



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.

A. BACKGROUND

1. Name

Bucko Estates (Residential Long Plat)

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

Applicant: Bucko Survivors Trust
Contact: Sarah Bucko
13315 Overton Street
Portland, OR 98229
Phone: (360)840-2609
Email: sarahbucko12@gmail.co

Contact Person: Heike Nelson, PE or John Ravnik, PE
Ravnik & Associates
P.O. Box 361/1633 Lindamood Lane
Burlington, WA 98233
Phone: (360) 707-2048
Email: hnelson@ravnik.net or jravnik@ravnik.net

3. Date checklist prepared:

January 26, 2021

4. Agency requesting checklist:

City of Sedro-Woolley Planning Department
DOE for land disturbance greater than 1 ac
WDFW for HPA

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

All work for this residential plat is anticipated to be performed in three phases. The first phase will construct the roadway to serve the lots along the north side of the site, north of Brickyard Creek. Phase 2 will contain the creek crossing along with the westerly side of the proposed project area located southerly of the creek. The last phase, Phase 3, will contain the remaining lots proposed along the south side of Brickyard Creek, along the [easterly](#) side of the site. These phases may be constructed at the same time, or the order and configuration may change depending on project strategy and economics. Site development is anticipated to begin Summer of 2021 with the first phase of the project anticipated to be complete by Winter 2021 depending on economics, etc. Refer to the attached Phasing Plan Exhibit attached in Appendix B at the end of this SEPA checklist.

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

Yes. In addition to the applicant's ownership of 19.6 acres zoned R-7, they also own two adjoining parcels, P37256 and P37151, encompassing approximately 4.48 acres east of the right of way dedication. These two parcels are zoned mixed commercial, MC. The applicant has recently submitted a Comprehensive Plan Amendment to the City of Sedro-Woolley to change the zoning of these two parcels to R-15. Once approved by the City, this requested zoning change will allow the applicant to extend the roads and infrastructure for additional residential platting as permitted by the applicable zoning code.

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

For the proposed residential development a geotechnical investigation has been performed by Geotest Services, a Critical Area Investigation has been performed by Essency Environmental, and a Traffic Report has been prepared by Gibson Traffic. A copy of these reports are included within the appendices at the end of this SEPA.

8. 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 of

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

NPDES/NOI Permit – Department of Ecology

Preliminary and Final Plat approval – City of Sedro-Woolley

Fill and Grade Permit approval – City of Sedro-Woolley

Access Permit/ROW Permit – City of Sedro-Woolley

Building Permit approval for future houses– City of Sedro-Woolley

JARPA/HPA – Department of Fish and Wildlife

10. 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.)

The residential plat project located within the City of Sedro Woolley, Washington will encompass a total of three parcels (P37250, P37251, and 37253 encompassing 19.6 acres,) and a new roadway extension southerly from the south side of the residential project area to Cook Road through a fourth parcel, P37256, owned by the applicant. The project is located southwesterly of F & S Grade Road, east of the Klinger Estates development, and approximately 650 feet northerly of Cook Road. This project proposes to create a total of 65 residential lots; comprising 60 new single-family building parcels and five duplex parcels along with three open space tracts (0.5-acres) to be used as a recreational area as required by the City of Sedro Woolley. Lot areas will be a minimum of 6,000 square feet for single-family lots and a minimum of 9,000 square feet for the proposed duplex lots.

There are two residences located within the northeast corner of the project site, having an address of 503 and 505 F & S Grade Road. The two residences and associated out buildings were constructed in 1947 and 1920 per Skagit County records. A residential driveway comprised of gravel proceeds southerly and westerly from F & S Grade Road to serve the two existing residences. With exception of the residentially developed area in the northeasterly portion of the subject property, the site is generally covered in unmaintained pasture/field condition with a few trees and blackberry bushes. The site topography is generally low in the property's center where Brickyard Creek exists, and gently slopes downhill to the south. Brickyard Creek is designated a Type 3 stream and per the Forest Practices Water Typing maps has an "F" designation, denoting fish bearing. Developed runoff waters from this project will be detained and a majority of the flows will be infiltrated or dispersed to the underlying soils within the project area. During larger storm events, a small amount of runoff waters will overflow from the onsite infiltration facilities and be discharged into Brickyard Creek as allowed by DOE regulations. Refer to the accompanying Existing Conditions Plan for the terrain conditions located in Appendix B.

The proposed access for this plat will be via a new two-directional public roadway to be constructed from the southerly side of F & S Grade Road and will extend westerly where it will connect to the easterly end of existing Thurmond Avenue. This section of roadway will serve the lots along the northerly side of the creek. A roadway

will be extended southerly from this new access, over the existing creek, then southerly and westerly to serve the south side of the site. A new road access is also proposed to be constructed extending from the site, southerly to the north side of Cook Road. Within the site the new roadways will be constructed within the proposed 60-foot wide right of way. This onsite public road will have a 32-foot wide roadway surface, curb, gutter, landscaping, and a 5-foot wide sidewalk will be constructed along each side. An exhibit noting the proposed public road cross-section is included in Appendix B. The roadway extension to Cook Road will provide access from the south end of the applicant's overall ownership within an existing 40-foot wide panhandle. The roadway cross-section north from Cook Road will be limited due to the 40-foot wide ownership, and will be comprised of two 13-foot wide lanes with curb, gutter, and 6-foot-wide sidewalk on each side.

Along the west side of the proposed residential plat, a 65-foot wide strip of land will be dedicated with this project to the City of Sedro Woolley for the City's future construction of Trail Road as planned by the City's transportation plan. The value of the land dedication will be credited to the project in the form of traffic impact fee credits.

In addition to the public roadway improvements, all other utilities necessary to serve this residential plat will be installed including sanitary sewer, storm drainage, water, along with conduits for power, cable, telephone natural gas, and fiber optic as needed. Sanitary sewer will be provided from the City's existing sewer system located in F & S Grade Road to the east, Thurmond Avenue to the west, and/or Cook Road to the south. Sewer mains will be extended from existing City owned sewer main systems to provide sanitary sewer service to each of the new lots. The new sanitary sewer extension will generally be 8-inch diameter however 12-inch diameter sewer may be used if needed. Sewer may be installed below Brickyard Creek to serve properties on the south side of the creek, and/or sewer will be installed within the panhandle portion of the project from Cook Road to the south. Water will be provided by the provision of an 8-inch diameter waterline loop from the existing 8-inch waterline in F and S Grade Road, Thurmond Road, and potentially from Cook Road. For fire protection 5 or 6 new fire hydrants are proposed to serve the new lots within the residential plat. Conduits for power, cable, telephone, and likely fiber optic will be installed, along with both public and private stormwater facilities to be provided. Public stormwater facilities will include various catch basins installed throughout the proposed right of way to collect surface stormwater and convey it to an underground storm drainage piping system that will route developed runoff waters to various infiltration systems. Stormwater mitigation for each lot and future home sites will be provided by private stormwater systems located outside of the proposed right of way and potentially consisting of (1) sheet flow dispersion, (2) wet/dry wells and/or infiltration trenches, (3) pervious driveway sections with underlying reservoir rock, and/or (4) impervious sections with underlying reservoir rock. Stormwater treatment will be achieved by use of the onsite soils via infiltration or water quality treatment vaults as required and approved by the City and DOE.

The plat applications and map identify a total of 65 residential lots. As further described herein, there is the potential of having four or five additional lots. Within the referenced 60-foot wide right of way dedications, the road section measures 32-feet between the face of curbs adjoined on each side by a 5-foot wide landscape strip and a 5-foot wide sidewalk. The distance in between the backs of walks is 53 feet. This paving width provides for two 12-foot-wide travel lanes and an 8-foot wide on-street parking strip. Within the referenced 65-foot wide land dedication for the City to construct a future Trail Road, the road section measures 26-feet between curbs faces, an adjoining 5-foot wide landscape strip on each side, and adjoining sidewalks that are 5-feet on one side and 10-feet on the other. Between the backs of walks is a distance of 52-feet. As noted, each right of way dedication is considerably wider than the physical width of street cross-section. Ongoing discussion with the City will continue regarding a reduced right of way dedication width. Applying a more efficient dedication width generates additional land for up to three additional single family residential lots. This would be a very minor amendment to incorporate these additional lots into the plat. In as much as the City desires three perimeter points of road access (Cook, Thurmond, and F & S Grade) discussions with the City have entertained the potential of no road connection to Thurmond Avenue. If the westerly 200-feet of this new plat road is omitted from this project, there is the potential to gain one to two additional single-family residential lots in this project.

11. 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.

The subject properties contain two existing houses having an address of 503 and 505 F & S Grade Road, Sedro Woolley, Washington. The site is located southwesterly of F & S Grade Road, generally near the intersection of F & S Grade Road and Garden of Eden Road, extends south to approximately 320-feet north of Cook Road, and easterly of Thurmond Avenue (Klinger Estates) located along the west side of the property. Subdivisionally, the property is located within the southeast quarter of the northeast quarter of Section 23, Township 35 N, Range 4 E.

Accompanying this SEPA within the Preliminary Plat Application is a title report which contains the property's legal description and a copy of all easements and encumbrances upon the subject property

Refer to the Vicinity Map, Aerial Exhibit, and "Existing Conditions" exhibits attached in Appendices A and B at the end of this SEPA for a visual representation of the project area.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

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

The subject property is generally flat with the exception of the slopes adjoining Brickyard Creek bisecting the project area.

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

The only slopes that appear to be of any significance are small areas adjoining Brickyard Creek bisecting the project area, which are estimated to be approximately 17-19%. The vast majority of the site is generally flat with slopes of approximately 1-2%.

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.

The onsite soils are identified by the NRCS Web Soil Survey as Minkler silt loam (#92). The SCS Soils Survey for Skagit County notes this soil as being a very deep moderately well drained soils on river terraces. Per the geotechnical information provided by Geotest Engineers, the site soils generally consist of 0.5-to 1-foot of grassed surfaced topsoil overlying a variable thickness of stiff light brown to gray, sandy silt to silty sand upper alluvial deposits. Below the siltier deposits, there exist a commonly restrictive fine graded silt horizon, typically 1-foot thick. Below these siltier deposits subsurface soils transitions to a lower coarser-grained alluvial unit ranging from poorly graded sand with a trace silt to slightly silty sand. The geotechnical investigation notes the availability of an initial underlying infiltration rate of 1.0 inch per hour at depths of approximately 4 to 5-feet BGS in the project area. The higher infiltration rate is available in the northerly portion of the area investigated, generally where this current residential project is proposed. High ground water was observed ranging from 2.5-feet deep to 8.5-feet deep, with the higher groundwater elevations being located within the southerly side of the area investigated, generally where residential plat developed is not proposed at this time. Refer to the soil test locations noted within the Geotest Report prepared for this project for more specific soil information and ground water elevations.

There is no known classification of agricultural soils or any soils onsite that are of long-term commercial significance.

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.

Within this project, north of the 40-foot wide panhandle, approximately 3,250 lineal feet of new public roadway construction with sidewalks on each side will be constructed within the proposed right of way area. Within the narrower 40-foot wide panhandle right of way to the south, approximately 320 lineal feet of a narrower road with two 13-foot lanes, curb/gutter and 6-foot walk on each side will be constructed. Topsoil materials will be removed prior to the placement of the structural fill as applicable for the road and sidewalk base, and landscape areas. For the purposes of public right of way construction, based on an 18-inch depth of excavation, approximately 8,800 cubic yards of organic topsoil and native materials will be excavated. In addition, approximately 7,100 cubic yards will be excavated for utility installations.

An average 18 inch depth of gravel fill materials will be needed for development of the roads, together with gravel as utility trench backfill. Respectively for the road construction, approximately 8,200 cubic yards will be used, with an additional 5,800 cubic yards as utility trench backfill.

Within the 65 new lot areas, it is anticipated that up to 12-inches of organic topsoil and underlying soils will be stripped from the residential lots for the construction of new homes ranging in size from 3,200 square feet for single family residences up to 6,000 square feet on duplex lots and new driveway areas. This constitutes approximately 8,300 cubic yards of material that potentially will be stockpiled onsite for use as common lot fill within landscape/lawn areas and adjacent to buildings. For private driveways on the lots, an estimated 12-inch depth of structural fill will be imported, totaling approximately 1,000 cubic yards.

For construction of the approximate 3,100 LF of storm runoff infiltration trench, construction of the proposed detention/infiltration systems will involve excavating through organic top soil materials and underlying soil materials. Unused volumes of this soil will be hauled offsite to a legally approved disposal site. Approximately 1,400 cubic yards of additional excavation of underlying soil materials will be removed for the construction of the public and private stormwater detention/infiltration systems. These areas will be back-filled with approximately 1,400 cubic yards of imported clean reservoir rock/drainrock.

Structural fill is anticipated to consist of Gravel Borrow, obtained from a Skagit County gravel source for the public improvements, and a structural reservoir rock beneath the driveway areas. All excavated topsoil materials will be saved and used as common lot grading as needed. Unneeded or unacceptable soils will be hauled off to a legally approved disposal site. The use of the excavated topsoil materials for common grading will not be recognized as any form of a structural fill. Common lot fills will have to be excavated through for the construction of residential foundations.

All quantities as noted are assumed to be "in place" volumes.

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

Yes, as soils are exposed to rainfall impacts, erosion can occur, however erosion control measures will be implemented during construction to assure site erosion impacts are mitigated.

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

Within this project area encompassing a total of 19.6 acres, impervious improvements are recognized as roadways, walking paths, and onsite residential improvements. Combined, the proposed roads and walking paths in the public rights of way equate to approximately 3.6-acres and the existing stream and associated buffer will be put into a NGPA Tract which will encompass approximately 3.8-acres. Based on each single-family residential lot having approximately 4,200 square feet of impervious (building and driveway), each duplex lot having 8,400

square feet of effective impervious surfaces (building and driveway), a total residential impervious lot cover is anticipated to be approximately 6.5 acres. Along the west side of the site 0.9-acres of land is proposed to be dedicated to the City of Sedro Woolley for a future Trail Road construction. In summary, the combined impervious areas could equate to approximately 50-60% of the project area, depending on individual site development.

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

During the site development activities, rainfall runoff from disturbed areas will likely be directed towards a temporary open ditch, which will provide a facility for rainfall waters to collect, sediment to settle out, and water to soak into the ground. Provisions will be incorporated into the site's erosion control plan to assure any waters leaving the site will be filtered before they are discharged into any receiving facilities. Silt fences, temporary scratch ditches, temporary ponds, and other measures will also be implemented where effective.

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.

During the plat's construction activities, there will be equipment operating such as bulldozers, excavators, and dump trucks. This equipment will be maintained during construction for its optimum performance. There will not be any burning performed during any of the construction activities. Upon the project's completion, the only emissions generated will be from vehicles entering and exiting the residential plat and from the residential grade heating systems. The design of residential heating systems will conform to City of Sedro Woolley regulations.

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:

During construction, construction equipment will be maintained. The design of residential heating systems will conform to City of Sedro Woolley regulations.

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.

There is one surface waterbody that has been identified on the subject property which is noted as Brickyard Creek. Other than this creek, there are no streams, saltwater, lakes, ponds or wetlands known to be within the subject property. Brickyard Creek is classified as a type "F" stream, for fish bearing. Per Essency Environmental this stream is a type III stream with a standard buffer of 110-feet on each side. This project proposes buffer enhancement to allow a reduction of the buffer by 50%, which is 55-feet on each side as noted on the attached exhibits. No onsite and offsite existing wetland areas have been identified which would impact this 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 work will be performed within any stream, saltwater, lake, pond or wetland other than the work for the culvert installation for a proposed two lane road crossing over Brickyard Creek and the proposed utility crossing within the westerly side of the site. During a meeting and onsite inspection with the Washington State Department of Fish and Wildlife (WDFW) biologist and engineer, WDFW noted the width of Ordinary High Water Mark, OHWM, is narrower than what was noted within the attached Critical Areas Report. WDFW felt the average width of OHWM, in this area, is 7.5 feet, thus the required culvert width is therefore $(7.5 \times 1.2) + 2 = 11$ feet. This can be round, arch, or bridge deck. A culvert height of 3 – 4 feet will be sufficient for high-flow capacity. The utility crossings will either be bored below the creek, or per WDFW, can be installed by traditional excavation during drier months when the Creek has no flowing water.

With Brickyard Creek bisecting the project area and the buffer enhancement to reduce the creek buffer down to 55-feet each side of the creek, new lots will be created adjoining the 55-foot buffer area which will be within 200-feet of the creek. Additionally, new roadways to provide access to the new lots as noted on the attached developed conditions exhibits will also be within 200-feet of the creek. Infiltration and dispersion trenches will also likely be installed within 200-feet of the creek to promote runoff water infiltration. A 5-foot wide pedestrian trail will be incorporated into the buffer design along the creek with the possibility of a foot bridge to cross from the north to the south side of the project. Neither the foot bridge, nor the trail are anticipated to disturb the critical area itself.

Refer to the buffer mitigation plan and landscape plans submitted with the Preliminary Plat application for further details and necessary mitigation within these areas of the site.

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.

The only fill and or dredge material anticipated would be for the new culvert at the road crossing Brickyard Creek, and potentially at a utility crossing if construction is done when the creek is dry in the summer months. No dredging will be performed.

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

The only diversion that may be necessary is if the new road crossing and/or new culvert needs to be installed during wetter months when water is flowing in Brickyard Creek. If this is necessary, the temporary flow diversion will be done to conform to WDFW requirements.

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

No. This proposal is not located within a 100-year floodplain.

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. The proposed residential plat will be served by a public sanitary sewer system and runoff waters will be treated as necessary before being discharged via infiltration or into any drainage course.

Ground Water:

7) 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 ground water will be withdrawn as part of this project. Storm water runoff from this residential development will be collected and routed to infiltration or dispersion trenches, or mitigated by use of a pervious pavement section where infiltration will occur. As noted in the accompanying Geotechnical Investigation, the underlying soils have also been examined for their ability to sufficiently provide treatment during the course of infiltration to include proper cation exchange capacity and organic content. If the existing soils below infiltration or pervious pavement facilities are found to not have suitable properties for water treatment, the onsite soils will be blended to achieve the required criteria. Water quality will be provided as required by the 2014 DOE Stormwater Manual and the City of Sedro Wooley.

Depending on timing and depths of groundwater at the time of construction, the project may require dewatering, however this is not anticipated.

8) 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 waste materials will be discharged into the ground.

b. 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.

Please refer to the accompanying Preliminary Drainage Analysis Report in Appendix D.

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

No. The only "waste material" associated with this project is residential grade sewage waste which will be managed by a new sanitary sewer system connected to the City's sewer system. Storm water runoff will be purposely conveyed to the proposed detention/infiltration facilities where a majority of runoff will be infiltrated into the underlying soils. The underlying soils have been examined by a geotechnical engineer to assure there are suitable soils at depths to provide treatment. Pretreatment and treatment will be provided as required by the 2014 DOE Manual and the City of Sedro Woolley.

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

No changes to the existing drainage facilities other than the collection of onsite stormwater and its controlled release which will meet requirements of the 2014 DOE Stormwater Manual as required by the City of Sedro Woolley. This project proposes to infiltrate a majority of the stormwater runoff into the underlying soils, with only a small amount of controlled release, as allowed by DOE, being allowed to overflow to the existing Brickyard Creek bisecting the project area. Refer to the attached Preliminary Drainage Analysis in Appendix D for a more detailed description of the stormwater facilities for this project.

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

Storm water retention/detention and treatment facilities will be designed and constructed as required by the 2014 DOE Stormwater manual standards. The design and function of these facilities will be reviewed and approved by the City of Sedro Woolley.

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?

During the proposed plat construction, the trees, blackberry shrubs, and other miscellaneous vegetation within the site that are within the areas where construction will occur will be removed. Other trees onsite will likely be removed for home sites and based on health, size and how they fit into the final landscape of the project. Construction of all roads, sidewalks, driveways, utility corridors, and the detention/infiltration facilities will involve the removal of surface vegetation. It is assumed that a majority of the 19.6-acres of the site will be cleared eventually to allow for new residential development. The vast majority of the vegetation being removed will be either long grass, blackberries, or pasture. The buffer area encompassing Brickyard Creek will be prepared and planted as denoted by the mitigation plan to be prepared by Essency Environmental and approved by the City of Sedro Woolley prior to the disturbance occurring.

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

There are no known endangered species on or near the site.

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

None other than typical street front landscaping and landscaping in the open space recreation areas as required by the City and future residential landscaping as each home is constructed. A landscape exhibit has been included within the attached preliminary plat documents, with a final more detailed landscape plan to be provided with construction plans as necessary. Landscape plans will be prepared by a landscape architect, which will be submitted and approved with the project by the City of Sedro Woolley. This project's Critical Areas investigation will include a 55-foot-wide buffer enhancement plan which encompasses approximately 4.16 acres. (21% of the 19.6-acre project area)

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

There are no known noxious weeds nor invasive plant species on or near the site.

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: **Rodents**

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

Fall Chinook Salmon – threatened and Coho Salmon - concern

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

Many parts of Skagit County are located within the Pacific Flyway. It is very likely that the subject property and the surrounding lands are located within a migration route.

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

The proposed drainage facilities associated with this project will promote stormwater infiltration for groundwater recharge. New trees and landscaping will also be planted as noted on the project's Landscape Exhibit, prepared by Ecco's Design, together with additional plantings within the enhanced stream buffer as noted on the attached Buffer Enhancement Plan prepared by the project's wetland biologist, Essency Environmental.

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

None are known to exist.

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.

Both electricity and natural gas are anticipated to be used for heating and cooling purposes within the single family and duplex homes associated with this project.

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

There are no aspects of this proposed residential development that will have a negative impact on the potential use of solar energy by adjacent properties because of the surrounding terrain.

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:

All residential development will have to conform with the International Building Code and Energy Code provisions there in.

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.

There are no known environmental health hazards anticipated to occur as a result of this residential development proposal.

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

Per Skagit County's iMap, the majority of the site has been in a pasture condition with residential development in the northeast corner, various trees and blackberry bushes since before 1937, with a majority of the site being generally used for agricultural purposes. The existing onsite residences were constructed in approximately 1920 and 1947. There is no evidence of any contamination onsite from the past uses.

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.

There are no known hazardous chemicals or conditions that may affect this proposed residential development.

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.

There will not be any, nor will there be any need for any toxic or hazardous chemicals to be used during the construction of this residential plat beyond what is commonly used for the operation and maintenance of construction equipment. At such time as residences are constructed on this property, the only anticipated chemicals would be common household cleaning and yard maintenance solutions.

4) Describe special emergency services that might be required.

No special emergency services beyond what are anticipated for typical residential uses.

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)?

There are no existing noises in the area that will negatively impact the functionality of this proposed residential plat.

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 construction activities are anticipated to occur in up to three phases as noted. Each phase is anticipated to take approximately 4-6 months for residential plat infrastructure, which will consist of noises from common construction equipment such as dump trucks, excavators, vibratory rollers, and other equipment. Following plat infrastructure construction, houses will be constructed on new lots. During the period when individual residential homes are constructed, there will be common noises generated by backhoes, saws, and hammering. During the residential plat infrastructure construction, work will likely occur from approximately 7:00 am to 6:00 pm Monday – Friday. These are also common work hours for the individual residential home construction period. Upon complete build-out of this residential plat, typical noises will be vehicles entering and exiting the residential plat and children playing outdoors.

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

None

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 subject properties contain approximately 19.6 acres with two existing single-family residences and associated out buildings located in the northeast corner of the property. Outside of the small residentially developed area in the northeast corner of the site, the remainder of the property is generally in a long grass/pasture condition with various areas of blackberries and a few trees, and has likely historically been used for agricultural activities. For the purposes of this residential platting, at completion the total 19.6-acre project area is estimated to comprise the following approximate areas: 9.9 acres to encompass proposed 65 new residential lots, 4.86 acres to be dedicated to the City of Sedro Woolley as public right of way for proposed roadway and sidewalk improvements, 0.92 acres of property dedication to the City of Sedro Wooley for future Trail Road improvements along the project's westerly side, 0.50 acres to be assigned to open space lots for recreation, and 3.83 acres to be put in a NGPA tract to protect Brickyard Creek and its associated 55-foot wide buffer area. A southerly road extension to Cook Road, across P37256 to the south of this project, will encompass an additional approximate 0.74 acres. The two existing onsite houses will be removed for construction of the plat infrastructure. Any historical and/or present agricultural activities will no longer be conducted on the property. Refer to the project lot layout in Appendix B at the end of this document.

Adjoining uses to the north, east, and west of this project area are residential in nature. To the south is undeveloped land currently zoned Mixed Commercial and a parcel owned by the school district used as a bus yard. None of these development activities nor the long term residential occupancy is anticipated to negatively impact any surrounding 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?

The 19.6-acres of the project area outside of the currently residentially developed property area in the project's northeast corner has likely historically supported agricultural and farm type activities. There has never been any known working forest land on the subject property. This subject property will support a total of up to 65 residential lots, with 0.5-acres set aside as open space tracts for recreation, a public right of way to be dedicated to the City for the roadway, and sidewalk improvements, and a NGPA tract which will protect Brickyard Creek and its associated buffer. The project area proposed for residential development is zoned R-7 Residential and the proposed use herein is consistent with the permitted uses within the zoning code. The roadway extension southerly from the new residential area to Cook road is located along the westerly side of a property which is currently zoned Mixed Commercial. None of the project area is designated as a natural resource land.

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:

Abutting the project area, there are no working farms nor any working forest land areas. The development and occupancy of this residential plat is not anticipated to negatively affect nor will it have a negative effect on any surrounding agricultural farm activities.

c. Describe any structures on the site.

There are currently two single family residences within the proposed project area, located within the northeasterly area. Per Skagit County records, these residences were constructed in 1920 and 1947. The proposed lot layout will require removal of these two existing house sites for the construction of the proposed plat improvements.

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

Both the existing residences will be removed for the construction of the plat. Refer to the attached Existing Conditions plan for the location of the existing structures within the project area.

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

The site where new residential lots are proposed is currently zoned R-7, Residential. The new roadway extension southerly from the project area to Cook Road will encompass approximately 0.74-acres along the westerly side of a parcel zoned Mixed Commercial.

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

The project site where new residential lots are proposed is currently zoned R7 (Residential 7). The roadway encompassing approximately 0.74-acres for the extension southerly of a new road to connect to Cook Road located within the westerly side of a parcel which is zoned MC (Mixed Commercial).

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

Not applicable.

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

Yes. Brickyard Creek, which bisects the project area, is classified as a Type III Stream per the Critical Areas Report prepared by Essency Environmental. A 110-foot buffer area of each side of the stream is standard, however with buffer enhancement the stream buffer can be reduced by 50% to a 55-foot wide buffer on each side of the stream.

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

The full build-out of the subject property will not employ any individuals however, based on the total of 60 single family residential lots and five duplex lots and 4 people per home, there will be approximately 280 people residing in this residential plat.

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

The only people that will be displaced are the occupants of the one inhabited residence located in the project's northeast corner.

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

One of the existing houses is currently vacant, and the other is renter occupied. Current renters will be notified early on in the process to minimize impacts. No other measures are necessary.

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

Development of the subject property for a residential plat is an outright permitted use within the City of Sedro Wooley R-7 Residential zoning code. This project will be publicly advertised and notices sent to all surrounding property owners within 500-feet. The public hearing process conducted for this project will allow surrounding property owners to participate and comment upon this residential plat.

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

There are no known forest land activities or agricultural activities located in the immediate vicinity of this project.

9. Housing

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

There are currently two middle income residences on the project area, both are to be removed in the future. This project is estimated to create an additional 70 middle income housing units (including five duplex units) on a total of 65 lots.

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

The two single family residences will be removed for the construction of this plat. These houses are middle income housing and are noted on the attached Existing Conditions exhibit. Only one residence is habitable.

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

None, other than the payment of impact fees and the construction of new infrastructure to serve the new housing units.

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?

The proposed residences herein will be 1 and 2 story. For a 2-story single family residence, a structure height of approximately 24 to 26-feet is anticipated. All residences will have some form of siding.

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

With the reasonably flat land topography, views will change from a pasture view to a neighborhood.

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

The intended middle income level of residential homes will be designed with paint colors and landscape features incorporated into future lot development and that will complement each lot's residential development as decided upon by the future lot owner and City.

11. Light and glare

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

Street lights will be installed along the public right of way as dictated by Puget Sound Energy and Into Light. Each residence will also have some lights attached to the outside of their home for safety and access purposes. The street lights and exterior residential lighting will likely be on only during the evening hours when it is dark.

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

In between the right of way lighting in the front of new homes, the structure of the new home will block much of the light that would otherwise cast upon existing residentially developed areas to the east and west. All street lighting will be hooded to direct the light down upon the driving surfaces. No lighting will be directed upwards.

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:

Street lights, which are the brightest light within this project, will be hooded and directed to cast their light down upon the underlying drive surface and sidewalks. Individual house-mounted lighting will be significantly less bright than street lights, and will not create any impact on surrounding properties.

12. Recreation

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

None other than the provision of the open space tracts for residential recreation areas and their associated amenities and a potential trail along Brickyard Creek. Per City standards, open space recreation areas shall be provided based on 8,000 square feet plus 100 square feet per lot for each lot in excess of 25. For the 65 residential lot proposed, the City standards thereby require at least 12,000 square feet of open space tracts. For this project, approximately 21,000 SF of recreation tract will be provided.

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 as no impact is anticipated

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.

The two onsite residential structures located within the northeast corner of the subject property were constructed in 1920 and 1947 per Skagit County records. These structures are not listed on nor eligible for listing in any national, state, or local preservation registers. Based upon a review of Skagit County records for homes that were constructed on the adjacent offsite properties, the oldest home constructed was in 1910 with other surrounding residences as new as 2008. None of the surrounding or nearby structures are classified as Registered Properties per the attached Department of Archaeology and Historic Preservation Map included in Appendix E of this SEPA.

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.

There are no known landmarks, features or other evidence of Indian or historic use occupation on this site. Additionally, there is no known material evidence, artifacts, or areas of cultural importance on or near the site. It is not known whether any professional studies have been performed on this or nearby sites regarding this issue.

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.

Department of Archaeology and Historic Preservation Map was reviewed and per the attached historic GLO Map and DAHP map the only noted Historic structure noted as "Determined Eligible" is approximately one mile southeasterly of the project site. Refer to DAHP maps attached in Appendix E.

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.

The extent of investigation with the DAHP has not resulted in any archeological evidence on the property. None the less, if any potential evidence is encountered during site development, work will be halted at the location and local authorities will be contacted.

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.

This project will provide for a 60-foot wide right of way to encompass the extension of new public roadways and sidewalks to serve the new residential development. This project will also dedicate a 65-foot wide strip of land along the westerly side of the site for the future Trail Road extension. The new public right of way will provide a pathway of land for the City's future Trail Road Corridor construction project as noted on the City's Capitol Facilities Plan. Dedication of this land will be eligible for traffic impact fee credits which will be applied at the time of building permit issuance. This project does not propose to construct any portion of the new Trail Road, as this project does not need it for access. The new public road within the new residential plat area will be 32-foot wide containing an 8-foot wide on-street parking and two 12-foot wide driveways, with adjoining landscape strip, curb, gutter and sidewalk on each side. The right of way and road section crossing Brickyard Creek may be reduced as allowed by the City to minimize the impact to the critical area. The southerly extension of roadway from the residential plat area to Cook Road will be 60-foot wide northerly of the existing panhandle portion of the property to the south. The panhandle portion itself is only 40-foot wide, thus, the right of way will only be 40-foot wide in this area, and the roadway will be comprised of two 13-foot wide driveways with curb/gutter and a 6-foot sidewalk on each side. This project's road sections have been coordinated with the City and will be constructed to current City of Sedro Woolley standards.

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, the site is currently not directly served by public transit. There is a Skagit Transit Park and Ride approximately 1/4 of a mile to the southeast of this site.

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

This residential plat project does not create any specific parking spaces nor will it eliminate any. Within the proposed two lane road contained within the proposed right of way within the plat area, on-street parking is proposed along one side. Private driveways are proposed to serve each lot. As required by City standards, parking will be provided upon each individual residential lot as it is developed.

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).

The road proposed within this residential plat area will be contained within a right of way dedicated to the

City of Sedro Woolley. The proposed road will be bordered by a 5-foot wide sidewalk on each side, segregated from the driveway by a landscape strip as represented on the accompanying Preliminary Developed Conditions Plan. In addition, a road extension southerly to Cook Road will be constructed on property to the south that will have two 13-foot lanes, curb/gutter, and a 6-foot sidewalk on each side. To date, through coordination with the City of Sedro Woolley, no improvements to offsite roads have been required as the City has large scope projects proposed at each of this project's connecting intersection in the form of new roundabouts, road widening, etc. Refer to the attached preliminary overall site plan attached in Appendix B of this SEPA and the proposed roadway cross-sections located within Section Q.

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

This residential plat will not benefit nor occur in the immediate vicinity of water, rail or air transportation.

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?

Based on a total of 60 single family residential lots and five duplex lots, by utilizing the Institute of Transportation Engineers Trip Generation manual, seventh addition, each single family detached house will generate approximately 9.5 trips per day and each duplex lot is assumed to generate 19 trips per day, for an estimated total of approximately 665 vehicle trips per day for all lots herein. With the development herein proposing middle income housing, most individuals will work. As such, the peak hour traffic will generally be in the afternoon between approximately 5:30 pm and 6:30 pm. Based upon the ITE manual, each unit will generate approximately 1 peak hour trip. For this residential plat, a total of approximately 75 peak hour trips will be generated each weekday afternoon sometime between 4:00 pm and 6:00 pm (one of these trips is existing due to the one residence currently onsite). Due to the residential nature of this project, generally vehicles will be cars and pickups. Other than having occasional services provided to any of the residences, the peak hour traffic will not contain any significant quantity of commercial vehicles. Please refer to the accompanying traffic impact analysis in Appendix R, as prepared by Gibson Traffic Consultants.

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.

Agricultural activities are not believed to generate any significant quantity of vehicle and equipment movement on the public road system in this area of Sedro Woolley. There are no forest-related activities conducted in the area of this project. This project is not anticipated to have a negative effect nor be negatively affected by the movement of agricultural equipment on the surrounding road network.

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

This project's proposed new future Trial Road connection is anticipated to improve the City's overall road network and enhance the City's overall road network.

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.

As with the addition of new residences to any community, there will be an increased need for fire protection, police protection, healthcare, and schools. On the basis that each residence provides 1.5 children to the Sedro Woolley School District, full build-out of this project could generate approximately 113 new children to the school district.

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

Impact fees regulated by the City of Sedro Woolley for public services and schools will be paid at the time of residential building permit issuance to mitigate impacts on schools.

16. Utilities

a. Circle utilities currently available at the site:

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

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.

Wire utilities comprising electricity, telephone, television cable, natural gas, and fiber optic will be installed underground to serve this residential plat from existing utilities available in the F & S Grade Road, Thurmond Avenue and potentially from Cook Road.

Water for fire protection and domestic water services will involve the installation of water lines up to eight-inches in diameter through this residential plat to provide a looped condition as required by Skagit PUD. PUD may elect to upsize this waterline to a 12-inch diameter to enhance their water distribution network.

There is an existing eight-inch sewer stub extending easterly into the subject property from an existing sanitary sewer manhole in Thurmond Avenue to the west. Sanitary sewer piping, likely 8-inch diameter (not to exceed 12-inch) will be extended easterly and southerly through the site to collect and convey effluent from new lots downhill to the City of Sedro Woolley’s sewer system located near the project’s northwest corner. There is a potential that sanitary sewer will be installed into the site northerly from the existing City sewer system in Cook Road to the south or extended westerly from F & S grade Road located easterly of the project.

For the purposes of storm drainage, generally 12 to 15-inch diameter pipe will be used within the plat. A culvert with a minimum bottom width of up to 11-feet wide will be installed as necessary for the road crossing over Brickyard Creek as required by WDFW. Though it is anticipated that an arch culvert or bridge deck will be used for this application. Per WDFW, a culvert height of 3-4 feet will be sufficient for high flow capacity. This culvert bottom width is based on a 7.5-foot wide average OHWM per WDFW’s onsite inspection on October 22, 2020 thus the 11-width is determined based on $(7.5 \times 1.2) + 2 = 11$ -feet.

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: 

Sarah Bucko

Name of signee _____

Position and Agency/Organization Trustee/Bucko Survivors Trust

Date Submitted: 2/3/2021