back with no wetlands present on the proposed site.

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.

None known

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

None known

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.)

This project site is approximately 12.7 acres and will be developed into 85 lots. It will be a 55 and older restricted residential plat.

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.

This Project site is located on the South side of McGarigle Road across the street from the East entrance of Independence Blvd. The Parcel # is 39374.

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)?

2-4%

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.

approximately 6-12 inches of organic top soil with medium coarse sand from 6-36" deep with coarse sand from 12"-12'

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 site will be cut and filled with onsite soils with approximately 14,585 cubic yards of gravel borrow fill under the roads. The source of the gravel borrow is to be determined but will likely be from Skagit Aggregates or Miles sand and Gravel.

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

Erosion should not be an issue as the site has high infiltrating soils and the water generally goes straight down once it hits the ground.

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

After construction approximate percent of impervious surfaces will be 72%.

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

We will use bmps to reduce and control erosion.

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.

When the project is complete there will be heating equipment for the 85 homes plus the clubhouse that produces normal single family home emissions. During construction there will be normal emissions from heavy equipment.

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

none known

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

Will use a water truck during dry months to keep dust down.

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.

none

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.

none known

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

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.

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

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.

Stormwater is expected to be treated and discharged back into the ground onsite.

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:

no

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?

All existing vegetation will be removed and will be replanted with permanent landscaping when the homes are built. ⁶

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:

Street trees will be planted, also the tract 900 park will be fully landscaped with trees, shrubs and Grass. Normal Single Family Residence Landscaping will be installed once the homes are built.

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 _____

none known

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.

The entire region is part of the Pacific Flyway migration route. Migrating species of geese, ducks and other migratory birds can be found in lakes, ponds, wetlands and waterways of the area. Key rest stops are not known to be located within this site

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

none

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 and Natural gas will be used to energize the homes. Diesel and gasoline will be used to fuel the equipment during construction

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:

none

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

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.

none known

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

none known

b. Noise

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

There are no known existing noises except normal single family residence noise surrounding the property.

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.

The short term would be normal construction noise from heavy equipment, nail guns, air compressors, ect... The long term noise would be normal single family residence noise.

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

Construction will operate from the hours of 7am-7pm.

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 current use is vacant land and the proposed use will fit in with current nearby Single Family Residences.

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?

It appears that the property was at one time farmed but has not been farmed in awhile. The property taxes are current.

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.

None

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

No

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

R-7 Residential

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

Residential Housing in the R-7 zone.

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?

Approximately 1-2 per home with a range of 85-170 people would reside.

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

Zero

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:

None

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

None

9. Housing

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

85 middle income units.

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

Zero

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?

30'

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

None

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

This Project is a Planned Residential Development and under design review by the City of Sedro-Woolley.

11. Light and glare

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

Normal Single Family Resident Lights on the house as well as Street lights as required by the City of Sedro-Woolley.

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

None known.

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

None known.

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

12. Recreation

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

There are nearby schools off of McGarigle Road in the immediate vicinity there will also be a 1.27 acre private park constructed onsite that will have sidewalks, and potential recreation games such as Bocce Ball, Corn Hole, Horseshoe, ect...

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:

The home building permits will have a Park Impact Fee that will be paid to the City of Sedro-Woolley

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.

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.

None known

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.

None

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.

None

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 project will be served by McGarigle Road and will have a new road that will create a loop. This new road will be dedicated to the City of Sedro-Woolley.

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?

None known

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

Including the garages the completed project will have approximately 340 off street parking. Not including the garages the project will have 170 off street parking units. there will be an additional 28-56 parking units in the ROW.

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).

McGarigle Road already has street improvements along the property frontage. there will be no improvements to the existing roads other than cutting in a new access to McGarigle to create the intersection of the new road that will run through the project.

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?

We have a Traffic Analysis completed by Gibson Traffic Consultants, the anticipated daily trips is 344 trips per day with 19 AM peak hour trips and 24 PM peak hour trips. There are no commercial and nonpassenger vehicles anticipated for this project

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:

There will be Traffic Impact Fees based on the Peak Hour Trips that will be paid to the City of Sedro-Woolley.

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.

The project would need the normal services for 85 new Single Family Residences.

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

There will be City of Sedro-Woolley impact fees paid at the time of building permit for the new homes.

16. Utilities

a. Circle utilities currently available at the site:

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

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.

All utilities needed front the property at McGarigle Road, PSE will supply Electrical, Skagit PUD will supply domestic water, City of Sedro-Woolley will supply Sewer and Garbage. Frontier and Comcast will supply internet and phone.

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.

Signature: 

Name of signee Tim Woodmansee

Position and Agency/Organization Owner Brickyard Park LLC/BYK Construction Inc.

Date Submitted: 11/1/19

D. SUPPLEMENTAL SHEET FOR NON-PROJECT 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.