

## 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***

1. Name of proposed project, if applicable:  
**Dunlap, et al, Comprehensive Plan Amendment/Re-zone**
2. Name of applicant:  
**James L. Dunlap**

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

**James L. Dunlap, Applicant**  
**PO Box 172**  
**La Conner WA 98257**  
**Phone: (360) 466-3931**

**Contact:**

**Bruce G. Lisser, P.L.S.**  
**Lisser & Associates, PLLC**  
**PO Box 1109**  
**Mount Vernon WA 98273**  
**Phone: (360) 419-7442**

4. Date checklist prepared:

**July 12, 2022**

5. Agency requesting checklist:

**Skagit County Planning & Development Services**

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

**This is a Skagit County Planning process which will run from August 2023 through July 2024.**

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

**Future projects will be dependent upon approval of requested Comprehensive Plan Amendment change.**

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

**None required for the land-use designation.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

**None known.**

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

**Skagit County approval for Comprehensive Plan Amendment and associated zoning change.**

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.)

**The Property is located at 11316 and 11320 Conner Way in La Conner, Skagit County and is associated with Assessor's Parcel Numbers P-15190, P-15173, P-15174, P-15175 and P-95578. The property is in Section 1, Township 33 North, Range 2 East, W.M., The area of the requested map change is approximately 21.0 acres. Currently the property has two residences, several sheds, barn and out buildings, gravel driveways. The property is part of a large farmstead that has historically been in the Dunlap ownership. If the land-use change is approved a future application for a CaRD development on the property will be**

submitted for approval which will include creating legal lots for parcels P-15175 and P-95578 together with the ability for additional residential sites based upon total acreage and allowable density. The subdivision will also set aside the farmland and create rural open space tracts. This SEPA is dealing with the change in land-use request only. See attached maps and aerial photos for a better understanding of the site and its features.

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.

The parent property is described as being portions of Government Lots 2, 3 and 4, Section 1, Township 33 North, Range 2 East, W.M. and is specifically identified by Skagit County Assessor's Parcel Nos. P-15173, P-15174, P-15175, P-15177, P-15182 and P-95578. The re-zone site is located at 11316 and 11320 Conner Way, La Conner WA 98257.

## **B. Environmental Elements**

### **1. Earth**

a. General description of the site:

(circle one): Flat, rolling, hilly, steep **SLOPES**, mountainous, other \_\_\_\_\_

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

**10 – 20%+/-**

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.

**USDA Soils Survey of Skagit County shows the following soil types within the requested re-zone is mapped as having 55-Fidalgo-Lithic Xerochrepts – Rock outcrops complex 3 to 30% slopes**

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

**None noticed.**

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.

**None with this application.**

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

**Yes, this application is limited to a change in land-use designation, no work will be performed in conjunction with the approval therefore no erosion will occur.**

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

**Not known at this time, no development plans have been prepared for this site.**

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

**None with this land-use application.**

## 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.

**None, this application is only for a change in land-use designation.**

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

**None known.**

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

**None proposed.**

## 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.

**Not within the 21.0+/- acre re-zone site, the parent parcel is surrounded on two sides by tidelands.**

- 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.

**Not with this land-use application.**

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

**None proposed with this land-use application.**

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

**No**

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

**The area being requested for the re-zone change is out of the floodplain, the remainder of the property is within Zone A-7, elevation 8 per FIRM Map 530151/0425/C dated January 3, 1985.**

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**No**

### b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

**No**

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the

number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

**None with this land-use application.**

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.

**Precipitation which permeates into ground.**

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

**Not likely, there is no development.**

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

**None proposed at this time.**

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

**None proposed at this time.**

#### 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?

**None with this land-use application**

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

**None known**

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

**None proposed**

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

**None known or researched as a part of this land-use application**

#### 5. Animals

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

Examples include:

birds: **HAWK, HERON, EAGLE, SONGBIRDS**, other:



mammals: **DEER**, bear, elk, beaver, other:

fish: bass, **SALMON**, trout, herring, shellfish, other \_\_\_\_\_

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

**Salmon**

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

**Entire property is within the Pacific Flyway, no migratory waterfowl have been observed on this site.**

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

**None proposed with this land-use designation change request.**

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

**None known or observed**

## **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.

**None with this land-use application**

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

**No**

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

**None proposed with this land-use application change request**

## **7. Environmental Health**

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

**No**

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

**None known**

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

**There are no known hazardous chemicals or transmission lines in the vicinity of this project.**

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

**None proposed.**

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

**None known as a part of this land-use change request, a higher density will impact the need for emergency services, typical with any rural residential development**

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

**None proposed, if land-use application is approved, any measures will be presented with a development plan.**

**b. Noise**

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

**Road traffic to north, farm equipment to south, boat traffic to west**

- 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.

**None, if the land-use application is approved, this will be addressed with a development application.**

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

**None proposed with this land-use change request**

**8. Land and Shoreline Use**

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

**Site: Two single family residences, sheds, barn, outbuildings, forest land.**

**West: gravel drive and Swinomish Channel**

**North: Town of La Conner**

**East: Agriculture land**

**South: Agriculture land and tidelands**

- 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 the 21+/- acres being requested for re-zone.**

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

**No**

- c. Describe any structures on the site.

**See attached site map.**

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

**Not as a part of the re-zone request.**

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

**AG-NRL**

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

**Natural Resource Lands, AG**

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

**Not known or researched as it is not applicable to the re-zone site.**

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

**Not known.**

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

**If the area is re-zoned to RRv, using a CaRD development of the re-zoned site together with the contiguous AG-NRL property there could be 5 - 6 residences on the property.**

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

**None**

- k. Proposed measures to avoid or reduce displacement impacts, if any:  
**None with the land-use application, utilization of a CaRD subdivision process will help mitigate impacts.**
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
**None proposed with this land-use change request.**
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:  
**None proposed with this land-use change request.**

## **9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.  
**No units are being proposed or provided with this land-use request.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.  
**None**
- c. Proposed measures to reduce or control housing impacts, if any:  
**None with this application, if approved the ability to create building sites will more than likely utilize the CaRD process.**

## **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?  
**None proposed at this time.**
- b. What views in the immediate vicinity would be altered or obstructed?  
**None**
- c. Proposed measures to reduce or control aesthetic impacts, if any:  
**None at this time.**

## **11. Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
**This application will not produce any light or glare.**
- 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?  
**None observed.**
- d. Proposed measures to reduce or control light and glare impacts, if any:  
**None.**

## **12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
**Town of La Conner, Pioneer Park and boating**
- b. Would the proposed project displace any existing recreational uses? If so, describe.  
**Not applicable.**



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

**None.**

### **13. Historic and cultural preservation**

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

**None known.**

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

**None observed.**

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

**None observed.**

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

**None proposed with this land-use change request.**

### **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.

**Property is accessed via Pioneer Parkway**

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

**No**

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

**Not applicable, no project is proposed with this land-use application.**

- 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).

**Not applicable.**

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

**No**

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

**Not pertinent to this application.**

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

**No**

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

None proposed, any project mitigations will take place with a development application.

**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.

Not at this time.

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

None proposed, any project mitigations will take place with a development application.

**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.

Not known at this time as no site development application can be submitted until the land-use change has been approved.

**C. Signature**

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

Signature: \_\_\_\_\_

Name of signer \_\_\_\_\_

Position and Agency/Organization \_\_\_\_\_

Date Submitted: \_\_\_\_\_

*[Handwritten Signature]*  
*BOBIE G. LISSER*  
*LISSER & ASSOCIATES, PLLC*  
*DATE SIGNED JULY 14, 2022*

**D. Supplemental sheet for nonproject actions**

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

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

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

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

Not applicable to this land-use application

Proposed measures to avoid or reduce such increases are:

**None proposed**

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

**Not applicable to the land-use application**

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

**None proposed**

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

**Not applicable to the land-use application**

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

**None proposed**

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

**Not applicable to the land-use application**

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

**None proposed**

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

**Not applicable to the land-use application**

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

**None proposed**

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

**Not applicable to the land-use application**

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

**None proposed**

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

**Not applicable to the land-use application**