

Blaunched Edison Water Association

Sign in Sheet for Hearing Examiner Date Nov 7th 2025

Anyone wishing to speak at this hearing must sign their name below. If you wish to be informed on the decision, please provide contact information.

Name (print)	Address	Phone	Email
Patt Bunting	3643 Legg	360-770-5106	gba@fidelity.net
Oscar Graham	" "	(360) 391-7855	gba@wacalc.com
John Semraa	2118 RIVERSIDE DR. STE 209 98273	360-424-9566	john@semraa.com
Carmen Wender	3109 Blanchard Rd Bur 98232	360-766-6239	cwender02@gmail.com
Sarah Smith	14317 W BOWTIN Rd Bur WA 98282	360-202-1959	aberravenwood@gmail.com
Chavese Gainer	301 Valley Mall Way 110 MN. 98226	360 416 1563	cgainer@co.sfragit.wa.us
David Lohman	170 Bor 35 Bur	360-766-5900	Manager @ Blanchard Edison Water.com
John Fickett	14531 W BETHA Lake 13144 MN 98274	360 540 5026	Johnfickett@gmail.com
Britt Paff Danton	301 Valley Mall Way Suite 110 Mount Vernon WA 98273	360-416-1562	Brittp@co.sfragit.wa.us
Tom L. Pasma	15816 Colony Rd. Bur, WA. 98222	360-661-4585	tomPasma@gmail.com

Hearing on: Blanchard Edison Water Association

Date: November 7, 2025

Location: Commissioners Hearing Room

Speakers:

- **Hearing Examiner** opened the hearing at 8:30 A.M and provided an overview of the Hearing.
- **Leah Forbes (County Planner)** presented the staff report.
- **Tom Pasma (President of Water Association)** spoke in support.
- **John Semrau** spoke in support.
- **Oscar Graham** spoke in support
- **Carmen Werder** (Homeowner). spoke in support.
- **Jon Pickett (Chuckanut Manner)** spoke in support.

[illegible]

[illegible]

1. Describe your proposal/business.
The proposed project is the upgrading of 820 LF of existing 2" water main in the west shoulder of Blanchard Road to 8" water main and extend the new 8" main north along the centerline of Blanchard Road to its intersection with Chuckanut Drive. At this point the new main proceeds north in private easement east of Chuckanut ROW, terminating at a new hydrant across from the Chuckanut Manor. At this point, the proposed water main transitions to 4" dia and proceeds north in private easement 293LF to the end of the Project.
2. Describe what days and hours will your operation be open.
Construction work will occur during normal business hours, Monday through Friday from 8am to 5 pm.
3. How many employees will you have?
Not Applicable
4. What will your employees' working hours be?
Construction work will occur during normal business hours.
5. Will employees work on site?
Not Applicable
6. How many employees will work off-site?
Not Applicable
7. Describe the location and size of any signs you propose to advertise your operation.
Not Applicable
8. How do you propose to screen your operation from public view? E.g., plants, shrubs, fences.
Not Applicable
9. Describe your proposed parking area.
Not Applicable
10. Describe your schedule, including any phasing, for development of your operation.
Project proposed Permitting and review for Spring 2025 with Construction in Summer/Fall 2025. Proposal is for completion in one season.
11. Describe the expected traffic impact of your operation on public roads.
During construction, traffic will be affected on Blanchard Road due to road closures. Closures will be coordinated with residents and reasonable local access will be restored at the end of each workday. Work adjacent to Chuckanut drive will have limited affect on traffic. In both cases, traffic plans/Road Closures plans will be submitted with the ROW permits for both Skagit County Public Works and WSDOT.

12. Describe any internal road system your operation will have.

Not Applicable

13. Describe how your operation will be accessed.

Not Applicable

14. Describe any heat from machinery or equipment that your operation will generate.

Not Applicable

15. Describe any noise your operation will generate.

During construction, temporary noise impacts at the site would be created from noisy construction equipment usage, but the completed project will have no lasting noise impacts.

16. Describe any odors your operation will generate.

There are no expected odor generation during construction or after project completion.

17. Describe any steam, smoke, or dust your operation will generate.

During construction, dust from construction activities and exhaust from construction vehicles will be emitted. Basic TESC (temporary erosion and sedimentation control) BMPs (best management practices) including dust control will be used to limit effects.

18. Describe any vibrations your operation will generate.

During construction, working machinery will generate random vibrations but no vibrations are expected from completed project.

19. Describe any heavy equipment or machinery your operation will use.

Project construction will utilize basic construction equipment including tracked excavators, over-the-road dump trucks, and wheeled loaders.

20. Describe any chemicals, waste oil, solvents, fuel, etc., your operation will store.

No planned storage of chemicals onsite during or after construction.

21. Describe your plan for disposal of any chemicals.

No planned use of chemicals during construction or afterwards.

22. Describe your plans to prevent trespassing by employees, customers, or visitors to adjoining property.

Not Applicable

23. If your operation will use a building, please describe the size, height and construction type. This building must be shown on the site plan.

Not Applicable

24. Describe the sewage disposal plan for employees and the public.

Not Applicable

25. Describe the water supply for employees and the public.
Finished project will become property of the Blanchard Edison Water Association.
26. Address any fire flow issues.
Hydraulic modeling shows that fire flow is NOT available for the proposed hydrant due to limitations of upstream mains.
27. Demonstrate that the proposed use is compatible with the neighboring properties.
Proposed water main construction is to supply water to existing residents and commercial property.
28. Demonstrate that the proposed use complies with Skagit County Code. Please cite code section.
Per the Skagit County Shorelines Plan Section 7.18 UTILITIES: portions of the transmission main crossing within shorelines jurisdiction are permitted as a conditional use and are subject to the General and Tabular Regulations (Table U), which except buried utility lines from shorelines setbacks.
29. Demonstrate that the proposed use will not create undue noise, odor, heat, vibration, and air or water pollution on surrounding, existing, or potential dwelling units, based on the performance standards of SCC 14.16.840.
The completed project is not expected to produce any discernable vibration, heat, glare, steam, electrical disturbance, or noise.
30. Demonstrate that the proposed use will not generate intrusions on privacy of surrounding uses.
Portions of the proposed water main and construction process NOT within the County road ROW will be on permanent private utility easements and temporary construction easements. All easements will be granted to BEWA for future maintenance and operation.
31. Demonstrate that proposed use will not cause potential adverse effects on the general public health, safety, and welfare.
No foreseen adverse effects from completed project.
32. For special uses in the Industrial Forest-NRL, Secondary Forest-NRL, Agricultural-NRL, and Rural Resource-NRL zones, demonstrate that the impacts on long-term natural resource management and production will be minimized.
Proposed water main work lies mostly in the existing road ROW between Ag-NRL and RRv. Project only enters SF-NRL for several feet at the termination of the main.

33. Demonstrate that the proposed use is not in conflict with the health and safety of the community.

Project will be reviewed by both Washington State Department of Health and the Skagit County Health Department.

34. Demonstrate that the proposed use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding areas, or conditions can be established to mitigate adverse impacts on such facilities.

No adverse effects from completed project foreseen.

35. Demonstrate the proposed use will maintain the character, landscape and lifestyle of the rural area. For new uses, proximity to existing businesses operating via special use permit shall be reviewed and considered for cumulative impacts.

Proposed water main improvements are to provide water service to existing residential housing and commercial property. No change foreseen.

Graham-Bunting Associates

Environmental & Land Use Services

3643 Legg Road, Bow, WA 98232

Ph.360.770.5106

Shoreline Master Program Narrative – Chuckanut Manor Waterline Extension Project

Background ~ The Blanchard Edison Water Association (BEWA) is a Group A community water system established in 1954. The system provides potable water within a defined 14 square mile service area in northwest Skagit County including the unincorporated communities of Blanchard, Edison and Bow. The system serves approximately 500 members who obtain service through purchase of a certificate of membership. The system is administered by a manager and a board of directors elected by the membership. Efforts to provide BEWA water to the northern portion of the service area including the Chuckanut Manor Restaurant and local residents, have been ongoing for well over a decade.

Project Narrative ~ Chuckanut Water, LLC requests a shoreline substantial development permit for approximately 2,160 linear feet of water main extension along Blanchard Road and Chuckanut Drive (State Route 11). The initial installation of the new 8 inch main will upgrade five existing residential connections, add one commercial connection (Chuckanut Manor Restaurant) and add four new residential connections. Five future residential connections have also been included in the design to serve existing residences in the vicinity of the pipe and within the Blanchard Edison Water Association (BEWA) service area. Upon completion of the project the improvements will be conveyed to the BEWA. As a part of the proposal, parcel 47919 owned by Mark and Jenny Thomson, located north and contiguous to the existing service area boundary will be included in the service area and provided water service. (Guidance for inclusion of parcel 47919 into the service area was provided in an interagency meeting hosted by Skagit County Planning and Development Services, WA State Department of Health and WA State Department of Ecology on February 12, 2024.)

The five existing residential connections that will be upgraded are served by 2-inch private water lines that are located within the County Road right of way. BEWA has a franchise agreement with Skagit County and the upgraded system will meet the requirements of the County and the State Department of Health. The commercial connection is for Chuckanut Manor Restaurant and will replace the current Chuckanut Manor Water System (PWS #12954) which is a well and spring fed system. Once the new line is in service, a connection is available to any adjoining property within the service area for the BEWA service connection fee. Three parcels located west of Chuckanut Drive and south of the Manor are within the association service area but will require a future bore under the State highway before they can be served. The line providing service to parcel 47919 will be located east of Chuckanut Drive and extend to include the Thomson parcel.

Blanchard Road traverses the eastern shoreline of Samish Bay. The closest point of the project to Samish Bay is approximately 40 feet landward of the OHWM at the associated estuarine wetland edge. *(Note - While GBA did not conduct a wetland delineation on adjacent estuarine wetlands we reviewed public resource data including the National Wetland Inventory and utilized visual observations collected over a period of 20 years to confirm the presence and extend of wetlands associated with Samish Bay relative to the project site)* The area of the project site within 200 feet of the associated wetland edge or OHWM is limited entirely to within the County right of way or Blanchard Road itself. Because the project has been determined to be an expansion of water service, Planning and Development Services has required a Shoreline Substantial Development Permit. The project area is designated as a Rural Shoreline Area. The proposed water main construction occurs within shoreline jurisdiction from Sta. 0+12 to 9+60 then again

from Sta. 10+70 to 12+60, for a total of 1,138 lf of 8" main. The project requires excavation of a 2-foot-wide trench to a depth of 3 feet, this results 2,664 lf of disturbance within the approximate centerline of the road whereas approximately 250 lf of that disturbance will occur in the west roadside shoulder. An excavator will be utilized to remove existing road surface and pipe, establish trenching and place bedding for the upgraded 8 inch PVC main. The current roadside shoulder is gravel with some volunteer grass. Following installation of the pipe, excavated material including the old road surface will be hauled to an approved upland location for disposal. Some excavated material be utilized to backfill the trenches and existing roadway culverts will be replaced. Wattles, silt fences and check dams will be utilized for TESC and to control runoff in roadway ditches. All work both in and outside of shoreline jurisdiction, will be conducted within the existing ROW of Blanchard Road, SR-11 and existing commercial and residential parcels.

Policy Analysis

Policy guidance provided by the Skagit County Shoreline Management Master Program under Chapter 7.18 emphasizes:

A. General

(1) Coordination - *Utility development should be coordinated with federal state and local planning functions and efforts.* The Chuckanut Manor Waterline Extension Project has been designed and coordinated with Skagit County and WA State Health Departments and the BEWA over a period of many years. In addition the project has been subject to pre-application meetings with Planning and Development Services and Public Works.

(2) Existing use areas – *Pipelines should utilize existing rights of ways and corridors and should avoid duplication and construction of new or parallel corridors.* The waterline extension has been designed to utilize existing ROWs. The project is located largely within the ROW of Blanchard Road and Chuckanut Drive (SR-11).

B. Location

(4) Utility developments *should be located to avoid natural wetlands tidelands lagoons and estuaries.* The waterline extension has been designed to utilize existing road ROWs resulting in no direct impacts to estuarine wetlands.

(5) Hazardous areas – *Utilities and their associated structures should be designed to avoid 100-year frequency flooding and storm tides and surges.* The water line extension includes an area of approximately 150 linear feet of the Blanchard Road within the 100-year floodplain, however the remainder if the project is located outside of the floodplain.

C. Design

(1) Installation and maintenance –

a. Appropriate measures should be taken to prevent and or control all runoff and erosion.

A TESC plan will be implemented at groundbreaking and maintained throughout construction. (See sheet W8 of construction plans.

b. After installation the area should be regraded and replanted with self-sustaining vegetation.

Areas along the roadway shoulder will be replanted with WSDOT erosion control mix. The roadway itself will be regraded and patched to replicate currently existing conditions.

D. Impacts

Utility development should take all feasible measures to mitigate adverse impacts to the shoreline and aquatic environment and to adjacent and nearby land and water users.

The waterline extension will serve an existing need for water service and provide future users within the established service area with a safe and reliable public drinking water source. This will eliminate the need for residents to utilize wells and spring sources. WRIA 1, including the entire project area is currently undergoing an adjudication process which has the potential to limit use of wells and other water sources. While measures have been designed to avoid and minimize impacts, the project itself is beneficial to the environment and citizens of the area.

Regulatory Analysis

A. Shoreline Area

(3) (Rural)

b. Buried or submarine facilities are permitted subject to the general and tabular regulations.

B. General

(1) Existing use areas – *Utilities, specifically power, communications, pipelines and fuel lines shall utilize existing rights of way, corridors and/or bridge crossings and shall avoid duplication and construction of new parallel corridors in all shoreline areas. Proposals for new corridors or water crossings must fully substantiate the infeasibility of existing routes.*

The proposed waterline extension relies largely on the existing Blanchard Road ROW. It involves upgrading approximately 820 linear feet of existing 2" main to 8" (varying from 40' to 180' landward of the OHWM of Samish Bay) and the addition of approximately 950 linear feet of new pipeline (varying from 150 to 200'+ from the OHWM of Samish Bay) extending to the intersection of Blanchard Road and Chuckanut Drive (SR-11). The remaining 400 linear feet to the north including the project area east and west of Chuckanut Drive is located entirely outside of Shoreline Management Jurisdiction.

Table U provides shore setbacks for

a. Utility lines, building and accessory uses except buried lines 150'

The Master Program policies and regulations emphasize utilization of existing right of ways and corridors. Because the project is located largely within the Blanchard Road ROW it has been determined to be compliant with the policy and regulatory guidance of the Master Program. Table U provides an exception for shore setbacks for buried lines but does not provide a standard for the setback. We believe that is because guidance of the Master Program emphasizes the utilization of existing use areas, ROWs and corridors. Consultation with Skagit County Planning and Development Services determined that the requirement of a substantial development permit was based on enlarging and extending the pipeline.

Chapter 9 Procedures – 9.02 Criteria for Granting Permits

Subsection 9.02 of the Master Program establishes the Criteria for granting a shoreline substantial permit or statement of exemption only when the proposed development is consistent with:

- a. Policies and regulations of the Skagit County Shoreline Master Program; and
- b. Applicable policies enumerated in RCW 90.58.020 in regard to shorelines of the state and shorelines of statewide significance; and
- c. Regulations adopted by the Department of Ecology pursuant to the Act (WAC 173-14).

Our analysis demonstrates that by virtue of the project relying on existing public rights of way and developed corridors the project is consistent with the policies and regulations of the Master Program.

The legislative findings contained in RCW 90.58.020 stress the need for local state and federal governments to coordinate planned, rational and concerted efforts to support reasonable and appropriate uses and avoid piecemeal development. The subject proposal has been initiated thoughtfully over a period of many years to address deficiencies in current water service in an underserved area of Skagit County. The project has been developed through the concerted efforts of Skagit County, State and local entities including WA State Health Department, Skagit County Health Department, Skagit County Planning and Development Services, WA State Department of Ecology and the Blanchard-Edison Water Association.

The policies and regulations of the Master Program are a direct reflection of WAC 173 which establishes the types of development addressed under the Shoreline Management Act and required in local Master Programs. The County Master Program is nearing 50 years of age and that age shows in standards and language that are time worn and management guidelines that in some cases are obsolete. The applicant has been advised that adoption of an updated Master Program may reduce some of the burden of the current permit process. Because updated Master Program regulations were initiated in 2012 and have yet to be adopted, the applicant has elected to move forward under the existing code.



WASHINGTON STATE

Joint Aquatic Resources Permit Application (JARPA) Form^{1,2} [\[help\]](#)

USE BLACK OR BLUE INK TO ENTER ANSWERS IN THE WHITE SPACES BELOW.



US Army Corps
of Engineers *
Seattle District

AGENCY USE ONLY

Date received: _____

Agency reference #: _____

Tax Parcel #(s): _____

Part 1—Project Identification

1. Project Name (A name for your project that you create. Examples: Smith's Dock or Seabrook Lane Development) [\[help\]](#)

Chuckanut Manor Waterline Extension

Part 2—Applicant

The person and/or organization responsible for the project. [\[help\]](#)

2a. Name (Last, First, Middle)

Pickett, John

2b. Organization (If applicable)

Chuckanut Water, LLC

2c. Mailing Address (Street or PO Box)

17531 West Big Lake BLVD.

2d. City, State, Zip

Mount Vernon, WA 98274

2e. Phone (1)

2f. Phone (2)

2g. Fax

2h. E-mail

(360) 840-9026

jhnpcckt@gmail.com

¹Additional forms may be required for the following permits:

- If your project may qualify for Department of the Army authorization through a Regional General Permit (RGP), contact the U.S. Army Corps of Engineers for application information (206) 764-3495.
- Not all cities and counties accept the JARPA for their local Shoreline permits. If you need a Shoreline permit, contact the appropriate city or county government to make sure they accept the JARPA.

²To access an online JARPA form with [\[help\]](#) screens, go to <https://www.oria.wa.gov/jarpa-forms>.

For other help, contact the Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.

Part 3—Authorized Agent or Contact

Person authorized to represent the applicant about the project. (Note: Authorized agent(s) must sign 11b of this application.) [\[help\]](#)

3a. Name (Last, First, Middle)			
Semrau, John			
3b. Organization (If applicable)			
Semrau Engineering and Surveying			
3c. Mailing Address (Street or PO Box)			
2118 Riverside Drive, Suite 209			
3d. City, State, Zip			
Mount Vernon, WA 98273-5454			
3e. Phone (1)	3f. Phone (2)	3g. Fax	3h. E-mail
(360) 424-9566		(360) 424-6222	john@semrau.com

Part 4—Property Owner(s)

Contact information for people or organizations owning the property(ies) where the project will occur. Consider both **upland and aquatic** ownership because the upland owners may not own the adjacent aquatic land. [\[help\]](#)

- ☒ Same as applicant. (Skip to Part 5.)
- ☒ Repair or maintenance activities on existing rights-of-way or easements. (Skip to Part 5.)
- ☒ There are multiple upland property owners. Complete the section below and fill out [JARPA Attachment A](#) for each additional property owner.
- ☐ Your project is on Department of Natural Resources (DNR)-managed aquatic lands. If you don't know, contact the DNR at (360) 902-1100 to determine aquatic land ownership. If yes, complete [JARPA Attachment E](#) to apply for the Aquatic Use Authorization.

4a. Name (Last, First, Middle)			
Thomson, Mark and Jenny			
4b. Organization (If applicable)			
Owners of Parcel 47919			
4c. Mailing Address (Street or PO Box)			
2937 Chuckanut Drive			
4d. City, State, Zip			
Bow, WA 98232			
4e. Phone (1)	4f. Phone (2)	4g. Fax	4h. E-mail
(647) 960-3072			jenson@gmail.com

Part 5—Project Location(s)

Identifying information about the property or properties where the project will occur. [\[help\]](#)

- ☒ There are multiple project locations (e.g. linear projects). Complete the section below and use [JARPA Attachment B](#) for each additional project location.

5a. Indicate the type of ownership of the property. (Check all that apply.) [help]			
☒ Private			
☐ Federal			
☒ Publicly owned (state, county, city, special districts like schools, ports, etc.)			
☐ Tribal			
☐ Department of Natural Resources (DNR) – managed aquatic lands (Complete JARPA Attachment E)			
5b. Street Address (Cannot be a PO Box. If there is no address, provide other location information in 5p.) [help]			
Blanchard Road North to Chuckanut Drive (SR-11) from 3056 SR-11 north to 2937 SR-11			
5c. City, State, Zip (If the project is not in a city or town, provide the name of the nearest city or town.) [help]			
Bow, WA 98232			
5d. County [help]			
Skagit			
5e. Provide the section, township, and range for the project location. [help]			
¼ Section	Section	Township	Range
	16, 21, 22	36 N	3 E
5f. Provide the latitude and longitude of the project location. [help]			
Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83)			
-122.42021 long/48.599099 lat at point of beginning of project			
5g. List the tax parcel number(s) for the project location. [help]			
The local county assessor's office can provide this information.			
The project is located largely within road right of ways - Blanchard Road and Chuckanut Drive have not been assigned parcel numbers, however, portions of the project are located on parcels 47942, 47955, 47950 and 47919.			
5h. Contact information for all adjoining property owners. (If you need more space, use JARPA Attachment C.) [help]			
Name	Mailing Address	Tax Parcel # (if known)	
Green, Charles L	3155 Blanchard Road PO Box 55 Bow, WA 98232	47942	
Swanson, David	3170 Blanchard Road Bow, WA 98232	47952	
Knock Knock, LLC	3214 Blanchard Road Bow, WA 98232	132756, 47459	

Werder, Joe and Arie	3305 Blanchard Road Bow, WA 98232	48051

5i. List all wetlands on or adjacent to the project location. [\[help\]](#)

There are estuarine wetlands associated with Samish Bay west of the project site. Wetlands were identified on National Wetland Inventory as PEM1/SST E2EM1N. Scaling with NWI map tool indicates wetlands are approximately 40 horizontal feet from road ROW.

5j. List all waterbodies (other than wetlands) on or adjacent to the project location. [\[help\]](#)

Samish Bay is located west of the project site. A type n stream is located just north of the intersection of Blanchard Road and Chuckanut Drive

5k. Is any part of the project area within a 100-year floodplain? [\[help\]](#)

☒ Yes ☐ No ☐ Don't know The southern portion of the project site is located within and A-8 zone the remainder is in Zone C (FIRM Panel 5301510050, January 3, 1985)

5l. Briefly describe the vegetation and habitat conditions on the property. [\[help\]](#)

Project related activities will take place largely within the paved road surface(s) and ROWs of Blanchard Road and Chuckanut Drive. There are mixed grasses along the shoulders. The area north of the intersection of Blanchard Road and Chuckanut Drive includes domestic lawn grass maintained in conjunction with existing single family residences.

5m. Describe how the property is currently used. [\[help\]](#)

The property is currently used for transportation as a County Roadway and State Highway, Chuckanut Manor restaurant, and existing residential development.

5n. Describe how the adjacent properties are currently used. [\[help\]](#)

Adjacent properties are currently utilized as single family residences and farmland. Wetlands and upland forests are located in areas to west and east respectively.

5o. Describe the structures (above and below ground) on the property, including their purpose(s) and current condition. [\[help\]](#)

The project site consists largely of paved road surfaces. Several culverts are located below the road surfaces of Blanchard Road and Chuckanut Drive. Roadways and drainage facilities are maintained by Skagit County and WA State Department of Transportation and are currently in functional condition.

5p. Provide driving directions from the closest highway to the project location, and attach a map. [\[help\]](#)

Travelling north on SR-11 (Chuckanut Drive) turn right on N. Legg Road. Travel approximately 1/8 mile to Blanchard Road and turn left. Travel approximately 1/4 mile north to blue post on left which is the beginning of project site. (see attached photo exhibit)

Part 6—Project Description

6a. Briefly summarize the overall project. You can provide more detail in 6b. [\[help\]](#)

Chuckanut Water, LLC proposes a 2,160 LF water main extension along Blanchard Road and Chuckanut Drive (State Route 11). The initial installation of the new 8 inch main will upgrade five existing residential connections, add one commercial connection (Chuckanut Manor Restaurant) and add four residential connections. Five future residential connections have also been included in the design to serve existing residences in the vicinity of this pipe and within the Blanchard Edison Water Association (BEWA) service area. Upon completion of the project the improvements will be conveyed to BEWA. As a part of the proposal, parcel 47919 located north and contiguous to the existing service area boundary will be included in the service area and provided water service.

6b. Describe the purpose of the project and why you want or need to perform it. [\[help\]](#)

The purpose of the project is to provide public water service from BEWA to existing residential and commercial development within the service area. The project is needed to provide safe potable public water where none is currently provided.

6c. Indicate the project category. (Check all that apply) [\[help\]](#)

- | | | | | |
|--|--|--|---|---------------------------------------|
| ☒ Commercial | ☒ Residential | ☐ Institutional | ☐ Transportation | ☐ Recreational |
| ☐ Maintenance | ☐ Environmental Enhancement | | | |

6d. Indicate the major elements of your project. (Check all that apply) [\[help\]](#)

☐ Aquaculture ☐ Bank Stabilization ☐ Boat House ☐ Boat Launch ☐ Boat Lift ☐ Bridge ☐ Bulkhead ☐ Buoy ☐ Channel Modification	☐ Culvert ☐ Dam / Weir ☐ Dike / Levee / Jetty ☐ Ditch ☐ Dock / Pier ☐ Dredging ☐ Fence ☐ Ferry Terminal ☐ Fishway	☐ Float ☐ Floating Home ☐ Geotechnical Survey ☐ Land Clearing ☐ Marina / Moorage ☐ Mining ☐ Outfall Structure ☐ Piling/Dolphin ☐ Raft	☐ Retaining Wall (upland) ☐ Road ☐ Scientific Measurement Device ☐ Stairs ☐ Stormwater facility ☐ Swimming Pool ☒ Utility Line
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6e. Describe how you plan to construct each project element checked in 6d. Include specific construction methods and equipment to be used. [\[help\]](#)

- Identify where each element will occur in relation to the nearest waterbody.
- Indicate which activities are within the 100-year floodplain.

An excavator will be utilized to remove existing pipe and establish trenching and bedding for upgraded 8 inch pvc main on Sheet W-1 by Semrau Engineering beginning at the blue post shown on photo exhibit. This is the closest point to Samish Bay (associated wetlands) approximately 40 horizontal feet from the road surface. It is also within an A-8 flood zone identified on FIRM Panel 5301510050 C (1/3/85). TESC measures will include installation of wattles along the shoulder and revegetation with WSDOT erosion control mix. The process will be repeated over the entire project area until sheet 5 which will include a crossing of the Type 4 N stream and installation of 8, 6, and 4 inch pvc pipe.

6f. What are the anticipated start and end dates for project construction? (Month/Year) [\[help\]](#)

- If the project will be constructed in phases or stages, use [JARPA Attachment D](#) to list the start and end dates of each phase or stage.

Start Date: Summer 2025

End Date: Autumn 2025

☐ See JARPA Attachment D

6g. Fair market value of the project, including materials, labor, machine rentals, etc. [\[help\]](#)

\$450,000.00

6h. Will any portion of the project receive federal funding? [\[help\]](#)

- If yes, list each agency providing funds.

☐ Yes ☒ No ☐ Don't know

Part 7–Wetlands: Impacts and Mitigation

☒ Check here if there are wetlands or wetland buffers on or adjacent to the project area.

(If there are none, skip to Part 8.) [\[help\]](#)

7a. Describe how the project has been designed to avoid and minimize adverse impacts to wetlands. [\[help\]](#)

☐ Not applicable

The project will occur largely within existing road ROWs and previously developed residential lots and avoid direct impacts to wetlands. Construction will employ best management practices including temporary erosion and sedimentation controls installed prior to ground breaking and maintained throughout construction. BMPs include check dams in roadway ditches, silt fence wattles and revegetation.

7b. Will the project impact wetlands? [\[help\]](#)

☐ Yes ☒ No ☐ Don't know - No direct impacts to wetlands are anticipated.

7c. Will the project impact wetland buffers? [\[help\]](#)

☐ Yes ☒ No ☐ Don't know – There will be no encroachment into wetland buffers beyond the existing baseline. All work will be conducted within the existing ROW of Blanchard Road.

7d. Has a wetland delineation report been prepared? [\[help\]](#)

- If Yes, submit the report, including data sheets, with the JARPA package.

☐ Yes ☒ No

7e. Have the wetlands been rated using the Western Washington or Eastern Washington Wetland Rating System? [\[help\]](#)

- If Yes, submit the wetland rating forms and figures with the JARPA package.

☐ Yes ☒ No ☐ Don't know

7f. Have you prepared a mitigation plan to compensate for any adverse impacts to wetlands? [\[help\]](#)

- If Yes, submit the plan with the JARPA package and answer 7g.
- If No, or Not applicable, explain below why a mitigation plan should not be required.

☐ Yes ☒ No ☐ Don't know - No impacts beyond existing conditions are anticipated.

7g. Summarize what the mitigation plan is meant to accomplish, and describe how a watershed approach was used to design the plan. [\[help\]](#)

7h. Use the table below to list the type and rating of each wetland impacted, the extent and duration of the impact, and the type and amount of mitigation proposed. Or if you are submitting a mitigation plan with a similar table, you can state (below) where we can find this information in the plan. [\[help\]](#)

Activity (fill, drain, excavate, flood, etc.)	Wetland Name ¹	Wetland type and rating category ²	Impact area (sq. ft. or Acres)	Duration of impact ³	Proposed mitigation type ⁴	Wetland mitigation area (sq. ft. or acres)
---	---------------------------	---	--------------------------------	---------------------------------	---------------------------------------	--

¹ If no official name for the wetland exists, create a unique name (such as "Wetland 1"). The name should be consistent with other project documents, such as a wetland delineation report.

² Ecology wetland category based on current Western Washington or Eastern Washington Wetland Rating System. Provide the wetland rating forms with the JARPA package.

³ Indicate the days, months or years the wetland will be measurably impacted by the activity. Enter "permanent" if applicable.

⁴ Creation (C), Re-establishment/Rehabilitation (R), Enhancement (E), Preservation (P), Mitigation Bank/In-lieu fee (B)

Page number(s) for similar information in the mitigation plan, if available: _____

7i. For all filling activities identified in 7h, describe the source and nature of the fill material, the amount in cubic yards that will be used, and how and where it will be placed into the wetland. [\[help\]](#)

7j. For all excavating activities identified in 7h, describe the excavation method, type and amount of material in cubic yards you will remove, and where the material will be disposed. [\[help\]](#)

Trenching for the waterline will occur in existing ROW pipe will be installed and excavated material will be utilized to refill the trench any material remaining following completion of the project will be disposed of at an authorized upland location.

Part 8–Waterbodies (other than wetlands): Impacts and Mitigation

In Part 8, "waterbodies" refers to non-wetland waterbodies. (See Part 7 for information related to wetlands.) [\[help\]](#)

☒ Check here if there are waterbodies on or adjacent to the project area. (If there are none, skip to Part 9.)

8a. Describe how the project is designed to avoid and minimize adverse impacts to the aquatic environment. [\[help\]](#)

☒ Not applicable

The project is not anticipated to adversely impact Samish Bay as it will avoid contact with the Bay and its associated wetlands. All work will be conducted in existing County road ROW. The project will involve a crossing beneath a Type N stream located north of the intersection of Blanchard Road and Chuckanut Drive. No work is proposed within the stream bed aside from the crossing itself.

8b. Will your project impact a waterbody or the area around a waterbody? [\[help\]](#)

- ☐ Yes ☒ No The project is not anticipated to adversely impact Samish Bay as it will avoid contact with the Bay and its associated wetlands. All project activities will be confined to existing road ROW with the exception of crossing the type N Stream. All disturbed areas will be revegetated upon completion of the project.

8c. Have you prepared a mitigation plan to compensate for the project's adverse impacts to non-wetland waterbodies? [\[help\]](#)

- If Yes, submit the plan with the JARPA package and answer 8d.
- If No, or Not applicable, explain below why a mitigation plan should not be required.

☐ Yes ☒ No ☐ Don't know

There are no impacts as the project will avoid all work within marine and type N stream waterbodies. While no mitigation plan has been prepared, BMPs including TESC measures will be employed prior to construction and maintained throughout the project. BMPs will include

8d. Summarize what the mitigation plan is meant to accomplish. Describe how a watershed approach was used to design the plan.

- If you already completed 7g you do not need to restate your answer here. [\[help\]](#)

8e. Summarize impact(s) to each waterbody in the table below. [\[help\]](#)

Activity (clear, dredge, fill, pile drive, etc.)	Waterbody name ¹	Impact location ²	Duration of impact ³	Amount of material (cubic yards) to be placed in or removed from waterbody	Area (sq. ft. or linear ft.) of waterbody directly affected

¹ If no official name for the waterbody exists, create a unique name (such as "Stream 1") The name should be consistent with other documents provided.

² Indicate whether the impact will occur in or adjacent to the waterbody. If adjacent, provide the distance between the impact and the waterbody and indicate whether the impact will occur within the 100-year flood plain.

³ Indicate the days, months or years the waterbody will be measurably impacted by the work. Enter "permanent" if applicable.

8f. For all activities identified in 8e, describe the source and nature of the fill material, amount (in cubic yards) you will use, and how and where it will be placed into the waterbody. [\[help\]](#)

Material excavated for the waterline will be stockpiled adjacent to the trench and utilized to refill the trench once the line is installed. Any excess material will be removed to an authorized upland disposal site following completion of the project.

8g. For all excavating or dredging activities identified in 8e, describe the method for excavating or dredging, type and amount of material you will remove, and where the material will be disposed. [\[help\]](#)

An excavator will be utilized for waterline trenches. Incidental material remaining at completion of the project will be removed to an authorized upland disposal site following completion of the waterline extension. Trenches within the Blanchard Road ROW will be patched, inspected and approved by Skagit County Public Works prior to completion of the project.

8h. Have you prepared a Water Quality Monitoring Plan (WQMP) for all in-water work (below ordinary high water), over water work or discharges to waters of the state?

☐ Yes ☒ No

If NO describe the monitoring that you will be conducting including parameters, equipment and locations, or explain why monitoring will not be necessary. [\[help\]](#)

Part 9—Additional Information

Any additional information you can provide helps the reviewer(s) understand your project. Complete as much of this section as you can. It is ok if you cannot answer a question.

9a. If you have already worked with any government agencies on this project, list them below. [\[help\]](#)

Agency Name	Contact Name	Phone	Most Recent Date of Contact
-------------	--------------	-------	-----------------------------

Skagit County Planning and Development	Leah Forbes	(360) 416-1337	February 2025
Blanchard Edison Water Association	David Lohman	(360) 766-8900	February 2025
Skagit County Planning and Development	Brandon Black	(360) 416-1326	February 2025

WRI

9b. Are any of the wetlands or waterbodies identified in Part 7 or Part 8 of this JARPA on the Washington Department of Ecology's 303(d) List? [\[help\]](#)

- If **Yes**, list the parameter(s) below.
- If you don't know, use Washington Department of Ecology's Water Quality Assessment tools at: <https://ecology.wa.gov/Water-Shorelines/Water-quality/Water-improvement/Assessment-of-state-waters-303d>.

☐ Yes ☒ No

9c. What U.S. Geological Survey Hydrological Unit Code (HUC) is the project in? [\[help\]](#)

- Go to <http://cfpub.epa.gov/surf/locate/index.cfm> to help identify the HUC.

171100020500

9d. What Water Resource Inventory Area Number (WRIA #) is the project in? [\[help\]](#)

- Go to <https://ecology.wa.gov/Water-Shorelines/Water-supply/Water-availability/Watershed-look-up> to find the WRIA #.

WRIA 1

9e. Will the in-water construction work comply with the State of Washington water quality standards for turbidity? [\[help\]](#)

- Go to <https://ecology.wa.gov/Water-Shorelines/Water-quality/Freshwater/Surface-water-quality-standards/Criteria> for the standards.

☐ Yes ☐ No ☒ Not applicable

9f. If the project is within the jurisdiction of the Shoreline Management Act, what is the local shoreline environment designation? [\[help\]](#)

- If you don't know, contact the local planning department.
- For more information, go to: <https://ecology.wa.gov/Water-Shorelines/Shoreline-coastal-management/Shoreline-coastal-planning/Shoreline-laws-rules-and-cases>.

☐ Urban ☐ Natural ☐ Aquatic ☐ Conservancy ☐ Other: Rural

9g. What is the Washington Department of Natural Resources Water Type? [\[help\]](#)

- Go to <http://www.dnr.wa.gov/forest-practices-water-typing> for the Forest Practices Water Typing System.

☐ Shoreline ☐ Fish ☐ Non-Fish Perennial ☒ Non-Fish Seasonal

9h. Will this project be designed to meet the Washington Department of Ecology's most current stormwater manual? [\[help\]](#)

- If **No**, provide the name of the manual your project is designed to meet.

☒ Yes ☐ No

Name of manual: SWMMWW2024

9i. Does the project site have known contaminated sediment? [\[help\]](#)

- If **Yes**, please describe below.

☐ Yes ☒ No

9j. If you know what the property was used for in the past, describe below. [\[help\]](#)

Properties have been utilized as public roads for many years. Chuckanut Drive is a scenic highway. Existing residences have been present for decades. The Chuckanut Manor structure was established in 1934.

9k. Is the project located in or adjacent to a designated state or federal contaminated site or clean-up site. (e.g. MTCA or CERCLA)?

- If **Yes**, provide any additional details below.

☐ Yes ☒ No

9l. Has a cultural resource (archaeological) survey been performed on the project area? [\[help\]](#)

- If **Yes**, attach it to your JARPA package.

☐ Yes ☒ No - Wisaard online database of Historic properties does not identify buildings or structures in the area of the project. Chuckanut Drive itself (from Blanchard to Fairhaven) has been "Determined Eligible" for consideration of listing.

9m. Name each species listed under the federal Endangered Species Act that occurs in the vicinity of the project area or might be affected by the proposed work. [\[help\]](#)

There are no known listed threatened or endangered species in the vicinity of the project however bald eagles are commonly observed soaring and perching in the area. Other species are likely present in the nearby aquatic and forested areas.

9n. Name each species or habitat on the Washington Department of Fish and Wildlife's Priority Habitats and Species List that might be affected by the proposed work. [\[help\]](#)

Townsend's Big-eared Bat (*Corynorhinus townsendii*)
Marbled murrelet (*Brachyramphus marmoratus*)
Shorebird concentrations
Waterfowl concentrations
Estuarine wetlands

Part 10—SEPA Compliance and Permits

Use the resources and checklist below to identify the permits you are applying for.

- Online Project Questionnaire at <http://apps.oria.wa.gov/opas/>.
- Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.
- For a list of addresses to send your JARPA to, click on [agency addresses for completed JARPA](#).

10a. Compliance with the State Environmental Policy Act (SEPA). (Check all that apply.) [\[help\]](#)

- For more information about SEPA, go to <https://ecology.wa.gov/regulations-permits/SEPA-environmental-review>.

☐ A copy of the SEPA determination or letter of exemption is included with this application.

☒ A SEPA determination is pending with Skagit County (lead agency). The expected decision date is Spring 2025.

☐ I am applying for a Fish Habitat Enhancement Exemption. (Check the box below in 10b.) [\[help\]](#)

☐ This project is exempt (choose type of exemption below).

☐ Categorical Exemption. Under what section of the SEPA administrative code (WAC) is it exempt?

☐ Other: _____

☐ SEPA is pre-empted by federal law.

10b. Indicate the permits you are applying for. (Check all that apply.) [\[help\]](#)

LOCAL GOVERNMENT

Local Government Shoreline permits:

☒ Substantial Development ☐ Conditional Use ☐ Variance

☐ Shoreline Exemption Type (explain): _____

Other City/County permits:

☐ Floodplain Development Permit ☒ Critical Areas Ordinance Special use permit

STATE GOVERNMENT

Washington Department of Fish and Wildlife:

☒ Hydraulic Project Approval (HPA) ☐ Fish Habitat Enhancement Exemption – [Attach Exemption Form](#)

Washington Department of Natural Resources:

☐ Aquatic Use Authorization

Complete [JARPA Attachment E](#) and submit a check for \$25 payable to the Washington Department of Natural Resources.

Do not send cash.

Washington Department of Ecology:

☐ Section 401 Water Quality Certification

☐ Authorization to impact waters of the state, including wetlands (Check this box if the proposed impacts are to waters not subject to the federal Clean Water Act)

FEDERAL AND TRIBAL GOVERNMENT**United States Department of the Army (U.S. Army Corps of Engineers):**

☐ Section 404 (discharges into waters of the U.S.) ☐ Section 10 (work in navigable waters)

United States Coast Guard:

For projects or bridges over waters of the United States, contact the U.S. Coast Guard at:

☐ Bridge Permit: D13-SMB-D13-BRIDGES@uscg.mil

☐ Private Aids to Navigation (or other non-bridge permits): D13-SMB-D13-PATON@uscg.mil

United States Environmental Protection Agency:

☐ Section 401 Water Quality Certification (discharges into waters of the U.S.) on tribal lands where tribes do not have treatment as a state (TAS)

Tribal Permits: (Check with the tribe to see if there are other tribal permits, e.g., Tribal Environmental Protection Act, Shoreline Permits, Hydraulic Project Permits, or other in addition to CWA Section 401 WQC)

☐ Section 401 Water Quality Certification (discharges into waters of the U.S.) where the tribe has treatment as a state (TAS).

Part 11—Authorizing Signatures

Signatures are required before submitting the JARPA package. The JARPA package includes the JARPA form, project plans, photos, etc. [\[help\]](#)

11a. Applicant Signature (required) [\[help\]](#)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities, and I agree to start work only after I have received all necessary permits.

I hereby authorize the agent named in Part 3 of this application to act on my behalf in matters related to this application. (initial)

By initialing here, I state that I have the authority to grant access to the property. I also give my consent to the permitting agencies entering the property where the project is located to inspect the project site or any work related to the project. (initial)

<u>JOHN PICKETT</u>		<u>3-28-2005</u>
Applicant Printed Name	Applicant Signature	Date

11b. Authorized Agent Signature [\[help\]](#)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities and I agree to start work only after all necessary permits have been issued.

_____	_____	_____
Authorized Agent Printed Name	Authorized Agent Signature	Date

11c. Property Owner Signature (if not applicant) [\[help\]](#)

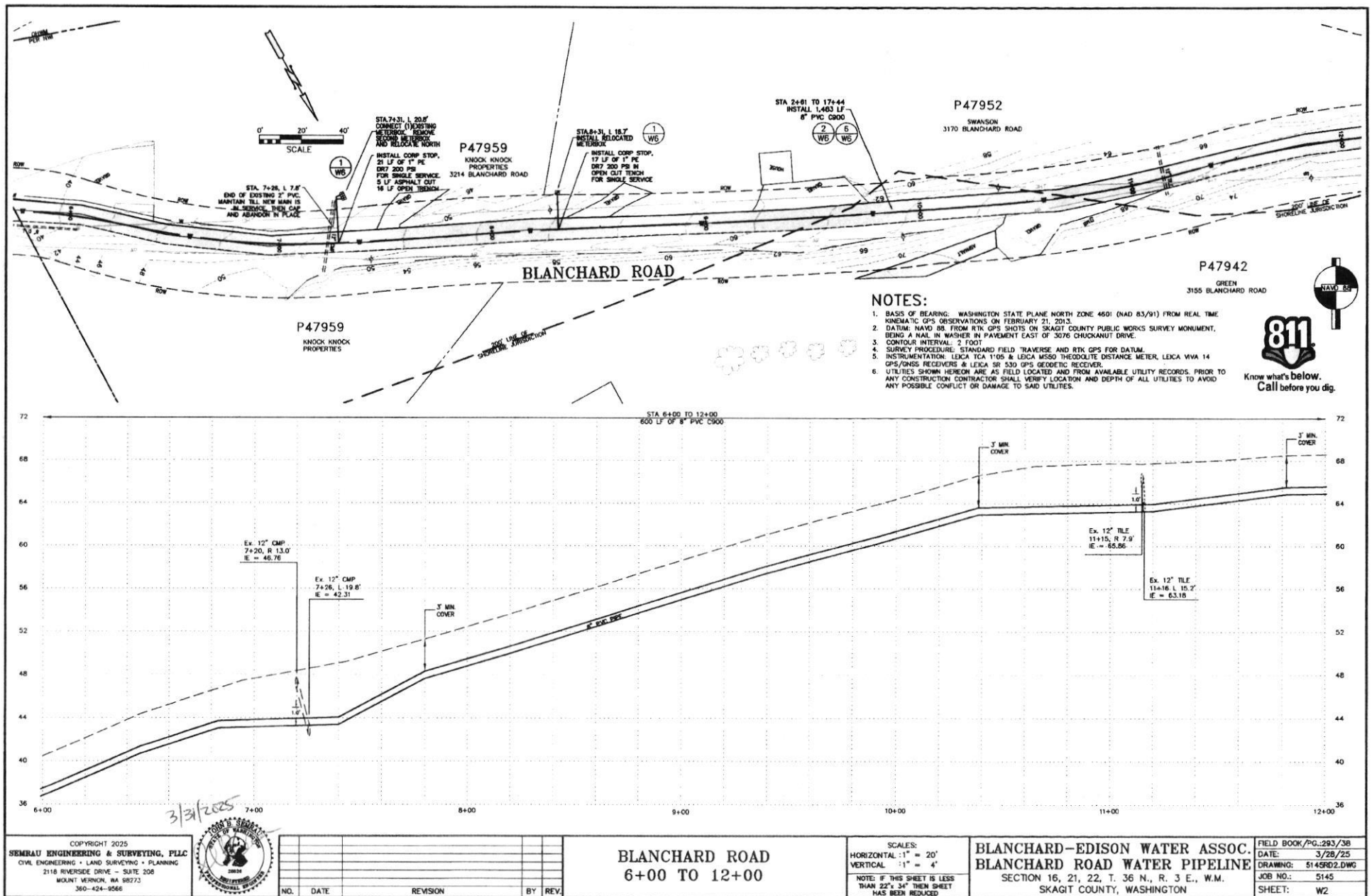
Not required if project is on existing rights-of-way or easements (provide copy of easement with JARPA).

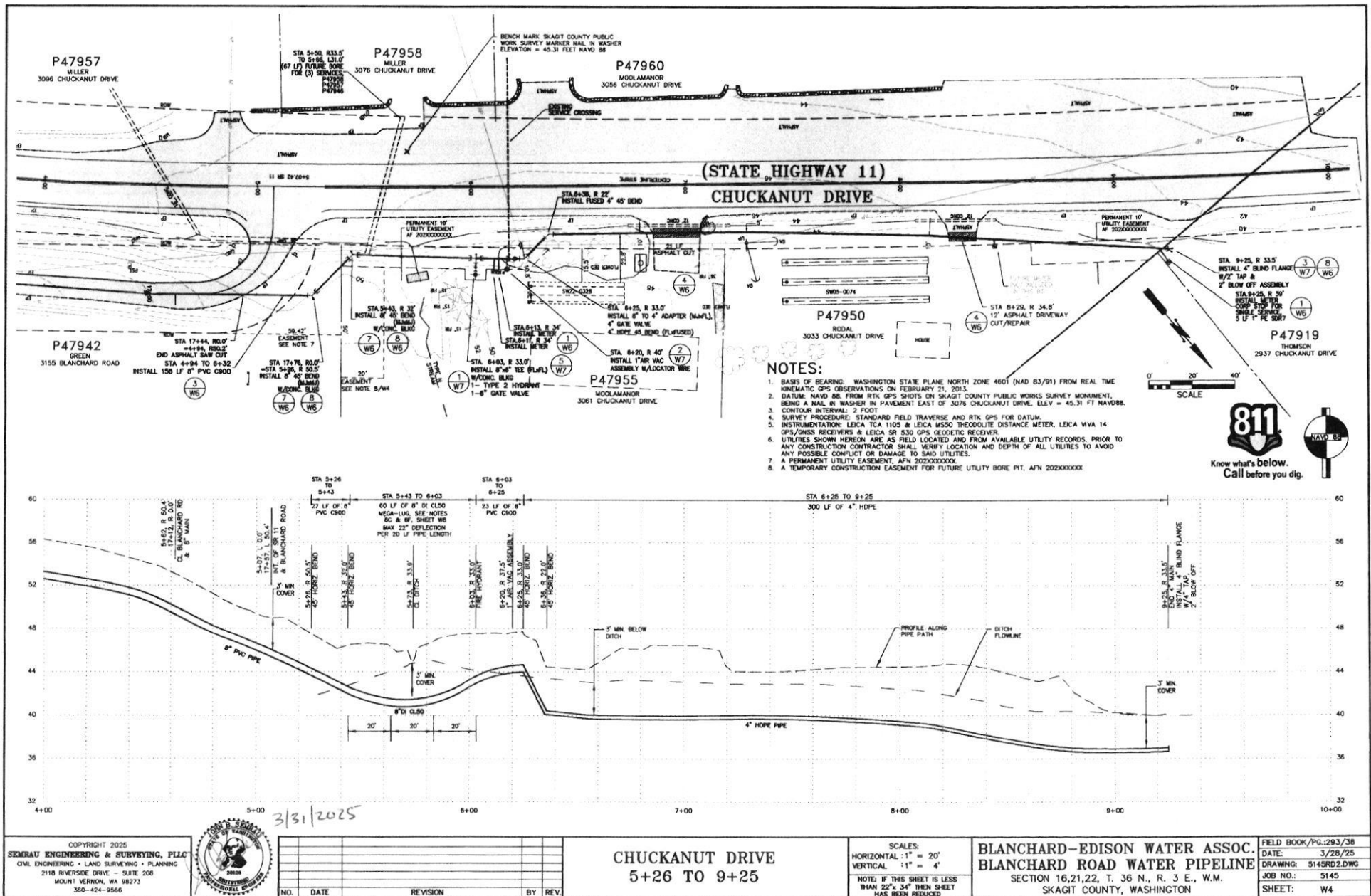
I consent to the permitting agencies entering the property where the project is located to inspect the project site or any work. These inspections shall occur at reasonable times and, if practical, with prior notice to the landowner.

_____	_____	_____
Property Owner Printed Name	Property Owner Signature	Date

18 U.S.C §1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious, or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than 5 years or both.

If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ORIA-16-011 rev. 09/2018





1. ALL WORK AND MATERIALS SHALL CONFORM TO THE 2024 STANDARD SPECIFICATIONS AND PLANS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, HERETOFORE CALLED "REDDOT" AND ACCORDING TO THE RECOMMENDATIONS OF THE MANUFACTURERS OF THE EQUIPMENT AND MATERIALS TO BE USED. THE CONTRACTOR SHALL ALSO COMPLY WITH FEDERAL, STATE AND/OR COUNTY REGULATIONS, REQUIREMENTS AND STANDARDS, INCLUDING STANDARDS AND SPECIFICATIONS BY SAFETY COUNCIL AND INCLUDING THE FEDERAL, STATE AND/OR COUNTY SAFETY AND HEALTH ACT, AND OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970.
2. THE CONTRACTOR SHALL UTILIZE THE "ONE CALL" SYSTEM FOR UTILITY DETERMINATION AND TREATMENT OF TRANSMISSIONS, HERETOFORE CALLED "TWO BUSINESS DAYS NOTICE IS REQUIRED. CALL #811."
3. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROPRIATE WAY AND HAVE NOT BEEN IDENTIFIED BY THE ENGINEER. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THE LOCATION OF EXISTING UTILITIES. THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND THE LOCATION OF ALL EXISTING UTILITIES AFTER THE WORK, SHALL BE DETERMINED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
4. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS PRIOR TO STARTING CONSTRUCTION.
5. THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND ZONING CONFORMING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION.
6. IN A CURRENT, APPROVED COPY OF THESE CONSTRUCTION DRAWINGS MUST BE A NOTE TO THE CONTRACTOR TO PROVIDE A COMPLETE SET OF CERTIFIED AS-BUILT DRAWINGS TO THE ENGINEER WITHIN 30 DAYS OF THE COMPLETION OF THE PROJECT.
7. CONSTRUCTION REVIEW SHALL BE PERFORMED BY THE ENGINEER, HIS APPOINTED REPRESENTATIVE, BEWA, OR SNAJIT COUNTY PERSONNEL. THE CONTRACTOR SHALL PROVIDE 24 HOURS NOTICE IN ADVANCE OF AN INSPECTION TO THE ENGINEER, HIS APPOINTED REPRESENTATIVE, BEWA, OR SNAJIT COUNTY ENGINEERING DEPARTMENT.
8. THE CONTRACTOR SHALL FURNISH SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, HIS APPOINTED REPRESENTATIVE, BEWA, OR SNAJIT COUNTY PERSONNEL. SUCH BE REVIEWED AS TO GENERAL CONFORMANCE BY THE ENGINEER BEFORE INSTALLATION OF THE MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
9. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION. ALL REFUSE SHALL BE REMOVED. ROUTINE AND NON-ROUTINE CLEANING OF THE WORK AREA SHALL BE DONE AT 15 DAY INTERVALS. REPAIRING OF THE COUNTRY ROAD IS REQUIRED.
10. NO PART OF THE CONSTRUCTION SHALL BE COVERED, CONCEALED OR PUT INTO ANY OTHER LOCATION WITHOUT THE WRITTEN APPROVAL OF THE COUNTY. THE DETERMINE IF WORK IS IN GENERAL CONFORMANCE WITH THE SPECIFICATIONS.
11. THE APPLICANT IS REQUIRED TO SCHEDULE A PRECONSTRUCTION MEETING WITH THE COUNTY ENGINEER, THE COUNTY ENGINEER'S APPOINTED REPRESENTATIVE, BEWA, THE CONTRACTOR, ENGINEER, INSPECTORS, BEWA, AND THE APPLICANT ARE ALL REQUIRED TO ATTEND.
12. THE APPLICANT SHALL COMPLY WITH NORTHWEST AIR POLLUTION AUTHORITY REGULATIONS.
13. OPERATION OF EQUIPMENT/CONSTRUCTION AND DAILY OPERATIONS SHALL COMPLY WITH MAXIMUM ENVIRONMENTAL NOISE LEVELS SPECIFIED 73-60 WAC AND 173-010 WAC. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO AVOID NOISE CONDITIONS. THIS INCLUDES VENTILATION FOR SAFETY, HEATING AND COOLING OF THE WORK AREA, AND THE PROTECTION OF RESIDENTIAL AND RECREATIONAL BUILDINGS, AS WELL AS OPERATION OF DAILY USE AND ACTIVITIES.

1. CLEANING, GRUBBING AND CLEARUP SHALL CONFORM TO WSDOT 2-01, EXCEPT THAT GRUBBING LIMITS MAY NOT BE STAYED BY THE ENGINEER. CONSTRUCTION OR DEMOLITION SHALL BE LIMITED BY ROWWAY OR RIGHT-OF-WAY CONSTRUCTION, INCLUDING ROAD EMBANKMENTS. DISPOSAL OF BRUSH, DEBRIS, AND OTHER MATERIALS SHALL BE IN ACCORDANCE WITH WSDOT 2-01. MATERIALS NOT DEFINED IN WSDOT 2-01-2. MAXIMUM CUT SLOPES SHALL BE 3:1 HORIZONTAL TO 1" VERTICAL. MAXIMUM FILL SLOPES MAY BE 2:1 HORIZONTAL TO 1" VERTICAL. EXPOSED EARTH SHALL BE PROTECTED AND APPROPRIATELY STABILIZED.
2. THE CONTRACTOR SHALL COMPLETELY GRAZE THE SITE AND MAKE CUTS AND FILLS REQUIRED TO COMPLETELY PREPARE THE SITE SUITABLE TO SERVE THE FINAL ROADWAY. TYPICAL SECTIONS ESTABLISHED IN THE PLANS AND IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF WSDOT DESIGN 2.
3. SUBGRADE PREPARATION SHALL BE IN CONFORMANCE WITH WSDOT SECTION 2-09.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTING SUBGRADE.
4. STRUCTURE EXCAVATION SHALL BE IN CONFORMANCE WITH WSDOT SECTION 2-09.
5. EXISTING CHANNEL EXCAVATION SHALL BE IN CONFORMANCE WITH WSDOT SECTION 2-10.
6. FINISHING AND CLEARUP SHALL BE IN CONFORMANCE WITH WSDOT SECTION 2-11.

CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENTATION CONTROL MEASURES AT ALL TIMES AS NEEDED TO THE SATISFACTION OF THE SNAKE COUNTY PUBLIC WORKS DEPARTMENT.

2. EROSION CONTROL METHODS AND MATERIALS SHALL MEET REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND REQUIREMENTS SET FORTH IN VOLUME 8 OF THE "STORMWATER MANAGEMENT MANUAL, FOR WESTERN WASHINGTON, (THE TECHNICAL MANUAL)" BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION. EROSION CONTROL MEASURES SHALL BE APPROVED BY THE SNAKE COUNTY PUBLIC WORKS DEPARTMENT. CONTRACTOR SHALL FOLLOW RECOMMENDATIONS MADE BY SUPPLIERS AND MANUFACTURERS OF EROSION CONTROL MATERIALS AND EQUIPMENT USED.

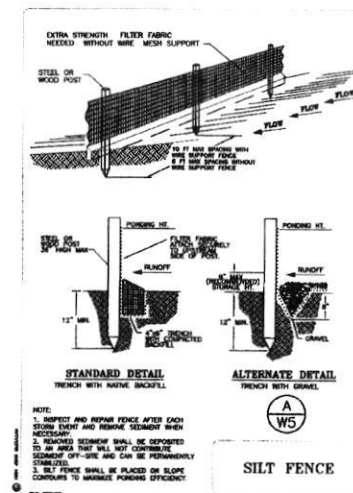
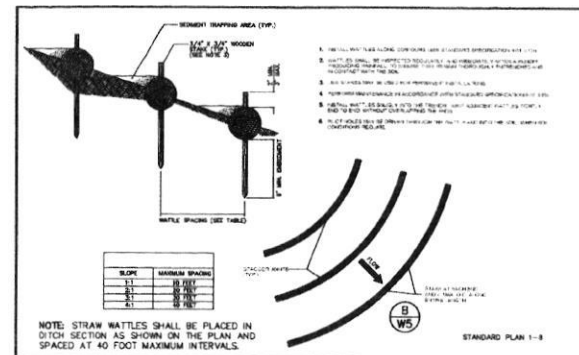
3. CLEARING LIMITS, SETBACKS, BUFFERS, AND SENSITIVE OR CRITICAL AREAS AS WELL AS STEEP SLOPE, LAKE, AND RIVER AREAS AND RIPARIAN CORRIDORS SHALL BE CLEARLY MARKED IN THE FIELD BY THE APPLICANT'S SURVEYOR. EROSION CONTROL MEASURES SHALL STAY PRIOR TO COMMENCEMENT OF LAND CLEARING ACTIVITIES.

4. WHERE POSSIBLE, MAINTAIN NATURAL VEGETATION FOR EROSION CONTROL.

5. AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, THE EROSION AND SEDIMENTATION CONTROL FACILITIES SHALL BE MAINTAINED AND/OR MODIFIED AS DIRECTED BY THE SNAKE COUNTY ENGINEERING DEPARTMENT. FROM MAY 1ST TO SEPTEMBER 30TH, EROSION CONTROL MEASURES SHALL BE MAINTAINED 7 DAYS. FROM MAY 1ST TO SEPTEMBER 30TH, NO SOILS SHALL REMAIN EXPOSED FOR MORE THAN 7 DAYS. FROM MAY 1ST TO SEPTEMBER 30TH, NO SOILS SHALL REMAIN EXPOSED FOR MORE THAN 7 DAYS. EROSION CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR SHALL HAVE SUFFICIENT MATERIALS, EQUIPMENT, AND LABOR READILY AVAILABLE TO STABILIZE AND PREVENT EROSION FROM ALL DENIED AREAS WITHIN THE PROJECT AREA.

13. TEMPORARY EROSION AND SEDIMENT CONTROLS SHOULD BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY CONTROLS ARE NO LONGER NEEDED, WHICHEVER IS LATER. TRAFFICED SEDIMENT SHOULD BE REMOVED OR STABILIZED ON SITE. DISTURBED SOILS AREAS SHOULD BE PERMANENTLY STABILIZED.

1. WHERE APPLICABLE PER THE TEST PLAN, UTILIZE WSDOT STANDARD DETAILS FOR EROSION CONTROL MEASURES. THESE INCLUDE, BUT MAY NOT BE LIMITED TO:	
<u>AS NEEDED:</u>	
HIGH VELOCITY SILT FENCE	1-30.17-01
MISC EROSION CONTROL DETAILS	1-80.10-02
BIODEGRADABLE CHECK DAMS CHANNELS	1-50.20-02
<u>PER PLAN AS NEEDED:</u>	
SILT FENCE	1-30.15-02
WATTLE INSTALLATION ON SLOPES	1-30.30-02
STORM DRAIN INLET PROTECTION	1-40.20-00
EROSION CONTROL AT CULVERT ENDS	1-30.20-00



S.C.P.W. DATE

3/31/2025

GENERAL NOTES
TESCP AND DETAILS

SCALES:
HORIZONTAL : N/A
VERTICAL : N/A

NOTE: IF THIS SHEET IS SMALLER THAN 22" x 34" THEN IT HAS BEEN REPRODUCED

BLANCHARD-EDISON WATER ASSOC.
BLANCHARD ROAD WATER PIPELINE
SECTION 16, 21, 22, T. 36 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON

FIELD BOOK/PG.:293/38
DATE: 3/28/25
DRAWING: 5145.DWG
JOB NO.: 5145
SHEET: W5



Know what's below.
Call before you dig.

[illegible]

FAILURE TO GET A SATISFACTORY BACTERIOLOGICAL TEST SHALL BE CONSIDERED AS FAILURE OF THE CONTRACTOR TO KEEP THE PIPE CLEAN DURING CONSTRUCTION, OR TO PROPERLY CHLORINATE THE MAIN. IN THE EVENT THAT TWO UNSATISFACTORY BACTERIOLOGICAL REPORTS ARE OBTAINED ON A SECTION OF PIPE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE THIRD TEST. IF THE THIRD TEST IS UNSATISFACTORY TEST IS OBTAINED, THE CONTRACTOR SHALL REMOVE ALL INSTALLATIONS, REPLACE ALL THE PIPE WITH NEW PIPE, AND MAKE ALL NECESSARY REPAIRS AT AN ADDITIONAL COST TO THE OWNER. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR LIQUIDATED DAMAGES IN ACCORDANCE WITH MSD-30.9 IF REDO WORK COMPROMISES THE CONTRACT DATES.

ALL TEST WATER SHALL BE FULLY DE-CHLORINATED PRIOR TO DISCHARGE. CONTRACTOR REQUIRED TO PROVIDE PLAN FOR DISINFECTION IN SENSITIVE ZONE.

- [illegible]

Figure 1 consists of two cross-sectional diagrams of a driveway repair. Diagram (a) shows a repair with a gravel base, compacted surface, and compacted native material. Diagram (b) shows a repair with a gravel base, compacted surface, and compacted native material, with a concrete driveway repair on top.

(a) MINIMUM COMMERCIAL SGA
MAKES EXISTING THICKNESS
1" CRUSHED SURFACING
TOP COURSE
1" GRAVEL BASE
COMPACTED NATIVE
MATERIAL
ASPHALT SPALL DRIVEWAY REPAIR

(b) 3/4" EXPANSION
JOINT
EX. DRIVEWAY
1" CR. 5000 PSI-ENTRAINED
CONCRETE FINISH/
SURFACING APPEARANCE TO
MATCH PRE-CONSTRUCTION
CONDITIONS
1" GRAVEL BASE
EXPANSION
JOINT
CONCRETE DRIVEWAY REPAIR

1. WHEN CONCRETE DRIVEWAY WIDTH EXCEEDS 15', CONSTRUCT A FULL EXPANSION WITH $\frac{3}{8}$ " JOINT FILLER ALONG THE DRIVEWAY CENTERLINE. CONSTRUCTION JOINTS PARALLEL WITH THE CENTERLINE AS REQUIRED AT 15' MAXIMUM SPACED. DRIVEWAY WIDTHS EXCEED 30'.
2. HMA SHALL BE CLASS $\frac{3}{8}$ " PG64-22 PER WISDOT 5-04.2
3. CRUSHED SURFACING TOP COURSE (CSTC) PER WISDOT 9-03.8(3).
4. GRAVEL BASE PER WISDOT 9-03.10.
5. TRAFFIC LANES AFFECTED BY TRENCHING SHALL BE REPLACED IN HALF-LANE INCREMENTS SO THAT THERE ARE NO JOINTS IN THE WHEEL TRACKS.

3" CRUSHED GRAVEL BASE
BASED ON 12" GRAVEL MATERIAL TO BE SUBGRADE TO 12" GRAVEL DEPTH

12" GRAVEL BASE

COMPACTED NATIVE MATERIAL

6 W/6

GRAVEL SURFACE DRIVEWAY BEHIND

SHOULDER AND CHALK COT EDGE OF PAVEMENT TO BE FINISHED WITH CURB. TO BE CONCRETE ASPHALT & TOP WITH SAND (TYP)

6" DRAINAGE

2" CRUSHED SURFACING MATERIAL ON TOP OF 12" GRAVEL BASE

12" GRAVEL BASE

6 W/6

ROADWAY PAVEMENT DEPTH

[illegible]

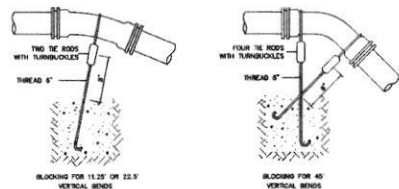
1. WITH RESPECT TO FRENCH REPAIRS AND PAVEMENT OVERLAYS, IN THE EVENT OF CONFLICT BETWEEN THIS DETAIL AND SAGAT COUNTY ROAD STANDARDS, THE MORE STRINGENT STANDARD SHALL APPLY.
2. ALL UTILITIES TO BE LOCATED AND INSTALLED WITHIN THE COUNTY ROAD RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CURRENT ADOPTED VERSION OF THE SAGAT COUNTY ACCOMMODATION OF UTILITIES ON COUNTY ROAD RIGHT-OF-WAY POLICY.

[illegible]

1. CONTRACTOR MAY SUBSTITUTE RESTRAINED JOINTS & FITTINGS WITH THE APPROVAL OF THE ASSOCIATION ENGINEER. CALCULATION OF THE RESTRAINED PIPE REQUIRED LENGTH SHALL BE BASED ON THE USE OF FITTINGS FOR MAX. PRESSURE AND SOFT-TIME ARE REQUIRED. CALCULATIONS SHALL BE SEALED BY A PROFESSIONAL ENGINEER AND SUBMITTED FOR REVIEW AND APPROVAL.
2. CONTRACTOR TO PROVIDE BLOCCING ADEQUATE TO WITHSTAND FULL TEST PRESSURE.
3. EXERCISE THRUST BY SAFE BEARING LOAD TO DETERMINE REQUIRED AREA (OR SQUARE FEET) OF CONCRETE TO DISTRIBUTE LOAD.
4. AREAS TO BE ADJUSTED FOR OTHER PRESSURE CONDICTIONS.
5. PROVIDE TWO (1") MINIMUM DIAMETER RODS OR VALVES UP THROUGH 10" DIAMETER. VALVES LARGER THAN 10" REQUIRE SPECIAL RE-ROD DESIGN.

Soil Type	Soil Bearing Load PSF
Mud, peat, etc.*	0
Soft clay	1,000
Sand	2,000
Sand and gravel	3,000
Sand and gravel cemented with clay	4,000
Hard shale	10,000

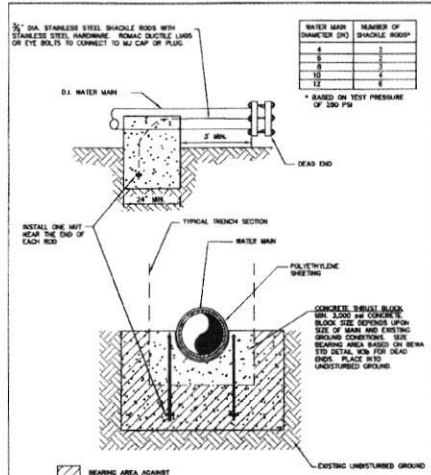
FIELD BOOK/PG.:293/38
DATE: 3/25/25
DRAWING: 5145WN.DWN
JOB NO.: 5145
SHEET: W6



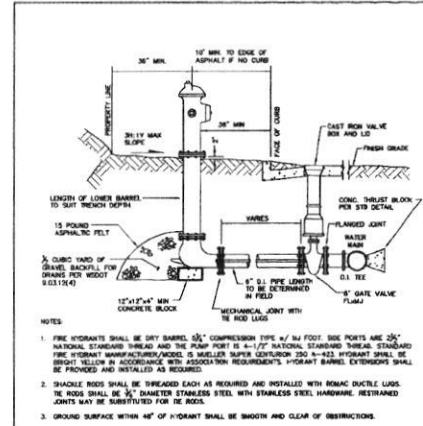
NOTE: TE RODS SHALL BE STAINLESS STEEL.

TEST PRESSURE (PSI)	ROD DIAMETER (IN)	ROD LENGTH (FT)	ROD WEIGHT (LBS)	ROD TYPE	ROD SIZE
4"	3/8"	11.25	1.8	1/2"	1/2"
6"	3/8"	11.25	2.8	1/2"	1/2"
8"	3/8"	11.25	3.8	1/2"	1/2"
10"	3/8"	11.25	4.8	1/2"	1/2"
12"	3/8"	11.25	5.8	1/2"	1/2"
14"	3/8"	11.25	6.8	1/2"	1/2"
16"	3/8"	11.25	7.8	1/2"	1/2"
18"	3/8"	11.25	8.8	1/2"	1/2"
20"	3/8"	11.25	9.8	1/2"	1/2"
22"	3/8"	11.25	10.8	1/2"	1/2"
24"	3/8"	11.25	11.8	1/2"	1/2"
26"	3/8"	11.25	12.8	1/2"	1/2"
28"	3/8"	11.25	13.8	1/2"	1/2"
30"	3/8"	11.25	14.8	1/2"	1/2"
32"	3/8"	11.25	15.8	1/2"	1/2"
34"	3/8"	11.25	16.8	1/2"	1/2"
36"	3/8"	11.25	17.8	1/2"	1/2"
38"	3/8"	11.25	18.8	1/2"	1/2"
40"	3/8"	11.25	19.8	1/2"	1/2"
42"	3/8"	11.25	20.8	1/2"	1/2"
44"	3/8"	11.25	21.8	1/2"	1/2"
46"	3/8"	11.25	22.8	1/2"	1/2"
48"	3/8"	11.25	23.8	1/2"	1/2"
50"	3/8"	11.25	24.8	1/2"	1/2"
52"	3/8"	11.25	25.8	1/2"	1/2"
54"	3/8"	11.25	26.8	1/2"	1/2"
56"	3/8"	11.25	27.8	1/2"	1/2"
58"	3/8"	11.25	28.8	1/2"	1/2"
60"	3/8"	11.25	29.8	1/2"	1/2"
62"	3/8"	11.25	30.8	1/2"	1/2"
64"	3/8"	11.25	31.8	1/2"	1/2"
66"	3/8"	11.25	32.8	1/2"	1/2"
68"	3/8"	11.25	33.8	1/2"	1/2"
70"	3/8"	11.25	34.8	1/2"	1/2"
72"	3/8"	11.25	35.8	1/2"	1/2"
74"	3/8"	11.25	36.8	1/2"	1/2"
76"	3/8"	11.25	37.8	1/2"	1/2"
78"	3/8"	11.25	38.8	1/2"	1/2"
80"	3/8"	11.25	39.8	1/2"	1/2"
82"	3/8"	11.25	40.8	1/2"	1/2"
84"	3/8"	11.25	41.8	1/2"	1/2"
86"	3/8"	11.25	42.8	1/2"	1/2"
88"	3/8"	11.25	43.8	1/2"	1/2"
90"	3/8"	11.25	44.8	1/2"	1/2"
92"	3/8"	11.25	45.8	1/2"	1/2"
94"	3/8"	11.25	46.8	1/2"	1/2"
96"	3/8"	11.25	47.8	1/2"	1/2"
98"	3/8"	11.25	48.8	1/2"	1/2"
100"	3/8"	11.25	49.8	1/2"	1/2"

BLANCHARD-EDISON WATER ASSOCIATION
CONSTRUCTION STANDARDS
CONCRETE THRUST BLOCK FOR
CONCRETE VERTICAL BENDS
W4

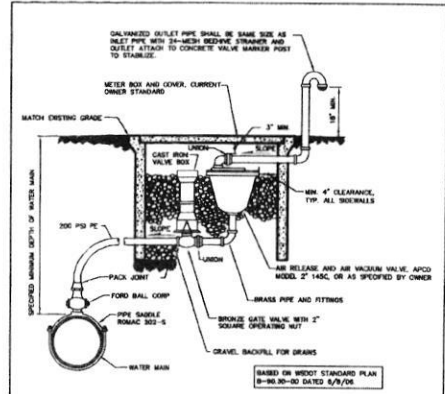


BLANCHARD-EDISON WATER ASSOCIATION
CONSTRUCTION STANDARDS
REVERSE THRUST BLOCK
W5



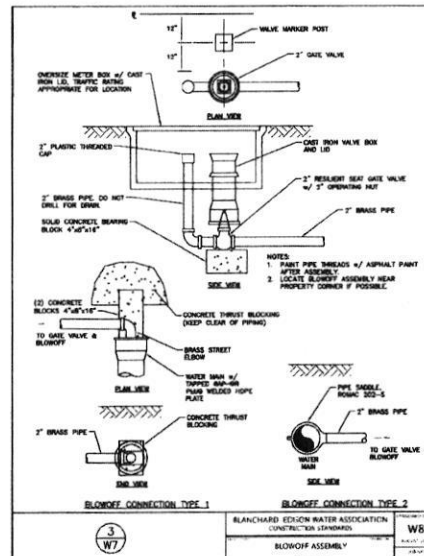
- NOTES:
1. FIRE HYDRANTS SHALL BE DRY BARREL, 3/4" COMPRESSION TYPE A/4, 1/2" SIDE PORTS ARE 20" NATIONAL STANDARD THREAD AND THE PUMP PORT IS 1/2" NATIONAL STANDARD THREAD. STANDARD FIRE HYDRANT MANUFACTURER/MODEL IS WELLS, SUPER HYDRANT 200 1/2-412 HYDRANT SHALL BE BRONZE YELLOW IN ACCORDANCE WITH ASSOCIATION REQUIREMENTS. HYDRANT BARNES EXTENSIONS SHALL BE PROVIDED AND INSTALLED AS REQUIRED.
 2. SHADBLE RODS SHALL BE THREADED EACH AS REQUIRED AND INSTALLED WITH ROMAN DUCTILE LUGS. THE RODS SHALL BE 1/2" DIAMETER STAINLESS STEEL WITH STAINLESS STEEL HARDWARE. RESTRAINED JOINTS MAY BE SUBSTITUTED FOR THE RODS.
 3. GROUND SURFACE WITHIN 40' OF HYDRANT SHALL BE SMOOTH AND CLEAR OF OBSTRUCTIONS.

BLANCHARD-EDISON WATER ASSOCIATION
CONSTRUCTION STANDARDS
FIRE HYDRANT ASSEMBLY
W6

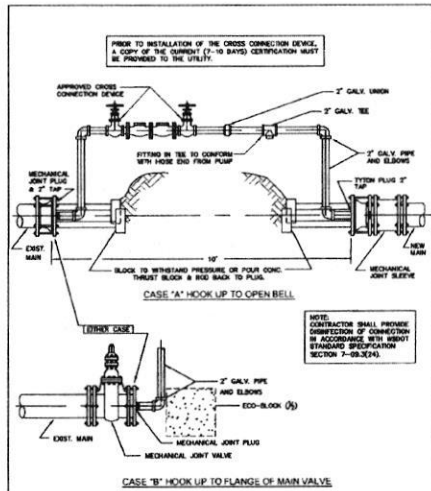


- NOTES:
1. THE SIZE OF THE COMBINATION AIR RELEASE / AIR VACUUM VALVE SHALL BE 2" THE PIPING AND VALVES SHALL BE THE SAME SIZE AS THE COMBINATION AIR RELEASE / AIR VACUUM VALVE.
 2. LOCATE AT THE HIGH POINT OF THE MAIN, TOP OF MAIN.
 3. METER BOX STYLE SHALL BE AT DISCRETION OF THE OWNER.
 4. RUN LOCATOR WIRE FROM MAIN INTO METER BOX PER DETAIL 5/W7.

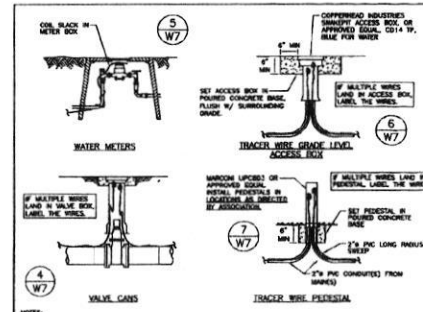
BLANCHARD-EDISON WATER ASSOCIATION
CONSTRUCTION STANDARDS
COMBINATION AIR RELEASE
AIR VACUUM VALVE ASSEMBLY
W7



BLANCHARD-EDISON WATER ASSOCIATION
CONSTRUCTION STANDARDS
BLOWOFF ASSEMBLY
W8

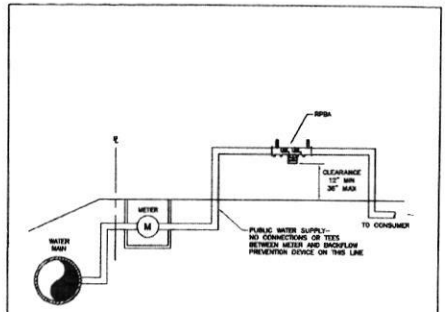


BLANCHARD-EDISON WATER ASSOCIATION
CONSTRUCTION STANDARDS
TEMPORARY CONNECTION
W9



- NOTES:
1. TRACER WIRE INSTALLATION IS REQUIRED ON ALL ASSOCIATION OWNED PIPE.
 2. TRACER WIRE SHALL BE 1/4" INSULATED COPPER-CLAD STEEL (COPPERHEDRON IRON STRENGTH 1250) FOR DIRECT BURIAL, IN HOT LOCATIONS FOR TRACED VALVES, AND 1/2" INSULATED COPPER-CLAD STEEL, WITH HIGH STRENGTH (COPPERHEDRON IRON STRENGTH 1245) END FOR UNDERGROUND INSTALLATIONS. USE BLACK INSULATION FOR WATER.
 3. INSTALL TRACER WIRE IN CONTIGUOUS LENGTHS (END SPLICES) BETWEEN SURFACE ACCESS POINTS. ANY DIRECT BURIAL SPLICES SHALL BE APPROVED AND INSPECTED BY THE ASSOCIATION OR ENDORSED PRIOR TO COVER. SPLICES SHALL BE MADE WITH SOLDERING IRON WIRE CONNECTIONS BATED FOR DIRECT BURIAL IN HOT LOCATIONS (COPPERHEDRON SOLDERING CONNECTIONS).
 4. TAPE TRACER WIRE TO PIPE AT 3-FOOT INTERVALS ON BOTTOM HALF OF PIPE PER PINS OR AS DIRECTED BY THE ASSOCIATION.
 5. PROVIDE AT LEAST 2-FOOT OF COILED TRACER WIRE SLACK AT SURFACE ACCESS POINTS.
 6. MAXIMUM DISTANCE BETWEEN SURFACE ACCESS POINTS ON MAINS SHALL BE 1000 FEET, UNLESS OTHERWISE APPROVED BY OWNER OR ENGINEER.
 7. WHERE SURFACE ACCESS IS REQUIRED ALONG MAIN, INSTALL PEDESTAL OR GRADE-LEVEL BOX AT LOCATION AND AS DIRECTED BY OWNER.

BLANCHARD-EDISON WATER ASSOCIATION
CONSTRUCTION STANDARDS
TRACER WIRE
W10



- NOTES:
1. RPA MUST BE ON WASHINGTON STATE DOH APPROVED LIST.
 2. RETROFIT SEATED SHUT-OFF VALVES AND TESTCOCKS ARE REQUIRED.
 3. FOR INSTALLATIONS EXPOSED TO FREEZING, PROTECTION MAY BE REQUIRED.
 4. PROVIDE ADEQUATE CLEARANCE, 24-INCHES MINIMUM ALL AROUND, FOR OPERATION AND TESTING OF ASSEMBLY.
 5. ASSEMBLY MUST BE TESTED UPON INSTALLATION AND THEN ANNUALLY THEREAFTER. ALL TESTING MUST BE PERFORMED BY A RPA CODE CERTIFIED BACKFLOW ASSEMBLY TESTER. A COPY OF THE TEST REPORT SHALL BE PROVIDED TO THE ASSOCIATION.
 6. ASSEMBLY MUST BE TESTED IF MOVED OR REPAIRED.

BLANCHARD-EDISON WATER ASSOCIATION
CONSTRUCTION STANDARDS
REDUCED PRESSURE BACKFLOW ASSEMBLY
W12

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MOUNT VERNON, WA 98273
360-424-9568



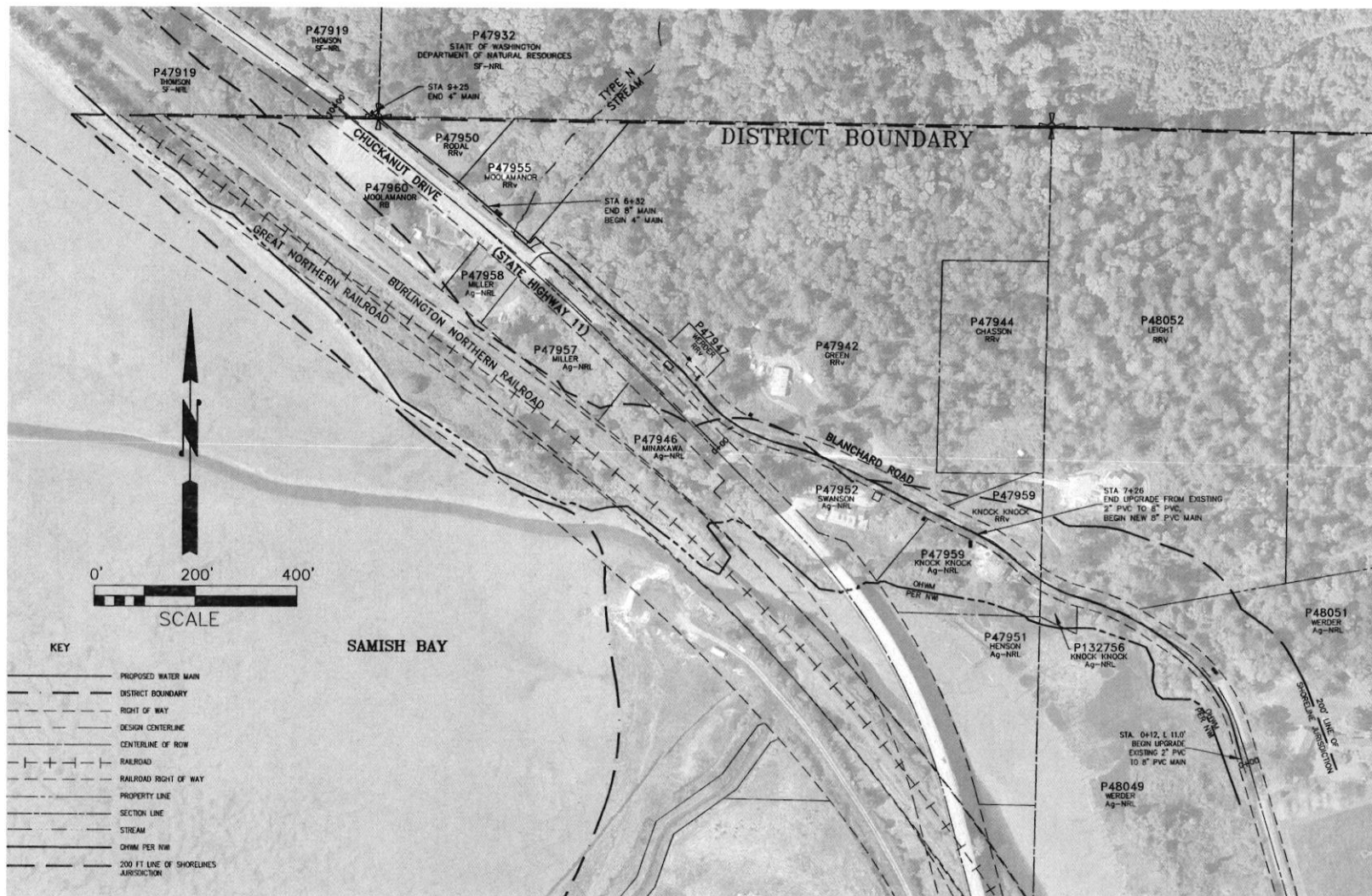
NO.	DATE	REVISION	BY	REV

ADDITIONAL WATER LINE DETAILS

SCALES:
HORIZONTAL: N/A
VERTICAL: N/A
NOTE: IF THIS SHEET IS LESS
THAN 22" X 34" THEN SHEET
HAS BEEN REDUCED.

BLANCHARD-EDISON WATER ASSOC.
BLANCHARD ROAD WATER PIPELINE
SECTION 16, 21, 22, T. 36 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON

FIELD BOOK/Pg.293/38
DATE: 3/27/25
DRAWING: 5145WN.DWG
JOB NO.: 5145
SHEET: W7



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 360-424-9566

NO.	DATE	REVISION	BY	REV.

OVERALL PROJECT PLAN VIEW

SCALES:
 HORIZONTAL : 1" = 200'
 VERTICAL : N/A
 NOTE: IF THIS SHEET IS LESS
 THAN 11" x 17" THEN SHEET
 HAS BEEN REDUCED

BLANCHARD-EDISON WATER ASSOC.
BLANCHARD ROAD WATER PIPELINE
 SECTION 16, 21, 22, T. 36 N., R. 3 E., W.M.
 SKAGIT COUNTY, WASHINGTON

FIELD BOOK/PG.: 293/38-
 DATE: 3/4/25
 DRAWING: 5145GBA-DET
 JOB NO.: 5145
 SHEET: 1

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:
Blanchard Road Water Main Extension
2. Name of applicant:
Blanchard Edison Water Association Inc

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

Applicant: Chuckanut Water, LLC
17531 W. Big Lake Blvd
Mount Vernon, WA 98274
John Pickett, 360-840-9026

Owner Blanchard Edison Watter Association, Inc
David Loman, Manager
PO Box 38, Bow, WA 98232
360-766-8900

Contact John B. Semrau, PE & PLS
Semrau Engineering and Surveying
22218 Riverside Drive Suite 209
Mount Vernon, WA 98273
360-424-9566

4. Date checklist prepared:

April 18, 2025

5. Agency requesting checklist:

Skagit County Planning & Development Services

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

Permitting: 2025

Construction: Spring and Summer 2026

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

No future expansion plans in this area.

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

**Critical Area Site Assessment, February 27, 2025, Graham Bunting Associates
JARPA, March 28, 2025**

The Narrative for Shoreline Substantial Development Permit.

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.

Hydraulic Permit Approval (HPA) from WDFW will be required.

WSDOT General Permit

WSDOT ROW Permit

WSDOT Utility Permit

Shoreline Substantial Development Permit

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

SEPA, Shoreline Substantial Development permit, Skagit County ROW Permit, WSDOT ROW permit, Hydraulic Project Approval (HPA)

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This project involves upgrading 820 LF of existing 2" main along Blanchard Road to an 8" main and adding approximately 1,340 LF of new water pipeline extending along Blanchard Road and Chuckanut Drive (State Route 11). This project will provide water to seven residential properties and the Chuckanut Manor Restaurant. The Blanchard-Edison Water Association will provide water. The Water Service Area will be expanded to include one parcel

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 proposed project occurs in Sections 16, 21, & 22, Township 36 North, Range 3 East, all in Skagit County. Work begins 0.25 miles north of the intersection of Legg and Blanchard Road, across from 3305 Blanchard Road, and proceeds north on Blanchard to the intersection with Chuckanut Drive, then north along the east right-of-way line of Chuckanut Drive 0.10 miles, terminating at 2937 Chuckanut Drive.

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

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

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)?

The Project begins on a fairly flat roadside shoulder before crossing into the pavement surface as it gains elevation on Blanchard Road before coming back down to the east side of Chuckanut Drive. Steep Slopes exceeding 2:1 exist on each side of the road, but all work in these steep areas occurs within the existing road surface.

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 USDA Web Soils Survey Map lists the following soil profiles through the project area:

72—Hydraquents, being fine sandy loam to silty clay loam and listed as NOT prime farmland.

84—Kline very gravelly sandy loam, listed as Prime farmland if irrigated.

135—Squires very gravelly silt loam, listed as NOT prime farmland.

154—Vanzandt very gravelly loam, listed as Farmland of statewide importance, but all of the work in this area occurs in the road ROW in areas already covered by paving.

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

The Skagit County Geohazard Map <https://www.skagitcounty.net/GIS/Documents/GeoHazard/cw103-53.pdf> shows the overall project in an area with slopes greater than 40% and stability listed as WA DOE Unstable slope. However, the Washington Geologic Information Port Mapping <https://www.dnr.wa.gov/programs-and-services/geology/geologic-hazards/geologic-hazard-maps> does not show any landslide activity in or near the project area. In the areas where surrounding slopes are greater than 40%, our proposed project work is within the road ROW in areas already covered by pavement.

- 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.

There is no proposed surface grading. All ground surfaces will be restored to the existing condition. All proposed excavation and fill is within the trenches for the water main. Utility trenching will occur within 1,483 LF of existing asphalt on Blanchard Drive. The trench will be approximately 4 feet deep and 2 feet wide, with backfill consisting of pipe bedding and gravel base capped by 4" of Asphalt. At the beginning and end of the Project, 697 LF of utility trenching will occur in the road shoulder or on private easement outside the road right-of-way. If the excavated native material in this area proves usable, the backfill of the trenches outside the road prism will include pipe bedding and native material capped with topsoil and reseeded. All pipe bedding, gravel base, asphalt, and possibly topsoil will be imported from an approved off-site mine. All native material not used for backfilling, along with excavated asphalt and rock, will be exported from the site to an approved off-site location.

The total new disturbed area is 1,500 SF, and the total replaced hard surface is 5,450 SF, for a total disturbance of 6,950 Sf (0.16 Ac).

Total trench excavation is 825 CY. Total Imported trench fill is 600 CY, with 130 CY of native soil being reused as trench fill in areas where the utility trench is outside the road prism.

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

There is a chance that erosion could occur as a result of the initial stripping of sod, topsoil, and excavation for pipe installation in areas where the surrounding surface is not covered in asphalt. Any run-off on the slopes will be managed via a series of wattles at the excavation and toe of slopes. In the flatter areas, the existing grasses and vegetation will be maintained to handle any stormwater in addition to wattles.

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

There are no planned additions to the impervious surface totals with this project. Areas of paving that are cut for the installation of the water main will be patched.

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

BMPs, including wattles at the slopes' toes and maintenance of existing vegetation, will manage any possible runoff. The backfilled trenches will be seeded, and the work will be managed by appropriate project scheduling according to the 2019 Storm Water Management Manual for Western Washington (2019 SWMMWW).

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, dust from construction activities and exhaust from construction vehicles will be emitted. Once construction is completed, no new emissions are expected from the site.

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:

For construction vehicles, existing emission control devices on the vehicles will be properly maintained

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.

In the immediate vicinity of the beginning of the project at Sta 1+00 on Blanchard Road, an existing water line will be upgraded approximately 40 feet from an associated wetland to Samish Bay. Near the end of the project along Chuckanut Drive, the waterline will cross under a Type N Stream.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, the waterline will pass under a very small (2 feet wide) Type N stream located along Chuckanut Drive. A small portion of the project described above in 3.a.1 is approximately 40 feet to an associated wetland of Samish Bay.

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.

There is no fill or dredged material proposed to be in surface water or wetlands.

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

There are no planned surface water withdrawals or diversions.

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

The southern portion of the work on the west side of Blanchard Road lies within A8 zone. The remainder lies in Zone C, all on Firm panel 5301510050 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.

There is no proposed discharge of waste materials to surface water.

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

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.

There is no planned groundwater withdrawal. The Site is to be served by Blanchard Edison Water System upon completion. There is no planned discharge to groundwater

- 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.

There is no planned discharge to groundwater for this proposal.

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.

The majority of the trenched excavation will be within the paved roadway with minimal possible runoff. Where trenching occurs within the ROW but outside of the paving, straw wattles will surround work areas and stockpiled material, directing runoff to maintained grassed areas for dispersion. Chances of runoff will be minimal, as trenches will be backfilled and stabilized daily.

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

None Anticipated.

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

No changes are proposed to the onsite drainage patterns. Any roadside ditches or berms that are disturbed will be restored.

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

Stormwater quality and quantity control will be implemented per DOE and Skagit County requirements to minimize impacts including the utilization as needed of straw wattles at toe of slopes and other temporary TESC measures, and maintaining the existing vegetation.

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?

Trenching of approximately 249 LF through roadside grasses along Blanchard Road and 431 LF through grasses and lawn on private easement along Chuckanut Road will occur. All areas disturbed will be stabilized upon backfilling and reseeded upon completion.

- c. List threatened and endangered species known to be on or near the site.
No threatened and endangered plant species are known to be on or near the Project site. The Washington Natural Heritage Program (WNHP) Data Explorer map shows no listings for threatened or endangered plants on or near the site.
<https://experience.arcgis.com/experience/174566100f2a47bebe56db3f0f78b5d9/page/Rare-Plant-and-Ecosystem-Locations/>. **There is a listing in the Project area for a “sensitive” plant, the branching Montia, a succulent, but the DNR listing shows its habitat as moist forests and open fir woodlands at higher elevations. The Project occurs in roadside grasses and paved areas, so it is unlikely to be affected.**
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
No special landscaping is proposed for the Project. The Project will maintain the existing roadside grasses and native vegetation as part of its stormwater treatment and control plan.
- e. List all noxious weeds and invasive species known to be on or near the site.
The WSDA State Noxious Weed Data Viewer:
<http://www.arcgis.com/apps/webappviewer/index.html?id=cec83bd1b9fc4d7681afd219a9197654>
lists the detection of Common Cordgrass as recently as 2021. Common cordgrass grows in intertidal zones, as it is salt-tolerant. Our project occurs outside of the tidal zone.

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 _____

Hawk, heron, eagle, songbirds, deer, and small mammals are typical for rural areas

- b. List any threatened and endangered species known to be on or near the site.
The WDFW Priority Habitats and Species Map: [PHS on the Web \(wa.gov\)](#) lists (on the Township level) the Townsend’s Big-eared Bat, but no data was listed that would indicate observed presence on the Project site. The map also shows Aquatic habitat southwest of the project, and shorebird and waterfowl concentrations to the west.
- c. Is the site part of a migration route? If so, explain.
The entire Pacific Northwest is part of the “Pacific Flyway” bird migration route.
- d. Proposed measures to preserve or enhance wildlife, if any:
None Proposed.
- e. List any invasive animal species known to be on or near the site.
None Known.

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.
No planned energy usage for the completed project.

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

None Foreseen.

- 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.

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 Known.

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

None Known. The Washington State Department of Ecology "What's in My Neighborhood" Map Search shows no cleanup sites or known issues on the Project site (<https://apps.ecology.wa.gov/neighborhood/>).

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

None Known. Skagit County iMAP shows no underground transmission pipelines on or near the Project site.

- 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.

There are no requirements for special emergency services foreseen.

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

None Proposed.

b. Noise

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

No noise in the area is expected to affect this project.

- 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.

Construction equipment would create temporary noise impacts at the site. These would occur during normal operation hours, 8 am to 5 pm, Monday through Friday. After construction, no non-typical residential land use noise generation is expected.

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

During construction, the contractor will schedule work during regular working hours. As the project is rural, minimal noise disturbance to residents is expected.

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 waterline trenching occurs either in the road prism or immediately adjacent to the pavement on the road shoulder. The area is rural with occasional residences. There is no foreseeable effect to current land use on nearby or adjacent 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 non-forest use?

The Project area is either in the road prism or the adjacent grassed road shoulder. No part of the project is through working farmland or forestland.

- 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:

The Proposal will not affect or be affected by the surrounding working farm or forestland.

- c. Describe any structures on the site.

The work zone is in the road right-of-way and crosses over/under several culverts. At several points, the road narrows, and outbuildings and structures are within or adjacent to the road ROW.

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

There is no planned demolition of structures.

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

The majority of the Project is in Agricultural-Natural Resource land (Ag-NRL). The Chuckanut Manor site is Rural Business (RB). The east side of Chuckanut Drive is Rural Reserve (RRV), and the last service at the north end is just into Secondary Forest-Natural Resource Land (SF-NRL).

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

As listed above, the water main work occurs in Ag-NRL, RB, RRV, SF-NRL.

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

A portion of the project along Blanchard Road occurs within 200 feet of the Rural Shorelines Designation of Samish Bay.

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

All work occurs either in the road prism or adjacent to the pavement in the Road ROW.

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

The Project does not provide residences or workspaces.

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

No displacement will occur.

- k. Proposed measures to avoid or reduce displacement impacts, if any:
None Planned.

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
All required permitting and review will be completed for the Project.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
No impacts to Ag or forest land are expected. Best management Practices will be utilized to minimize disturbances to soil, vegetation, and habitat.

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
No housing units provided.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
No housing eliminated.
- c. Proposed measures to reduce or control housing impacts, if any:
None Proposed.

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 this is a water main project.
- b. What views in the immediate vicinity would be altered or obstructed?
No views will be altered, as this is a water main project.
- b. Proposed measures to reduce or control aesthetic impacts, if any:
None Proposed.

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
None foreseen.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
None foreseen.
- c. What existing off-site sources of light or glare may affect your proposal?
None.
- d. Proposed measures to reduce or control light and glare impacts, if any:
None Proposed.

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

- a. What designated and informal recreational opportunities are in the immediate vicinity?
No recreational sites are immediately adjacent to the work site. Larrabee State Park lies 4 miles north of the Project and the Oyster Dome trailhead 1.5 miles north.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No expected displacement of any recreational use.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None Proposed.

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.
Referencing the Wisaard online database of the inventory of historic properties ([WISAARD wa.gov](http://WISAARD.wa.gov)), there are no buildings, structures listed in the immediate area along the proposed water main. Chuckanut Drive itself from Blanchard to Fairhaven IS listed as "Determined Eligible".
- 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 or occupation in the work zone. No material evidence has been made known in the work zone and no studies are known to have been completed in regards to this project.
- 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 DAHP website, WISAARD map tool, historic maps and GIS data have been reviewed. A copy of this SEPA checklist will be submitted to DAHP.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
Should archaeological materials (e.g., bones, shell, stone tools, beads, ceramics, old bottles, hearth, etc.) or human remains be observed during project activities, all work will in the immediate vicinity should be stopped. The State Department of Archaeology and Historic Preservation (360-586-3068), the County Planning office, affected Tribe(s), and the County Coroner (if applicable) should be contacted immediately to help assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53.27.44 and WAC 24-48) is required. Failure to comply with this requirement could constitute a Class C Felony.

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.
The water main construction occurs between Blanchard Road and Chuckanut Drive (SR 11), between the Blanchard and Samish Bay communities.

- 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 are no posted routes with stops that service the Project area. While all of Skagit County is served by Dial-a-ride paratransit, the closest regular route stop is 7 miles east along Colony Road to the Alger Park & Ride at Interstate 5 (Route 80X, County Connector Whatcom/Skagit).

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

No parking spaces will be added or eliminated by the proposed Project.

- 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 finished Project will require patching (private) and overlay (County) over trenching that occurs in the road prism on Blanchard Road. No other new or improvements are foreseen.

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

While the project is near Samish Bay and the BNSF rail line, the proposal does not change or use 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

The completed project is not expected to add additional vehicular trips per day.

- 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.

Construction on Blanchard Road will involve detouring local traffic during construction but, due to the road grade and lack of clearance, it is not foreseen that this would affect any movement for Ag of forest products.

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

Any impacts from Road closures on Blanchard Road will be minimized through coordination with local residents

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.

No increase foreseen.

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

None proposed.

16. Utilities [help]

a. Circle utilities currently available at the site:

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

c. 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.

The Proposed project includes extending a new water main north on Blanchard Road up to Chuckanut Drive, providing water from the Blanchard-Edison Water Association to users previously on private wells or small private water systems.

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 _____

Position and Agency/Organization _____

Date Submitted: _____

JOHN B. SEMBAU, PE & PLS

SEMBAU ENGINEERING

4/18/2025



February 27, 2025

Leah Forbes, Senior Planner
Skagit County Planning and Development Services
1800 Continental Place
Mount Vernon, WA 98273

Graham-Bunting Associates

Environmental & Land Use Services

3643 Legg Road, Bow, WA 98232

Ph.360.770.5106

Critical Area Site Assessment: Chuckanut Manor Waterline Extension (Parcel 47955)

At the request of Mr. John Pickett, Graham-Bunting Associates (GBA) have conducted a review of the above referenced parcel and prepared the following summary fish and wildlife assessment. Following consultation with Skagit County Planning and Development Services (PDS) we have elected to utilize "jurisdictional substitution" as provided for under Section 14.24.040 (3) SCC to satisfy the requirements of the County critical areas ordinance. We have made contact and expect to conduct a site visit with Jessica Pyle (WDFW - Area Fresh Water Habitat Biologist for Skagit County) during the week of March 1st. We have prepared a JARPA for Hydraulic Project Approval (HPA). WDFW has advised that a SEPA Threshold Determination must accompany application for the HPA. To that end we are applying for a Shoreline Substantial Development Permit for the Chuckanut Manor Waterline Extension Project with the assumption that the County would assume lead agency status under SEPA. By applying sequentially we hope that PDS can initiate review of the shoreline permit and issue the threshold determination while providing the applicant an opportunity for consultation with WDFW and issuance of the HPA. Conditions of HPA approval will then be provided to PDS for inclusion in a staff recommendation and potential conditions of permit approval.

The subject of this assessment and request for jurisdictional substitution is the Type N stream. Shown in the photos below.

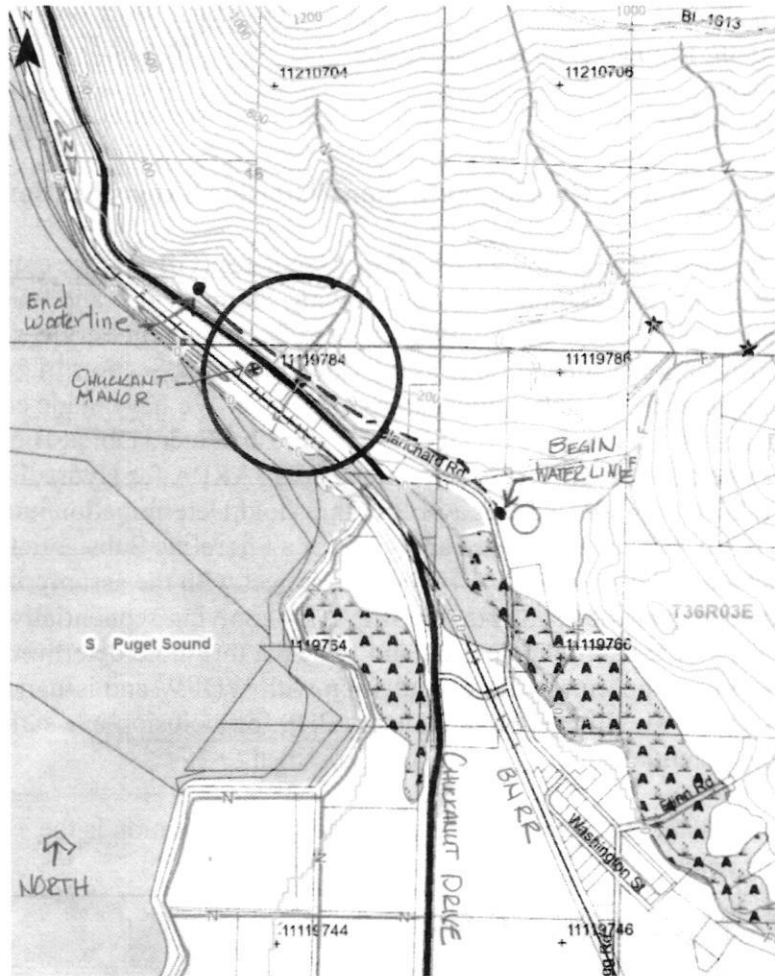


View east – Showing Type N Stream emerging from the Forested hillside.



View west – showing stream course flowing to ditch at Chuckanut Drive.

The FPA map below shows the general alignment of the stream within the boundary of parcel 47955 and Chuckanut Drive. The stream was observed to flow to Chcuckanut Drive then through a culvert beneath Blanchard Road to Chuckanut Drive and another culvert leading beneath the state highway and down a steep bank to the south. The exact stream course and connection to Samish Bay is not currently known.



Please confirm that our approach to this project is acceptable to PDS. If you have any questions relating to this matter please contact Patricia Bunting or myself.

Sincerely,

Oscar Graham
Shoreline Planner

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES NOTICE OF
DEVELOPMENT APPLICATION**

File # SHLN-2025-0003 & PLAN2-2025-0017

Notice is hereby given that on April 1, 2025, Blanchard Edison Water Association (BEWA) filed a Shoreline Substantial Development/Variance/Conditional Use Permit application SHLN-2025-0003 and an Administrative Special Use Permit application PLAN2-2025-0017 to upgrade 820 linear feet of 2-inch water main to an 8-inch water main and extend the new 8-inch line approximately 1340 linear feet. The extension will upgrade five existing residential connections, add one commercial connection, and add four new residential connections. Five future residential connections have been included in the design to serve existing residences in the vicinity of the pipe and within the BEWA service area.

The proposed project is located within Sections 16, 21, and 22, Township 36 North, Range 3 East, W.M. Work begins 0.25 miles north of the intersection of Legg and Blanchard Roads, proceeds north on Blanchard Road to the intersection with Chuckanut Drive (State Route 11), then north on Chuckanut Drive 0.10 miles, terminating at 2937 Chuckanut Drive.

The full applications for this proposal are on file with Skagit County Planning and Development Services (PDS) and will be reviewed under the provisions of Skagit County Code (SCC). This information is available to the public on request.

A public hearing before the Skagit County Hearing Examiner is required for this project.

Any person desiring to comment on or to be notified of the decision on this application should notify PDS in writing within thirty days of the date of final publication of this notice, which is May 22, 2025. Skagit County accepts comments online only through the form at www.skagitcounty.net/pdscomments. To ensure comments are received and processed properly, comments are not accepted via email.

Written comments must be received by 4:30 pm, June 23, 2025.

Submit comments to:

Leah Forbes, AICP
Senior Planner
c/o Skagit County Planning and Development Services
1800 Continental Place
Mount Vernon, WA 98273
(360) 416-1320

Transmitted to the Skagit Valley Herald May 13, 2025.
Please publish May 15, 2025 and May 22, 2025.

Leah Forbes

From: Planning & Development Services
Sent: Monday, June 23, 2025 8:14 AM
To: Leah Forbes
Subject: FW: PDS Comments

From PDS Comments

From: website@co.skagit.wa.us <website@co.skagit.wa.us>
Sent: Friday, June 20, 2025 5:00 PM
To: Planning & Development Services <planning@co.skagit.wa.us>
Subject: PDS Comments

Name : Sarah Smith
Address : 14317 West Bow Hill Road
City : Bow
State : WA
Zip : 98232
email : abnerravenwood@gmail.com

PermitProposal : SHLN-2025-0003 & PLAN2-2025-0017

Comments : On behalf of the Board of Directors of the Blanchard Edison Water Association, I would like to take this opportunity to emphasize our optimism for the positive impact this water main upgrade and extension will bring. As an Association, we are continually endeavoring to replace aged infrastructure, which this project certainly will do. We are also aware of the great need for water supply to the commercial operations along the planned route. The Chuckanut Manor is a long-standing and cherished restaurant that will greatly benefit from a connection to the Blanchard Edison Water Association. We have been aware for a number of years of that business's desire to operate with a reliable water supply; we are pleased to be able to work towards that conclusion.

Regards,
Sarah Smith
Boardmember, Blanchard Edison Water Association

From Host Address: 192.168.21.67

Date and time received: 6/20/2025 4:55:47 PM

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
DETERMINATION OF NONSIGNIFICANCE (DNS)**

For

Blanchard Edison Water Association

Shoreline Substantial Development/Variance/Conditional Use Permit SHLN-2025-0003

Administrative Special Use Permit PLAN2-2025-0017

Project Description: Blanchard Edison Water Association (BEWA) is proposing to upgrade 820 linear feet of 2-inch water main to an 8-inch water main and extend the new 8-inch line approximately 1340 linear feet. The extension will upgrade five existing residential connections, add one commercial connection, and add four new residential connections. Five future residential connections have been included in the design to serve existing residences in the vicinity of the pipe and within the BEWA service area.

Proponent: Blanchard Edison Water Association, Attn: David Lohman, PO Box 38, Bow, WA 98232

Project Location: The proposed project is located within Sections 16, 21, and 22, Township 36 North, Range 3 East, W.M. Work begins 0.25 miles north of the intersection of Legg and Blanchard Roads, proceeds north on Blanchard Road to the intersection with Chuckanut Drive (State Route 11), then north on Chuckanut Drive 0.10 miles, terminating at 2937 Chuckanut Drive, Skagit County, WA.

Lead Agency: Skagit County Planning & Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. **Comments must be submitted by 4:30 p.m. July 10, 2025.**

You may appeal this threshold determination in accordance with Skagit County Code 14.06 and 16.12 and then by filing such with Skagit County Planning and Development Services within 14 calendar days after the date of the threshold determination.

Appeals must be submitted no later than: **4:30 p.m. July 24, 2025.**

Responsible Official: Director of Planning and Development Services

Contact Person: Leah Forbes, Senior Planner

Mailing Address: 1800 Continental Place, Mount Vernon, WA 98273

Phone: 360-416-1320

Date: 06/26/2025

Signature: Leah Forbes

On behalf of Jack Moore

Director, Planning & Development Services

Cc: WDOE, WDFW, WSDOT, NW Clean Air Agency, DAHP, DNR, State Parks, Swinomish Indian Tribal Community, Samish Indian Nation, Skagit River System Cooperative, Upper Skagit Indian Tribe, Sauk-Suiattle Indian Tribe, Lummi Nation, USACOE, SC Public Works, SC Parks, SC Health, SC Fire Marshal, Drainage & Irrigation District 18, Dike District 4, Fire District 5, Applicant

Transmitted to SVH on June 23, 2025

Please publish: June 26, 2025

NOTICE OF PUBLIC HEARING

THE SKAGIT COUNTY HEARING EXAMINER WILL HOLD A PUBLIC HEARING ON **FRIDAY, NOVEMBER 7, 2025, AT 8:30 a.m.** OR SOON THEREAFTER FOR THE FOLLOWING:

PUBLIC HEARING

SHLN-2025-0003 Shoreline Substantial Development Permit & **PLAN2-2025-0017** Administrative Special Use Permit, Blanchard Edison Water Association. To upgrade 820 linear feet of 2-inch water main to an 8-inch water main and extend the new 8-inch line approximately 1340 linear feet. The extension will upgrade five existing residential connections, add one commercial connection, and add four new residential connections. Five future residential connections have been included in the design to serve existing residences in the vicinity of the pipe and within the BEWA service area. Staff Contact: Leah Forbes, AICP, Senior Planner.

LOCATION OF PROPOSED DEVELOPMENT:

The proposed project is located within Sections 16, 21, and 22, Township 36 North, Range 3 East, W.M. Work begins 0.25 miles north of the intersection of Legg and Blanchard Roads, proceeds north on Blanchard Road to the intersection with Chuckanut Drive (State Route 11), then north on Chuckanut Drive 0.10 miles, terminating at 2937 Chuckanut Drive.

Applicant/Contact:

Blanchard Edison Water Association
PO Box 38
Bow, WA 98232

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
1800 CONTINENTAL PLACE
MOUNT VERNON, WASHINGTON 98273
360-416-1320**

Hearings are held in-person and virtual (via Zoom). To participate in the public hearing virtually you can call +1(253)215-8782, US (Tacoma), or +1(719)359-4580 US, **Meeting ID: 812 7077 5954# US (Passcode: 728120)**, or to join via video please visit:

<https://us06web.zoom.us/j/81270775954?pwd=YzdWSmxLeXp6cDdCbmlFXK0ZSVWNRRdz09>

Log in information is also available on the Hearing Examiner website located at www.skagitcounty.net under the "Department Directory," "Hearing Examiner."

If you would like to speak at the hearing, please contact the Hearing Examiner Clerk at email HEhearings@co.skagit.wa.us or Pamela Herman at (360) 416-1152, email pberman@co.skagit.wa.us to sign up.

Comments must be received by Planning and Development Services no later than 4:30 p.m. Thursday, November 6, 2025 or be presented at the public hearing. E-mail comments may be submitted with the PDS website under the "Public Notices and Comment Opportunities" tab or to the Office of the Hearing Examiner.



Planning & Development Services

1800 Continental Place • Mount Vernon, Washington 98273
office 360-416-1320 • pds@co.skagit.wa.us • www.skagitcounty.net/planning

Date: November 7, 2025

STAFF REPORT

SUMMARY OF APPLICATION AND RECOMMENDATIONS

File/Permit Number(s): SHLN-2025-0003 Shoreline Substantial Development Permit
PLAN2-2025-0017 Administrative Special Use Permit

Recommendation: Approval with conditions

Project Lead: Leah Forbes, AICP, Senior Planner

GENERAL INFORMATION

Owner:

Blanchard Edison Water Association
David Lohman
PO Box 38
Bow, WA 98232
manager@blanchardedisonwater.com

Applicant:

Chuckanut Water, LLC
John Pickett
17531 W. Big Lake Blvd
Mount Vernon, WA 98274
jhnpcckt@gmail.com

Contact:

John B. Semrau, PE & PLS
Semrau Engineering and Surveying
22218 Riverside Drive Suite 209
Mount Vernon, WA 98273
john@semrau.com

Consultant:

Graham Bunting Associates
Oscar Graham & Pat Bunting
3643 Legg Road
Bow, WA 98232
gba@wavecable.com

Project Location: The proposed project is located within Sections 16, 21, and 22, Township 36 North, Range 3 East, W.M. Work begins 0.25 miles north of the intersection of Legg and Blanchard Roads, proceeds north on Blanchard Road to the intersection with Chuckanut Drive (State Route 11), then north on Chuckanut Drive 0.10 miles, terminating at 2937 Chuckanut Drive, Skagit County, WA.

Comprehensive Plan/Zoning Designation: Agriculture-Natural Resource Land, Rural Reserve, Rural Business, Secondary Forest-Natural Resources Land

Water Supply: Blanchard Edison Water Association

Sewage Disposal: N/A

Fire Protection: Fire District 5

Law Enforcement Jurisdiction: Skagit County Sheriff

Topography: The Project begins on a fairly flat roadside shoulder before crossing into the pavement surface as it gains elevation on Blanchard Road before coming back down to the east side of Chuckanut Drive.

Adjacent Land Uses: Agricultural, residential, recreational, rural business

SEPA Review/Determination: Determination of Nonsignificance issued June 26, 2025
Comment period ended July 10, 2025, no comments received
Appeal period ended July 24, 2025, no appeal received

Shoreline Designation: Rural
Shoreline of Statewide Significance: No

Notice Information: Applications Submitted: April 1, 2025

Completeness Determination: May 7, 2025 (SCC 14.06.310(3)(d))

Notice of Application:

Posting: May 13, 2025
Intersection of Blanchard Road and Legg Road
3056 Chuckanut Drive

Publication: May 15, 2025 & May 22, 2025
Skagit Valley Herald

Comment Period Ends: June 23, 2025

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ACRONYMS

Ag-NRL	Agriculture-Natural Resource Lands
BEWA	Blanchard Edison Water Association
CAO	Critical Areas Ordinance
DNR	Department of Natural Resources
DNS	Determination of Nonsignificance
HPA	Hydraulic Project Approval
PDS	Planning and Development Services
ROW	Right-of-way
RB	Rural Business
RRv	Rural Reserve
SCC	Skagit County Code
SEPA	State Environmental Policy Act
SF-NRL	Secondary Forest-Natural Resource Lands
SMP	Shoreline Master Program
Type S	Shoreline water
WDFW	Washington State Department of Fish and Wildlife

EXHIBITS

1. Special Use Permit Narrative
2. Shoreline Substantial Development Permit Narrative
3. JARPA
4. Construction plans
5. Vicinity map
6. SEPA Environmental Checklist
7. Critical Areas Site Assessment
8. Notice of Development Application
9. Public comment
10. Determination of Nonsignificance
11. Notice of Public Hearing
12. Staff Report

CODE REFERENCES

Skagit County Title 12 – Health, Welfare and Sanitation

12.05 Onsite Sewage Code – Rules and Regulations

12.48 Rules and Regulations of the Skagit County Board of Health Governing Individual and Public Drinking Water Systems

Skagit County Title 14 – Unified Development Code:

SCC 14.04.020 Definitions

SCC 14.06.310 Determination of completeness

SCC 14.06.330 Public notice requirements

SCC 14.16 Zoning

SCC 14.16.150 Rural Business

SCC 14.16.320 Rural Reserve

SCC 14.16.400 Agriculture-Natural Resource Lands

SCC 14.16.420 Secondary Forest-Natural Resource Lands

SCC 14.16.840 Performance standards

SCC 14.16.900 Special use permit requirements

SCC 14.22 Land Disturbance

SCC 14.24 Critical Areas Ordinance

SCC 14.26 Shoreline Master Program
Chapter 7.18 Utilities

SCC 14.32 Stormwater Management

SCC 14.34 Flood Damage Prevention

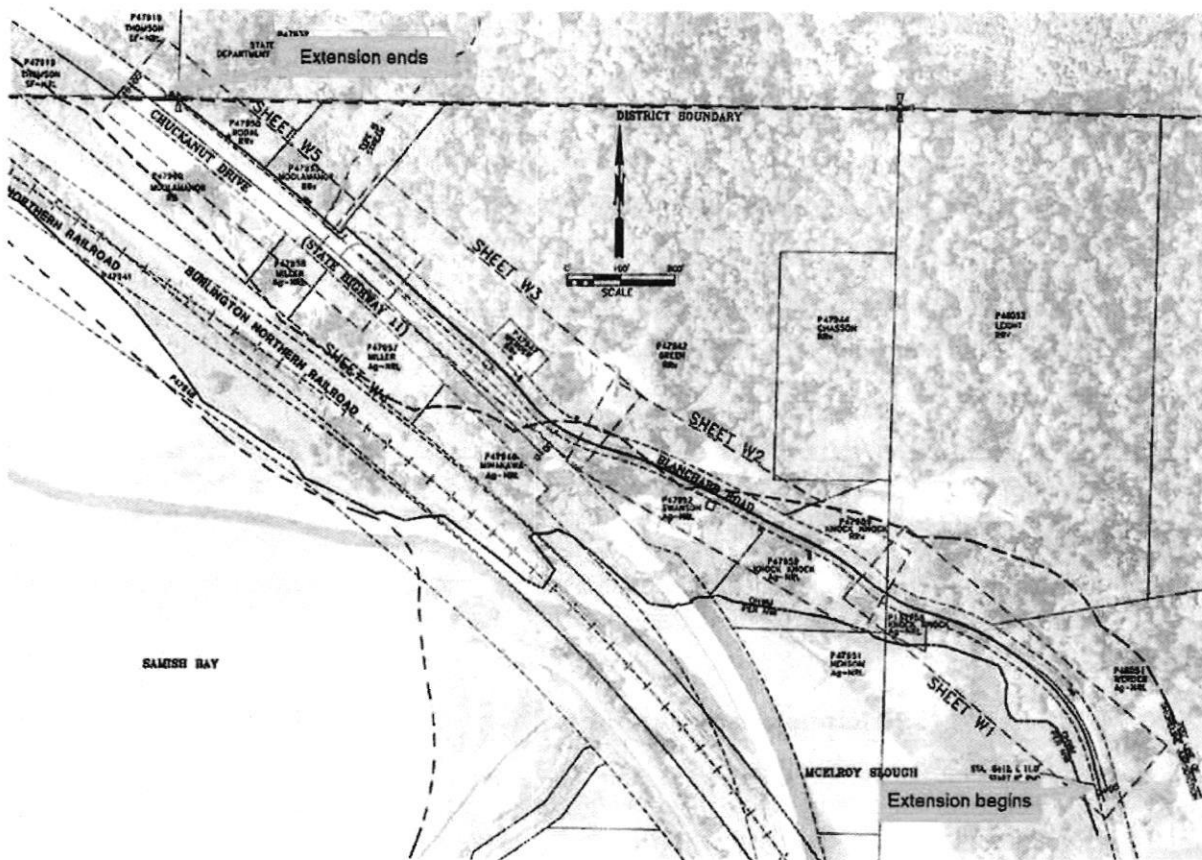
Skagit County Title 16 - Environment

SCC 16.12 State Environmental Policy Act (SEPA)

NATURE OF APPLICATION

Blanchard Edison Water Association (BEWA) is requesting a Shoreline Substantial Development Permit application SHLN-2025-0003 and an Administrative Special Use Permit application PLAN2-2025-0017 to upgrade 820 linear feet of 2-inch water main to an 8-inch water main and extend the new 8-inch line approximately 1340 linear feet. The extension will upgrade five existing residential connections, add one commercial connection, and add four new residential connections. Five future residential connections have been included in the design to serve existing residences in the vicinity of the pipe and within the BEWA service area.

The proposed project occurs in Sections 16, 21, & 22, Township 36 North, Range 3 East, all in Skagit County. Work begins 0.25 miles north of the intersection of Legg and Blanchard Roads, across from 3305 Blanchard Road, and proceeds north on Blanchard to the intersection with Chuckanut Drive, then north along the east right-of-way line of Chuckanut Drive 0.10 miles, terminating at 2937 Chuckanut Drive.



GENERAL REGULATORY CODE ANALYSIS AND FINDINGS

SCC 14.04 Definitions

Utility development: includes, but is not limited to, facilities and services that generate, transport, process, or store water, sewage, solid waste, electrical energy, communications and pipelines for fuel, oil, natural gas, and petroleum products. A utility development is one of the following types:

- (1) Minor utility development:** an unmanned utility development designed to serve a small local community that would be considered a normal utility service for the area.
- (2) Major utility development:** a utility development that is not a minor utility development or a major regional utility development.
- (3) Major regional utility development:** a utility development that is designed to serve a region.

SCC 14.06.310 Determination of completeness

The application was determined to be complete for review on May 7, 2025 pursuant to SCC14.06.310(3)(d).

Meets? Yes

SCC 14.16 Zoning

SCC 14.16.150 Rural Business
14.16.150(3)(c) Minor utility development

SCC 14.16.320 Rural Reserve
14.16.320(3)(h) Minor utility development

SCC 14.16.400 Agriculture-Natural Resource Lands
14.16.400(3)(g) Minor utility development

SCC 14.16.420 Secondary Forest-Natural Resource Lands
14.16.420(3)(e) Minor utility development

Analysis: The four zones that encompass the proposed water line extension allow for minor utility development as an Administrative Special Use permit.

Meets? Yes

SCC 14.16.840 Performance standards

14.16.840 Performance standards.

- (1) Purpose.** It is intended that all activities and land uses within Skagit County adhere to a common standard of environmental performance criteria.
- (2) Vibration.** Every use shall be so operated that the ground vibration inherently and/or recurrently generated from use and/or equipment other than vehicles is not perceptible without instruments at any point on or beyond any zone district boundary in which the use is located.

Analysis: During construction, working machinery will generate intermittent vibrations but no vibrations are expected from completed project.

Meets? Yes

SCC 14.24.040(3) Jurisdictional Substitution. In cases where other agencies possess jurisdictional control over critical areas and it is determined by the Director that the permit conditions satisfy the requirements of this Chapter, those requirements may substitute for the requirements of this Chapter. Such requirements shall be a condition of critical areas approval and be enforceable by the County. Such agencies may include, but are not limited to, the United States Army Corps of Engineers, Environmental Protection Agency, and Fish

SCC 14.24 Critical Areas Ordinance

Meets? Yes

Analysis: Construction equipment would create temporary noise impacts at the site. These would occur during normal operation hours, 8 am to 5 pm, Monday through Friday. After construction, no non-typical residential land use noise generation is expected. During construction, the contractor will schedule work during the hours of 8am to 5pm, Monday through Friday. As the project is rural, minimal noise disturbance to residents is expected.

- (a) Class A EDNA: Residential Use Zones (RI, RVR, RRY, R, URR);
 (b) Class B EDNA: Commercial Zones (RVC, RC, RFS, SRT, SSB, RB, BR-LI, AVR, URC-I), Public Use Zones OSRSI and URP-OS; and
 (c) Class C EDNA: Industrial Zones (NRI, RMI, BR-HI), Forestry Zones (IF-NRL, SF-NRL, RRC-NRL), Agricultural Zone (Ag-NRL). (Ord. 020070009 (part); Ord. 17938 Atch. F (part), 2000)

(5) Noise. Unless additional regulations are adopted by Skagit County pertaining to noise emissions, the maximum permissible environmental noise levels to be emitted to adjacent properties are not to exceed levels of the environmental designations for noise abatement (EDNA) as established by the State of Washington, Department of Ecology as now exist in Chapter 173-60 WAC, or as hereafter amended; provided, that EDNA classifications will conform to certain zone designations established under this Title as follows:

Meets? Yes

Analysis: The completed project is not expected to produce any electrical disturbance. (4) Electrical Disturbance. No activity shall emit electrical disturbance adversely affecting the operation of equipment or appliances at any point beyond the boundaries of the location site of the use creating such disturbance.

Meets? Yes

Analysis: The completed project is not expected to produce any discernable heat, glare, steam, electrical disturbance, or noise.
 (3) Heat, Glare and Steam. Any activity producing steam, heat or glare shall be carried on in such a manner that the steam, heat or glare shall not create a nuisance beyond the boundary lines of the property within which the use is located. Building materials with high light reflective qualities shall not be used in construction of buildings where reflected sunlight would throw intense glare on adjacent areas. Artificial lighting shall use full cut-off fixtures so that direct light from high intensity lamps will not result in glare. Lighting shall be directed away from adjoining properties so that not more than 1-foot candles of illumination leaves the property boundaries.

and Wildlife Service; local Tribes, and the Washington State Department of Ecology, Department of Natural Resources and Department of Fish and Wildlife. The County shall notify the applicant in writing when any such substitution is made.

Analysis: The majority of the work proposed is within road rights-of-way. Steep slopes exceeding 2:1 exist on each side of the road, but all work in these steep areas occurs within the existing road surface. The only regulated critical area identified along the project course is a Type N stream. The proposal requires a Hydraulic Project Approval (HPA) from WDFW to cross this Type N stream. Conditions of HPA approval are considered conditions of this permit approval.

Meets? Yes

SCC 16.12 State Environmental Policy Act (SEPA)

- SEPA Threshold Determination: Determination of Nonsignificance
 - Threshold Determination Issued: June 26, 2025
 - Public Comment Period: July 10, 2025
 - Public Comments: None
 - Appeal Period: July 24, 2025
 - Appeals: None

SPECIAL USE PERMIT REQUIREMENTS (SCC 14.16.900)

The proposed water line extension is an unmanned utility development designed to serve a small local community that would be considered a normal utility service for the area. It is considered a minor utility development.

SCC 14.16.900 does not list specific criteria for minor utility development.

SCC 14.16.900(1)(a) Purpose: *To provide a means to recognize and approve land uses not specifically identified as allowed uses. A special use permit must demonstrate that the proposed activity will not adversely affect or prevent those uses normally allowed within the respective district.*

SCC 14.19.900(1)(b)(v). *The burden of proof shall be on the applicant to provide evidence in support of the application. The criteria for approval or denial shall include the following:*

(A) *The proposed use will be compatible with existing and planned land use.*

Analysis: The waterline extension will serve an existing need for water service and provide future users within the established service area with a safe and reliable public drinking water source. This will eliminate the need for residents to utilize wells and spring sources. WRIA 1, including the entire project area is currently undergoing an adjudication process which has the potential to limit use of wells and other water sources. Wells in this area can be impacted by seawater intrusion as well as contribute to seawater intrusion of other drinking water sources. While measures have been designed to avoid and minimize impacts, the project itself is beneficial to the environment and citizens of the area.

Meets? Yes

(B) *The proposed use complies with the Skagit County Code.*

Analysis: The four zones that encompass the proposed water line extension allow for minor utility development as an Administrative Special Use permit.

Compliance with the Critical Areas regulations will be achieved using Jurisdictional Substitution (SCC 14.24.040(3)).

Per the Skagit County Shorelines Plan Section 7.18 UTILITIES: water lines are subject to the General and Tabular Regulations (Table U). Buried utility lines do not have required shoreline setbacks.

The proposed waterline will meet all required setbacks under SCC 12.05 and 12.48.

Meets? Yes

(C) The proposed use will not create undue noise, odor, heat, vibration, air and water pollution impacts on surrounding, existing, or potential dwelling units, based on the performance standards of SCC 14.16.840.

Analysis: Construction equipment would create temporary noise impacts at the site. These would occur during normal operation hours, 8 am to 5 pm, Monday through Friday. After construction, no non-typical residential land use noise generation is expected.

During construction, dust from construction activities and exhaust from construction vehicles will be emitted. Basic TESC (temporary erosion and sedimentation control) BMPs (best management practices) including dust control will be used to limit effects.

During construction, working machinery will generate intermittent vibrations but no vibrations are expected from completed project.

The completed project is not expected to produce any discernable vibration, heat, glare, steam, electrical disturbance, or noise.

Meets? Yes

(D) The proposed use will not generate intrusions on privacy of surrounding uses.

Analysis: Portions of the proposed water main and construction process NOT within the County road ROW will be on permanent private utility easements and temporary construction easements. All easements will be granted to BEWA for future maintenance and operation.

Meets? Yes

(E) The proposed use will not cause potential adverse effects on the general public health, safety, and welfare.

Analysis: There are no foreseen adverse effects on general public health, safety, and welfare from the completed project.

Meets? Yes

(F) For special uses in Industrial Forest—Natural Resource Lands, Secondary Forest—Natural Resource Lands, Agricultural—Natural Resource Lands, and Rural Resource—Natural Resource Lands, the impacts on long-term natural resource management and production will be minimized.

Analysis: Proposed water main work lies mostly in the existing road ROW between Ag-NRL and RRv. Project only enters SF-NRL for several feet at the north end of the proposed main. Extension of the proposed line will serve residential and commercial uses which will not impact long-term natural resource management or production.

- a. Utility development is permitted subject to the General and Tabular Regulations EXCEPT for the below.
- b. Aerial power transmission cable and pipeline crossings of the Rural Shoreline Area are permitted as a conditional use. Buried or submarine facilities are permitted subject to the General and Tabular Regulations.
- c. All parallel and local distribution line crossings are permitted subject to the General and Tabular Regulations.
- d. Hydroelectric generating facilities, including dams, are permitted as a conditional use.
- e. Water treatment plants, sewage treatment plants, and sewage pump stations are allowed as a conditional use.

(3) Rural

A. Shoreline Area

2. REGULATIONS

A shoreline substantial development permit application is required because the structures are not listed as exempt, and the fair market value exceeds \$8,504 (SCC 14.26.2.05, WAC 173-27-0402)(a)). The application has been reviewed for consistency with the SMP policies for utilities. Based on the information provided, this project is in compliance with all applicable shoreline policies.

Utilities include but are not necessarily limited to facilities and services that generate, transport, process, or store water, sewage, solid waste, electrical energy, communications and pipelines for fuel, oil, natural gas, and petroleum products. Also included are fire fighting facilities and administrative structures associated with the operation of the utilities.

SHORELINE MASTER PROGRAM (SCC 14.26)

Meets? Yes

Analysis: Proposed water main improvements are to provide water service to existing residential housing and commercial property. No change foreseen.

(I) The proposed use will maintain the character, landscape and lifestyle of the rural area. For new uses, proximity to existing businesses operating via special use permit shall be reviewed and considered for cumulative impacts.

Meets? Yes

Analysis: No adverse effects from completed project foreseen. The proposed waterline is a public facility that will improve service in the surrounding area.

(H) The proposed use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding areas, or conditions can be established to mitigate adverse impacts on such facilities.

Meets? Yes

Analysis: Project will be reviewed by both Washington State Department of Health and the Skagit County Health Department.

(G) The proposed use is not in conflict with the health and safety of the community.

Meets? Yes

Meets? Yes. The buried waterline is a permitted development within the Rural shoreline area subject to the General and Tabular Regulations.

B. General

(1) Existing use areas - Utilities, specifically power, communications, pipelines, and fuel lines shall utilize existing rights-of-way, corridors, and/or bridge crossings and shall avoid duplication and construction of new or parallel corridors in all shoreline areas. Proposals for new corridors or water crossings must fully substantiate the infeasibility of existing routes.

The proposed waterline will be located within and immediately adjacent to existing roads. The small portion of the new line that is within a permanent utility easement outside of the existing road right-of-way is not location within shoreline jurisdiction.

(2) Prohibited utility developments - The following utility developments are not permitted to locate in shoreline areas:

- a. solid waste disposal or treatment sites
- b. electrical generating plants (except hydroelectric facilities)
- c. power transmission and distribution substations
- d. utility accessory uses and administrative structures

The proposed waterline is not a prohibited utility development.

(3) Floodplains, floodways

- a. Floodplain - Utility development that would measurably and adversely affect flood levels and capacities is not permitted.
 - b. Floodway - Utility development that would in anyway adversely affect floodway characteristics and capacities is not permitted.
- A small portion of the proposed waterline extension is located within the floodplain. Since it will be located entirely underground, it will not adversely affect flood levels or capacities.

(4) Underground utilities - All utilities for new subdivisions, mobile home parks, public and private recreation and second home developments, and planned unit developments (PUD) shall be installed underground in shoreline areas.

The proposed waterline extension will be located underground.

(5) Shore defense works - Utility developments shall be located and designed so as to avoid the use of any structural or artificial shore defense or flood protection works.

The proposed waterline will not require any use of structural or artificial shore defense or flood protection works since it will be located underground.

(6) Parking areas and access roads - Parking areas and access roads, unless stated elsewhere in this program, shall be setback landward of the primary utility facility EXCEPT for pipeline and electrical transmission cable right-of-way maintenance roads.

No permanent parking areas or access roads are proposed.

(7) Screening and buffer areas - Utility development allowed on shorelines shall utilize the setback areas for screening of facilities from water bodies. Need and/or type of screening shall be judged on a case by case basis. Such screening or buffer areas shall consist of native, self-sustaining vegetation to be planted immediately following utility construction or,

in the case of existing vegetation, such vegetation shall be effectively maintained as screening.

Since the proposed waterline extension will be buried, no screening or buffer areas are required.

(8) Landfills - *Landfilling of all shoreline areas for facility or line development purposes is not permitted.*

The project does not include any landfilling of shoreline areas.

(9) Underground utility lines - *For those utility lines allowed in or across shoreline areas and installed underground and/or underwater, the following standards shall apply:*

- a. Underwater utility lines shall enter and emerge inland from fresh and salt water banks, dikes, beaches, or shorelands.*
- b. Banks, dikes, beaches, or shorelands where such facilities enter or leave water bodies shall be returned to their pre-construction condition, stabilized with compatible, self-sustaining vegetation, and maintained in a safe condition.*
- c. Underground (or water) utility lines shall be completely buried under the river bed in all river or stream crossings EXCEPT where such lines may be affixed to a bridge structure and EXCEPT for appropriate water or sewage treatment plant intake pipes or outfalls.*

The portion of the proposed waterline within shoreline jurisdiction will not enter the water and will be entirely located within the existing road right-of-way.

(10) Surface utility lines - *For those utility lines allowed in or across shoreline areas and installed on the surface, the following standards shall apply:*

- a. Surface utility lines paralleling water bodies shall comply with the setback standards of the Tabular Regulations.*
- b. Surface utility lines shall minimize crossings of shoreline areas and will utilize the shortest, most direct route feasible.*
- c. Permitted water crossings requiring structural abutments or approach fills shall set back such facilities landward of the OHWM.*
- d. Permitted wetland crossings shall utilize pier or open pile techniques only. Landfills are not permitted.*

The proposal does not include surface utility lines.

(11) Aerial utility lines - *For those utility lines allowed in or across shoreline areas and installed in an aerial manner, the following shall apply:*

- a. Aerial utility lines shall minimize crossing of shoreline areas and will utilize existing crossings. See B. 1. Existing use areas, this section. All crossing shall utilize the shortest, most direct route feasible.*
- b. Aerial utility lines shall make maximum use of area topography to minimize visual contrasts.*

The proposal does not include aerial utility lines.

Meets? Yes. The proposed waterline complies with the General Regulations for utility development within a Rural shoreline area.

C. Tabular Regulations

Table U establishes:

(1) Shore setbacks (in feet) from the OHWM, wetland edge, or bluff/cliff crest for:

- a. Utility power transmission lines, buildings, parking areas, and accessory development except for buried and underwater cables, wiring, or pipelines.
- b. Aerial electrical transmission cables and utility pipelines except for approved crossings. For existing roadways that parallel the shoreline, upland utility development (meaning upland of the roadway and immediate shore) shall meet the setback requirements of applicable Skagit County ordinances.

(2) Sideyard setbacks (in feet) for all utility development from side property lines except for power poles, transmission towers and other line structures.

(3) Height limit (in feet) measured from the average elevation of the area occupied by the structure for:

- a. Utility buildings, storage tanks (water, nonchemical), accessory developments.
- b. Electrical distribution poles (for local power needs).

Meets? Yes. The proposed water line extension will be buried so does not have a required setback pursuant to Table U.

PUBLIC COMMENT

Sarah Smith
Boardmember, Blanchard Edison Water Association
14317 West Bow Hill Road
Bow, WA 98232
abnerravenwood@gmail.com

On behalf of the Board of Directors of the Blanchard Edison Water Association, I would like to take this opportunity to emphasize our optimism for the positive impact this water main upgrade and extension will bring. As an Association, we are continually endeavoring to replace aged infrastructure, which this project certainly will do. We are also aware of the great need for water supply to the commercial operations along the planned route. The Chuckanut Manor is a long-standing and cherished restaurant that will greatly benefit from a connection to the Blanchard Edison Water Association. We have been aware for a number of years of that business's desire to operate with a reliable water supply; we are pleased to be able to work towards that conclusion.

AGENCY COMMENTS

Skagit County Public Works

The SEPA checklist and plans claim the water line will be installed under the road surface along steeper roadside conditions. This deviation to the Skagit County Utility Policy has not been requested or granted.

Skagit County Fire Marshal

Provide a minimum of one fire hydrant near the end of the extension to comply with Skagit County Code 15.04 Amendments to IFC.

Skagit County Public Health

Proposed water line must maintain a minimum 10-foot setback from existing septic drainfield on P47950.

DEPARTMENT RECOMMENDATION

Based on a review of all submitted information and the above findings, Skagit County Planning and Development Services recommends approval of the Shoreline Substantial Development Permit, Shoreline Variance, Special Use Permit for the proposed waterline extension.

RECOMMENDED CONDITIONS OF APPROVAL

1. The project must be commenced within 2 years of the shoreline permit approval and completed within 5 years (WAC 173-27-090(2)).
2. The applicant must strictly adhere to the project information (site diagram) submitted for this proposal. If the applicant proposes any modification of the subject proposal, they must notify Planning and Development Services prior to the start of construction, or otherwise as soon as possible, in order for the Administrator to make decisions in accord with SCC 14.26, 9.13.
3. The applicant must apply for and receive a Land Disturbance Permit prior to the start of construction to ensure compliance with SCC 14.22 and SCC 14.32.
4. The applicant must receive approval for the proposed deviation from the Skagit County Utility Policy for the portion of the project proposing to install the water line under the road surface along steeper roadside conditions.
5. The project must provide a minimum of one fire hydrant near the end of the extension to comply with Skagit County Code 15.04 Amendments to IFC.
6. The proposed water line must maintain a minimum 10-foot setback from existing septic drainfields.
7. The applicant must receive a Hydraulic Project Approval from the Washington State Department of Fish and Wildlife prior to the start of construction. The conditions of that approval are considered conditions of this approval pursuant to SCC 14.24.040(3).
8. Inadvertent Discovery Plan. Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) and human remains (RCW 68.50) is required. Should archaeological resources (e.g. shell midden, faunal remains, stone tools) be observed during project activities, all work in the immediate vicinity should stop, and the area should be secured. The Washington State Department of Archaeology and Historic Preservation (Local Government Archaeologist, 360-586-3088) and the following Nations' Tribal Historic Preservation Offices should be contacted immediately in order to help assess the situation and to determine how to preserve the resource(s):

Upper Skagit Indian Tribe
Scott Schuyler, Cultural Resources
sschuyler@upperksagit.com
Phone: 360-854-7009
Swinomish Indian Tribal Community
Josephine Jefferson, THPO
jjefferson@swinomish.nsn.us
Phone: (360) 466-7352
Samish Indian Nation
Jackie Ferry, THPO

APPEAL RIGHTS

Substantial Development, Conditional Use or Variance Permit Appeals - Any person aggrieved by the granting, denying, rescinding or revision of a shoreline permit by the Skagit County Hearing Examiner may request a reconsideration before the Examiner or submit an appeal to the Board of Commissioners in accordance with Chapter 14.06.410 of the Skagit County Code, as amended, PROVIDED, all requests for reconsideration or appeals must be submitted in writing within five (5) days of the date of the Examiner's written decision or decision after reconsideration.

Any person aggrieved by the granting, denying, rescinding or revision of a shoreline permit may seek review from the State Shorelines Hearing Board by filing a written request for review with the Hearings Board within thirty (30) days of receipt by the Department of Ecology of the final order of the Hearing Examiner or Board of County Commissioners. The requester shall also file a copy of such request with the Department of Ecology, the Attorney General and the Board of County Commissioners. All procedures for appeals shall comply with RCW 90.58.180.

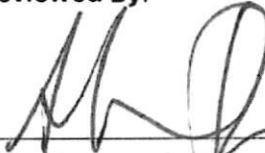
The applicant, any party of record, or any County department may appeal any final decision of the Hearing Examiner to the Skagit County Board of Commissioners pursuant to the provisions of SCC 14.06.110. The appellant shall file a written notice of appeal within 14 calendar days of the final decision of the Hearing Examiner, as provided in SCC 14.06.110(13) or SCC 14.06.120(9), as applicable.

Prepared By:



Leah Forbes, AICP, Senior Planner

Reviewed By:



Allen Rozema, Assistant Director



EX-13

HYDRAULIC PROJECT APPROVAL

Washington Department of
Fish and Wildlife
PO Box 43234
Olympia, WA 98504-3234
(360) 902-2200

Issue Date: 09/16/2025
Project End Date: 12/31/2025

Permit Type: HPA - Standard
Permit Number: 2025-4-553+01
Application ID: 0044944

PERMITTEE	AUTHORIZED AGENT
ATTENTION Chuckanut Water, LLC John Pickett 17531 West Big Lake Blvd Mount Vernon, WA 98273	ATTENTION Graham Bunting Associates PATRICIA BUNTING 3643 Legg Rd Bow, WA 98232

Project Name: Chuckanut Manor Waterline Extension

Project Description: Upgrade and extend the Blanchard, Edison Water Line to provide public water to 4 existing residences and the Chuckanut Manor, in addition the line will provide water to 5 future residences.

PROVISIONS

AUTHORIZED WORK TIMES

1. You may begin the project on immediately and you must complete the project by December 31, 2025. Work in the low flow period to the extent possible.

PROJECT APPROVALS

2. Work must be accomplished per the plans and specifications submitted with the application and approved by the Washington Department of Fish and Wildlife, entitled "ProjectPlanDrawings_5145-Const-Plans-2025-06-20," uploaded August 7, 2025, and "TempStreamBypass," uploaded September 16, 2025, except as modified by this Hydraulic Project Approval (HPA). You must have a copy of these plans and this HPA available on site during all phases of the project construction.

NOTIFICATION REQUIREMENTS

3. You or your agent must contact the Washington Department of Fish and Wildlife by e-mail at HPAapplications@dfw.wa.gov; mail to Post Office Box 43234, Olympia, Washington 98504-3234; or fax to (360) 902-2946 at least three business days before starting work, one day before removing the temporary bypass, and again within seven days after completing the work. The notification must include the permittee's name, project location, starting date for work or date the work was completed, and the permit number. The Washington Department of Fish and Wildlife may conduct inspections during and after construction; however, the Washington Department of Fish and Wildlife will notify you or your agent before conducting the inspection.



HYDRAULIC PROJECT APPROVAL

Washington Department of
Fish and Wildlife
PO Box 43234
Olympia, WA 98504-3234
(360) 902-2200

Issue Date: 09/16/2025
Project End Date: 12/31/2025

Permit Type: HPA - Standard
Permit Number: 2025-4-553+01
Application ID: 0044944

4. **FISH KILL/WATER QUALITY PROBLEM NOTIFICATION:** If a fish kill occurs or fish are observed in distress at the job site, immediately stop all activities causing harm. Immediately notify the Washington Department of Fish and Wildlife of the problem. If the likely cause of the fish kill or fish distress is related to water quality, also notify the Washington Military Department Emergency Management Division at 1-800-258-5990. Activities related to the fish kill or fish distress must not resume until the Washington Department of Fish and Wildlife gives approval. The Washington Department of Fish and Wildlife may require additional measures to mitigate impacts.

REPORTING REQUIREMENTS

5. **PHOTOGRAPHS:** You, your agent, or contractor must take photographs of the job site before the work begins and after the work is completed. You must upload the photographs to the post-permit requirement page in the Aquatic Protection Permitting System (APPS) or mail them to Washington Department of Fish and Wildlife at Post Office Box 43234, Olympia, Washington 98504-3234 within 30-days after the work is completed.

INVASIVE SPECIES CONTROL

6. Follow Method 1 for low-risk locations (i.e., clean/drain/rinse/dry). Thoroughly remove visible dirt and debris from all equipment and gear—including vessels, boots, waders, drive mechanisms, wheels, tires, tracks, buckets, and undercarriage—before arriving at and leaving the job site to prevent the transport and introduction of aquatic invasive species. For contaminated or high-risk sites, refer to the Method 2 Decontamination protocol. Clean, rinse, and dry all decontamination equipment used and properly dispose of any water and chemicals used for cleaning. For additional decontamination details, including specific protocols for freshwater, marine, and estuarine environments, refer to the Washington Department of Fish and Wildlife Invasive Species Management Protocols, available online at <https://wdfw.wa.gov/species-habitats/invasive/prevention/clean-drain-dry#decontamination>

STAGING, JOB SITE ACCESS, AND EQUIPMENT

7. Establish staging areas (used for activities such as equipment storage, vehicle storage, fueling, servicing, and hazardous material storage) in a location and manner that will prevent contaminants such as petroleum products, hydraulic fluid, fresh concrete, sediments, sediment-laden water, chemicals, or any other toxic or harmful materials from entering waters of the state.
8. Check equipment daily for leaks and complete any required repairs in an upland location before using the equipment in or near the water.
9. Equipment used in or near water must use environmentally acceptable lubricants composed of biodegradable base oils. These are vegetable oils, synthetic esters, and polyalkylene glycols.
10. Clearly mark boundaries to establish the limit of work associated with site access and construction.
11. Confine the use of equipment to the specific access and work corridor shown in the approved plans
12. If wet or muddy conditions exist, in or near a riparian zone or wetland area, use equipment that reduces ground pressure.

SEDIMENT, EROSION, AND POLLUTION CONTAINMENT

13. Prevent project contaminants, such as petroleum products, hydraulic fluid, fresh concrete, sediments, sediment-laden water, chemicals, or any other toxic or harmful materials, from entering or leaching into waters of the state.



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14. Before starting work, install sediment and erosion control measures to prevent sediment from entering waters of the state. Inspect the sediment and erosion control measures regularly during construction and make all needed repairs if any damage occurs.
15. Straw used for erosion and sediment control, must be certified free of noxious weeds and their seeds.
16. All erosion control materials that will remain onsite must be composed of 100% biodegradable materials.
17. Use tarps or other methods to prevent treated wood, sawdust, trimmings, drill shavings and other debris from contacting the bed or waters of the state.
18. If excavation or other construction activities take place waterward of the ordinary high water line, isolate the work area from the stream flow (if present) by using a cofferdam, bypass, or similar structure.
19. Route the construction water (wastewater) from the project to an upland area above the limits of anticipated floodwater. Remove fine sediment and other contaminants before discharging the construction water to waters of the state.
20. To minimize sediment delivery to the stream or stream channel, do not return in-stream flows to the work area until all in-channel work is completed and the bed and banks are stabilized.
21. Return water flow slowly to the in-water work area to prevent the downstream release of sediment laden water. If necessary, install silt fencing above the bypass outlet to capture sediment during re-watering of the channel.
22. If flow conditions arise that will result in erosion or siltation of waters of the state, stop all hydraulic project activities except those needed to control erosion and siltation.

CONSTRUCTION MATERIALS

23. Use clean materials to construct the structure. Do not use materials that would leach metals, petroleum products, or other hazardous materials.
24. Use only clean, suitable material as fill material (no trash, debris, car bodies, tires, asphalt, concrete, etc.).

IN-WATER WORK AREA ISOLATION

25. Use the least-impacting feasible method to temporarily bypass water from the work area. Consider the physical characteristics of the site and the anticipated volume of water flowing through the work area.
26. Install a cofferdam or similar device at the upstream and downstream end of the bypass to prevent backwater from entering the work area.
27. Design the temporary bypass to minimize the length of the dewatered stream channel.
28. Sequence the work to minimize the duration of dewatering.
29. During all phases of bypass installation and decommissioning, maintain flows downstream of the project site to ensure survival of all downstream fish.
30. The hydraulic capacity of the stream bypass must be equal to or greater than flows expected when the bypass will be operated.

PROJECT LOCATION

31. Avoid crossing at meander bends, braided streams, alluvial fans, active flood plains, or any other area that is inherently unstable and may lead to eroding and scouring the stream bed.



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PROJECT DESIGN

32. Align the conduit as perpendicular as possible to the watercourse.
33. Install the conduit well below scour depth of the watercourse to prevent natural scouring of the stream bed from exposing the pipeline or cable.

PROJECT IMPLEMENTATION

34. If construction involves trench excavation:
 - a. Trench widths should be as narrow as feasible to accommodate the pipe/line and achieve the depth specified in the approved plan;
 - b. Excavate trenches in the dry or isolate them from the flowing watercourse by installing a cofferdam, culvert, flume, or other approved method;
 - c. Plowing, placement, and covering must occur in a single pass of the equipment;
 - d. Limit disturbance of the bed and banks to the amount needed to complete the project. Before returning flow, backfill trenches with approved materials and return the bed to pre-project condition;
 - e. Dispose of excess spoils upland or on a barge so they will not reenter waters of the state; and
 - f. Isolate the conduit approach trench from the watercourse until the conduit is laid across the watercourse.
 - g. Backfill the trench with native sediment, and return the streambed to pre-project condition.

PLANTING

35. Seed areas disturbed by construction activities with a native seed mix suitable for the site that has at least one quick-establishing plant species.

DEMOBILIZATION AND CLEANUP

36. Remove temporary erosion and sediment control methods after job site is stabilized or within three months of project completion, whichever is sooner.
37. Deposit all trash from the project at an appropriate upland disposal location.
38. Upon completion of the project, remove all materials or equipment from the site and dispose of all excess spoils and waste materials in an upland area above the limits of anticipated floodwater.

PROJECT LOCATION(S)

Location		
Chuckanut Manor		
Latitude	Longitude	County
48.602400000000000	-122.426090000000000	Skagit
WRIA	Waterbody	Tributary to



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WRIA	Other	Other
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APPLIES TO ALL HYDRAULIC PROJECT APPROVALS

This Hydraulic Project Approval (HPA) pertains only to those requirements of the Washington State Hydraulic Code, specifically Chapter 77.55 RCW. Additional authorization from other public agencies may be necessary for this project. The person(s) to whom this HPA is issued is responsible for applying for and obtaining any additional authorization from other public agencies (local, state, and/or federal) that may be necessary for this project.

This Hydraulic Project Approval (HPA) shall be available on the job site at all times and all its provisions followed by the person(s) to whom this HPA is issued and operator(s) performing the work.

This Hydraulic Project Approval does not authorize trespass.

The person(s) to whom this Hydraulic Project Approval (HPA) is issued and operator(s) performing the work may be held liable for any loss or damage to fish life or fish habitat that results from failure to comply with the provisions of this HPA.

Failure to comply with the provisions of this Hydraulic Project Approval could result in a civil action against you, including, but not limited to, a stop work order or notice to comply, and/or a gross misdemeanor criminal charge, possibly punishable by a fine and/or imprisonment.

All Hydraulic Project Approvals (HPA) issued under RCW 77.55.021 are subject to additional restrictions, conditions, or revocation if the Washington Department of Fish and Wildlife determines that changed conditions require such action. The person(s) to whom this HPA is issued has the right to appeal those decisions. Procedures for filing appeals are listed below.

MINOR MODIFICATIONS TO THIS HYDRAULIC PROJECT APPROVAL (HPA): You may request approval of minor modifications to the required work timing or the plans and specifications approved in this HPA unless this is a General HPA. If this is a General HPA you must use the Major Modification process described below. Any approved minor modification will require the issuance of a letter documenting the approval. A minor modification to the required work timing means any change to the work start or end dates of the current work season to enable project or work phase completion. Minor modifications will be approved only if spawning or incubating fish are not present within the vicinity of the project. You may request subsequent minor modifications to the required work timing. A minor modification of the plans and specifications means any changes in the materials, characteristics, or construction of your project that do not alter the project's impact to fish life or habitat and do not require a change in the provisions of the HPA to mitigate the impacts of the modification. If you originally applied for your HPA through the online Aquatic Protection Permitting System (APPS), you may request a minor modification through APPS. A link to APPS is at <https://hpa.wdfw.wa.gov/s>. If you did not use APPS you must submit a written request for a minor modification to an existing HPA. Written requests must include the name of the permittee, the name of the authorized agent if applicable, the APP ID or HPA number, the date issued, the permitting biologist, the requested changes to the HPA, the reason for the requested change, the date of the request, and the requestor's signature. Send your written request by email to HPAapplications@dfw.wa.gov, or by mail to Washington Department of Fish and Wildlife, PO Box 43234, Olympia, Washington 98504-3234. You should allow up to 45 days for the Department to process your request.

MAJOR MODIFICATIONS TO THIS HYDRUALIC PROJECT APPROVAL (HPA): You may request approval of major modifications to any aspect of your HPA. Any approved change other than a minor modification to your HPA will require the issuance of a new HPA. If you originally applied for your HPA through the online Aquatic Protection Permitting System (APPS), you may request a major modification through APPS. A link to APPS is at



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<https://hpa.wdfw.wa.gov/s>. If you did not use APPS you must submit a written request for a major modification to an existing HPA. Written requests must include the name of the permittee, the name of the authorized agent if applicable, the APP ID or HPA number, the date issued, the permitting biologist, the requested changes to the HPA, the reason for the requested change, the date of the request, and the requestor's signature. Send your written request by email to HPAapplications@dfw.wa.gov or by mail to Washington Department of Fish and Wildlife, PO Box 43234, Olympia, Washington 98504-3234. You should allow up to 45 days for the Department to process your request.

APPEALS INFORMATION

If you wish to appeal the issuance, denial, conditioning, or modification of a Hydraulic Project Approval (HPA), the Washington Department of Fish and Wildlife (WDFW) recommends that you first contact the WDFW employee who issued, denied, or conditioned the HPA to discuss your concerns. Such a discussion may resolve your concerns without the need for further appeal action. If you proceed with an appeal, you may request an informal or formal appeal. WDFW encourages you to take advantage of the informal appeal process before initiating a formal appeal. The informal appeal process includes a review by WDFW management of the HPA or denial and often resolves issues faster and with less legal complexity than the formal appeal process. If the informal appeal process does not resolve your concerns, you may advance your appeal to the formal process.

- A. **INFORMAL APPEALS:** WAC 220-660-460 is the rule describing how to request an informal appeal of WDFW actions taken under Chapter 77.55 RCW. Please refer to that rule for complete informal appeal procedures. The following information summarizes that rule:

A person who is aggrieved by the issuance, denial, conditioning, or modification of an HPA may request an informal appeal of that action. You must send your request to WDFW by mail to the HPA Appeals Coordinator, Department of Fish and Wildlife, Habitat Program, PO Box 43234, Olympia, Washington 98504-3234; e-mail to HPAapplications@dfw.wa.gov; fax to (360) 902-2946; or hand-delivery to the WDFW Habitat Program, Natural Resources Building, 1111 Washington St SE, Olympia, Washington 98501. WDFW must receive your request within 30 days from the date you receive notice of the decision. If you agree, and you applied for the HPA, resolution of the appeal may be facilitated through an informal conference with the WDFW employee responsible for the decision and a supervisor. If a resolution is not reached through the informal conference, or you are not the person who applied for the HPA, the HPA Appeals Coordinator or designee may conduct an informal hearing or review and recommend a decision to the Habitat Program Director or designee. If you are not satisfied with the results of the informal appeal, you may file a request for a formal appeal.

- B. **FORMAL APPEALS:** WAC 220-660-470 is the rule describing how to request a formal appeal of WDFW actions taken under Chapter 77.55 RCW. Please refer to that rule for complete formal appeal procedures. The following information summarizes that rule:

A person who is aggrieved by the issuance, denial, conditioning, or modification of an HPA may request a formal appeal of that action. You must send your request for a formal appeal to the clerk of the Pollution Control Hearings Boards and serve a copy on WDFW within 30 days from the date you receive notice of the decision. You may serve WDFW by mail to the HPA Appeals Coordinator, Department of Fish and Wildlife, Habitat Program, PO Box 43234, Olympia, Washington 98504-3234; e-mail to HPAapplications@dfw.wa.gov; fax to (360) 902-2946; or hand-delivery to the Habitat Program, Natural Resources Building, 1111 Washington St SE, Olympia, Washington 98501. The time period for requesting a formal appeal is suspended during consideration of a timely informal appeal. If there has been an informal appeal, you may request a formal appeal within 30 days from the date you receive the Habitat Program Director's or designee's written decision in response to the informal appeal.



Washington Department of
FISH & WILDLIFE

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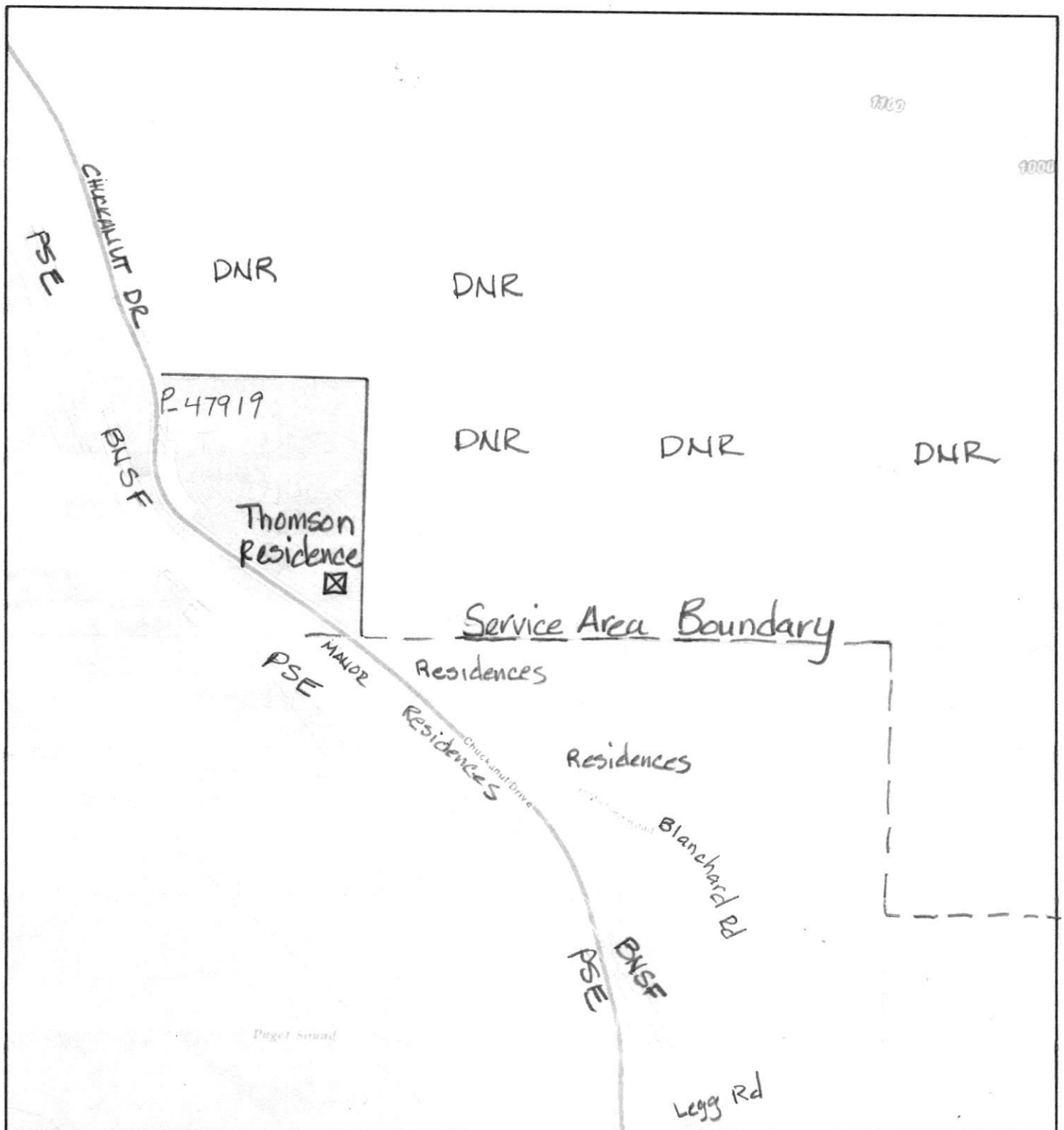
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C. FAILURE TO APPEAL WITHIN THE REQUIRED TIME PERIODS: If there is no timely request for an appeal, the WDFW action shall be final and unappealable.

A handwritten signature in cursive script that reads "Jessica Pyle".

Jessica Pyle
Regional Habitat Biologist
(360) 298-3905
jessica.pyle@dfw.wa.gov

For Director
DFW



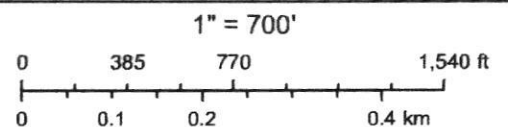
February 12, 2024

Legend

County Boundary

Tax Parcels

Pre Tax Account Property



Data Accuracy Warning: All GIS data was created from available public records and existing map sources. Map features have been adjusted to achieve a best-fit registration. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. Map discrepancies can be as great as 300 feet.