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SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

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

1. Name of proposed project, if applicable:

SchoolHouse Park Project

2. Name of applicant:

Skagit County Public Works

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

John Davidson – (360) 416-1479
201 Avon Avenue
Burlington, WA 98233

4. Date checklist prepared:

2/13/2024

5. Agency requesting checklist:

Skagit County

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

The stockpiling of material and operation of parking lot timing will be dependent upon approval of special use permit and completing the final required improvements (anticipated to occur in mid to late 2024).

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

There are no plans for future growth.

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

N/A

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.

Yes: Special Use Permit

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

Approved Special Use Permit (SC).

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.)

Schoolhouse Park is an approximate 2.10-acres property owned by Skagit County. The property is managed and maintained by Skagit County Parks & Recreation. This proposed joint use project entails utilizing a portion of the overall ownership/property for two publicly beneficial uses:

The proposal involves the Public Works Department setting aside a portion of the graded parking lot area to allow for the stockpiling of material intended to be used for road improvement and maintenance projects. Projects such as road re-surfacing/chip sealing occur approximately every four years. A location to stockpile necessary materials in advance of anticipated projects will alleviate traffic impacts and reduce impacts to ferry operations that can occur when mobilizing for a large project during the busy summer tourist season. Material will be brought over periodically throughout the year as crews routinely go to the island for other projects. Once it is time for a large re-surfacing/chip seal project, typically coinciding with the summer tourist season, there will be reduced need for continuous truck traffic to occur all at one time for the specific project. This will alleviate/reduce the impact on existing island traffic and ferry operations. The project also involves relocating 8 existing parking stalls roughly 30 feet to the west.

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 site is located at 5554 Edens Road, Guemes Island, WA 98273. Southeast Quarter of Quarter of Section 01, Township North 35, Range 1 East. Legal Description: (2.1000 ac) WOOD'S PLAT TO ANA LOTS 6 - 8 SUB-BLK2 & LOTS 7 - 10 SUB-BLK 3 ALL IN BLK 17 TGW THOSE PTNS VAC CENTRALIA STREET ADJ & LOTS 1 - 9 SUB-BLK 2 & LOTS 1 - 4 & LOTS 7 - 10 SUB-BLK 3 ALL IN BLK 19 TGW THOS PTNS OF VAC CENTRALIA STREET ADJ

Anacortes
98221

P60876 = 2.10 ac

Adjacent ownership -

P31139 = .72 ac

Total = 2.82 ac

BB

B. Environmental Elements [\[HELP\]](#)

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

a. General description of the site:

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

Flat

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

NA

- 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.

Gravel.

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

There are no indications of unstable soils in the project's immediate vicinity.

- 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 area is roughly 2,850 square feet.

The total quantities of stockpiled material will be approximately 1,400 cubic yards at maximum capacity and will consist primarily of ½" chip rock.

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

No erosion will be on site.

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

Approximately 2,800 SF of the parking area will be used for stockpiling material.

2,850 c.y.'s
(BRS)

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

Not Applicable

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

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

During Construction: Exhaust from construction equipment and light dust from the project site is possible. Approximate quantities are unknown.

Post Construction: Sporadic vehicle/equipment emissions during occasional stockpiling and parking. Approximately 1,400 cubic yards once every four years.

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

There are not any off-site sources of emissions that will affect this proposal.

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

Construction impacts will be of limited duration and controlled by vehicle emission controls and erosion controls.

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

a. Surface Water: [\[help\]](#)

- 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.

Biodiversity Areas and Corridor, Wetlands, Estuarine and Marine Wetland.

- 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 over, in, or adjacent to surface waters.

- 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.

Not Applicable. No surface water impacts are proposed.

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

There will not be any surface water withdrawals or diversions.

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

This project area is not 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 waste materials will be discharged from this site.

b. Ground Water: [\[help\]](#)

- 01) 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.

There will not be any groundwater withdrawn from the site.

- 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.

Not Applicable

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.

Maintain existing stormwater features.

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

Not Applicable

- 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:

Not Applicable.

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

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?

None

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

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

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

None.

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

None

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

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

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

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

fish: bass, salmon, trout, herring, shellfish, other _____

Hawks, Heron, Eagles, Songbirds and Deer are likely present, but this is not confirmed.

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

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

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

Yes. The site is part of the overall Pacific flyway for migrating waterfowl. It is likely migratory birds fly over the project site but are unlikely to stop at this location.

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

There are no proposed measures to preserve or enhance wildlife.

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

There are no known invasive animals on or near the project site.

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

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

There will be no energy supply to the project site.

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

No, there would be no impact to nearby solar energy supplies.

- 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:

Not Applicable

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

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

None are known.

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

Past and present uses could introduce contaminants such as grease, oils, or other fluids from park visitors as vehicles occasionally park on site but are unknown.

- 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.

Not Applicable

- 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.

No hazardous chemicals will be stored/used/produced on site.

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

No special emergency services will be required.

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

Spill response kits will be kept on site during construction.

b. Noise

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

Light traffic and equipment noises will occasionally be heard coming from the project site.

- 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.

Noise coming from the site would likely occur during normal County operation hours (7:30 AM -4:30 PM).

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

There are no proposed measures to reduce noise impacts.

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

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site's current use is vacant with occasionally parking. The adjacent properties are recreational use or rural reserve. The proposed project will not affect the surrounding parcels.

- 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?

Not Applicable

- 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:

Not Applicable

- c. Describe any structures on the site.

There are no structures on-site.

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

Not Applicable

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

The parcel is currently zoned as Skagit County - Rural Reserve (RRv).

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

The Comprehensive Plan designation is Rural Reserve (RRv)

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.

It has not been classified as a critical area.

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

No one would reside on the project site. Occasionally, Skagit County employees will stockpile material or load out material from the project site.

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

No people would be displaced.

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

Not Applicable

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

The project will comply with all local zoning requirements.

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

Not Applicable

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

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

Not Applicable

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

Not Applicable

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

Not Applicable

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

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

Not Applicable as no structures are proposed. The height of any stockpiled material will not exceed (14 Feet) in height.

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

Not Applicable

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

Not Applicable

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

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

Not Applicable

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

Not Applicable

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

Not Applicable

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

Not Applicable

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

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

This project is proposed to be located in a portion of the parking lot at an existing Community Park. Additional parking will be provided to compensate for the existing spaces lost during the material stockpiling use. adjacent to a property zoned "Small Scale Recreation and Tourism." In addition, there is a county park located on this parcel.

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

No, no recreational uses/area will be displaced.

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

There are no proposed measures to reduce or control impacts on recreation.

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

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

There are no historic buildings or structures.

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 landmarks, features or other evidence of Indian or historic use or occupation.

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

The GIS feature on the Department of Archaeology and Historic Preservation website was utilized to locate any potential historical areas.

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.

If any historic relics are exposed during the course of construction, the proper agencies will be notified.

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

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

This parcel is accessed by Eden's Road.

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

There is no public transit to the project site.

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

There will be no parking spaces permanently eliminated. Additional parking spaces will be provided to the west side of the existing parking lot to account for the area/spaces utilized during stockpiling activities.

8 Replacement
spaces proposed.
(38)

- 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).

This proposal will not require any improvements to existing roads or other facilities.

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

This project is not in the vicinity of any modes of transportation listed above. The island is accessed by a ferry operated by Skagit County Public Work - Ferry Division.

- 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?

A traffic study has not been performed however, as this is solely an occasional stockpile yard, the traffic impacts will not exceed the PM Peak thresholds set by County Code.

- 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 and forest product movement will not be affected by this project. No impact to natural resource use or production will be occurring as a result of the project.

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

No measures have been proposed at this time.

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

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

Because this project site does not function as a place of business or residence, its impact on public services will be minimal.

- b. Proposed measures to reduce or control direct impacts on public services, if any.
No measures will be taken at this time.

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

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

No utilities are installed, or are planned to be installed, at this project site.

- 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.

No utilities are proposed for the project site.

C. Signature [\[HELP\]](#)

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 John Davidson

Position and Agency/Organization Operations Manager/ Skagit County Public Works

Date Submitted: 2/13/2023

D. Supplemental sheet for non-project actions [\[HELP\]](#)

(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?