

Fee Paid _____
Receipt No. _____

SKAGIT COUNTY ENVIRONMENTAL CHECKLIST

A. BACKGROUND INFORMATION

1. Name of proposed project, if applicable:

Adoption of the Alger Community Plan (A Subarea Plan of the Skagit County Comprehensive Plan)

2. Name of applicant:

Skagit County
Planning & Development Services

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

Skagit County
Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273

Contact: Jeroldine Hallberg (360) 336-9410

4. Date checklist prepared: 7.20.07

5. Agency requesting checklist:

Skagit County
Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273

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

Planning Commission public hearing, review and deliberation, and recommendation in Fall 2007. Anticipated adoption by Board of County Commissioners in 2008.

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

No.

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

SEPA Checklist.

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

No.

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

Adoption by Board of County Commissioners as part of annual amendment to the Skagit County Comprehensive Plan.

11. Give a 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 which ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

Proposed adoption of Alger Community Plan includes recommended rural zone changes and new policies related to development in the Alger Subarea. See Draft Plan for a complete description.

12. Location of the proposal. Please give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any. If a proposal should occur over a range of area, please provide the range or boundaries of the site(s). Please provide a legal description, site plan, vicinity map, and topographic map if possible. 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. (Indicate if maps or plans have been submitted as part of a permit application)

See Draft Plan maps. The Alger Subarea is an approximately 20 sq. mile area in north central Skagit County.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): flat, rolling, hilly, steep, slopes, mountainous, other(describe).

The Alger Subarea contains a range of topography from flat creek valleys to rolling hills.

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

80-90% cliffs exist on the Lookout Range heights south of Squires Lake, with various names in the north-central portion of the subarea. Some of this area is in what is proposed for expansion of the Squires Lake Park.

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, please specify and note any prime farmland.

Primarily clayey and sandy soils.

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

Unstable or geologically hazardous soils in the area are very limited and are not subject to proposed land use or zoning changes.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Does not apply.

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

Does not apply.

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

Does not apply.

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

Existing Skagit County codes and standards related to erosion control would remain in effect for any new development authorized by this proposal.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction, and when the project is completed? If any, generally describe and give approximate quantities if known.

If approved, the proposed density changes could allow for increased development activities on some parcels thus contributing to increased emissions from automobiles and other rural land use activities. These are not expected to be significant.

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

None.

c. What are the proposed measures to reduce or control emissions or other impacts, if any:

None.

3. Water

a. Surface:

1) Is there any surface water on or in the immediate vicinity of the site (including year-round and seasonal stream, saltwater, lakes, ponds, associated wetlands)? If yes, describe type, provide names, and, if known, state what stream or river it flows into.

The Alger Subarea includes Friday Creek, Silver Creek, Wildes Creek, Butler Creek and other smaller streams within the Samish River Basin.

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

No.

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.

Does not apply.

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

No.

5) Does the proposal lie with a 100-year flood plain? Note location on the site plan, if any.

Portions of the Subarea along Friday Creek are within the 100-year floodplain. However, no parcels subject to proposed zone changes are within a 100-year floodplain.

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

No.

b. Ground:

1) Will ground water be withdrawn or recharged? Give general description, purpose, and approximate quantities if known.

No.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals . . .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No wastes will be directly discharged into the ground as a result of adoption of this proposal.

c. Water runoff (including storm water):

1) Describe the source of runoff and storm water and method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this water flow into other waters? If so, please describe.

Does not apply.

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

Does not apply.

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

Existing Skagit County codes and standards related to stormwater management would remain in effect for any new development authorized by this proposal.

4. Plants

a. Check or circle types of vegetation found on the site: All.

- ___ deciduous tree: alder, maple, aspen, other
- ___ evergreen tree: fir, cedar, pine, other
- ___ shrubs
- ___ grass
- ___ pasture
- ___ crop or grain
- ___ wet soil plants: cattail, buttercup, bulrush, 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?

No vegetation removal will occur directly as a result of adoption of this proposal.

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

None known.

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

Landscaping standards for the Alger Rural Village Commercial zone are proposed as part of the Alger Community Plan.

5. Animals

a. Circle any birds and animals which have been observed on or known to be on or near the site: All except shellfish.

birds: hawk, heron, eagle, songbirds, other

mammals: deer, bear, elk, beaver, other

fish: bass, salmon, trout, shellfish, other

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

Salmon.

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

Salmon streams include Friday Creek, Silver Creek and Butler Creek. Seasonal migration of deer, elk, bear and other mammals occurs within the Subarea.

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

The Plan proposes increased coordination among Skagit and Whatcom County to ensure cross-jurisdictional impacts of new development are addressed, including potential wildlife migration impacts from new development.

6. Energy and Natural Resources

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

Does not apply.

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

Does not apply.

c. What kinds of energy conservation features are included in the plans of this proposal?

Does not apply.

d. What are the proposed measures to reduce or control energy impacts, if any?

Does not apply.

7. Environmental Health

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

Does not apply.

b. Describe special emergency services that might be required.

Does not apply.

c. What are the proposed measures to reduce or control environmental health hazards, if any?

Does not apply.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Rural residential, isolated rural commercial uses and small-scale agriculture activities.

b. Has the site been used for agricultural purposes? If so, describe.

Portions of the Subarea are used for small-scale and hobby farming, growing of Christmas trees, animal husbandry, etc.

c. Describe any structures on the site.

Houses, barns, small-scale stores and cottage industries.

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

No.

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

Rural and NRL designated lands are present in the Subarea.

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

Rural and NRL designated lands are present in the Subarea.

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

Natural and Rural designations.

h. Has any part of the site been classified as an “environmentally sensitive” area? If so, specify.

See Alger Plan maps for location of critical areas. Critical areas include wetlands, streams, floodplains and very limited geologically hazardous areas.

i...What are proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Proposed land use/zoning changes which differ from current Skagit County Comprehensive Plan are analyzed for consistency with existing Comp Plan and GMA requirements for rural land designations, including LAMIRDs.

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

Does not apply.

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

None.

l. What are proposed measures to avoid or reduce displacement or other impacts, if any?

None.

9. Housing

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

Does not apply.

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

Does not apply.

c. What are proposed measures to reduce or control housing impacts, if any?

Does not apply.

10. Noise

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

Typical rural noises include vehicles, rural cottage industries, chain saws, etc.

b. 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)?

No significant increase in noise levels normally experienced in the Subarea today would be expected as a result of adoption of the Alger Plan.

c. What are the proposed measures to reduce or control noise impacts, if any?

Increased enforcement and monitoring of uses and activities approved by special use permit (such as racetracks, etc.) are proposed to control noise impacts.

11. Aesthetics

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

Does not apply.

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

None.

c. What are the proposed measures to reduce or control aesthetic impacts, if any?

Rural village design standards are proposed for the Downtown Alger to encourage more landscaping, pedestrian safety and separation from vehicle traffic, as well as enhanced parking, signage and lighting regulations for new development.

12. Light and Glare

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

Does not apply.

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

Does not apply.

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

Does not apply.

d. What are the proposed measures to reduce or control light and glare impacts, if any:

None.

13. Recreation

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

Blanchard Forest/Mountain hiking trails, Pomona Grange Park, Donovan Park, Samish Hatchery on Friday Creek, Squires Lake Park, Pacific Northwest Trail, and many other informal trails.

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

None anticipated.

c. What are the proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any?

The Plan proposes increasing the size and scope of Squires Lake Park and hiking trails and improving connections between Squires lake trails and the Blanchard Mountain Forest trails.

14. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None known.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on the site.

Old logging sites.

c. What are the proposed measures to reduce or control impacts, if any?

None.

15. Transportation

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

Major highways through the Subarea include I-5 and Old Highway 99. Many other rural county roads serve the area, including Friday Creek Road, Parsons Creek Road, Colony Road, Barrel Springs Road and others.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Public transit service from SKAT serves the Subarea via regularly scheduled stops at the Shell station at the Alger/I-5 interchange.

c. How many parking spaces would the completed project have? How many would the project eliminate?

Does not apply.

d. Will the proposal require any new roads or streets, or improvements to any existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Yes. The Plan proposes design improvements to the Old 99/Alger-Cain Lake Road intersection in downtown Alger to improve public safety.

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

No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

No significant increase in projected vehicle trips is anticipated to occur due to adoption of the proposal.

g. What are proposed measures to reduce or control transportation impacts, if any?

The Plan proposes design improvements to the Old 99/Alger-Cain Lake Road intersection in downtown Alger to improve public safety.

16. Public Services

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

No.

b. What are proposed measures to reduce or control direct impacts on public services, if any?

Restrictions on connection of rural land uses to sanitary sewer are already enforced within the Subarea.

17. Utilities

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

Other than natural gas, all of the listed utilities are available within at least some portion of the Subarea.

b. Describe the utilities which are proposed for the project, the utility providing the service, and the general construction activities of the site or in the immediate vicinity which might be needed.

Does not apply.

C. SIGNATURE

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

Signature: _____

Date Submitted: _____

D. SUPPLEMENT SHEET FOR NONPROJECT ACTIONS

(DO NOT USE THIS SHEET FOR PROJECT ACTIONS)

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

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

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

The proposal could increase the amount of total development allowed in the rural zones within the Subarea, which, in turn could lead to increased demand for potable water, air emissions from increased vehicular trips and associated noise from isolated cottage industries. However, the total amount of development capacity for the Subarea would not increase significantly beyond that amount already authorized by the existing Skagit County Comprehensive Plan and associated development regulations.

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

Although the potential for slightly higher development densities in some isolated portions of the Subarea is part of this proposal, all development would be regulated by the Skagit County Comprehensive Plan policies and implementing regulations, including environmental and fish and wildlife habitat protection standards found in the County's Critical Areas Ordinance.

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

Maintain full compliance with the Skagit County Critical Areas Ordinance and other development regulations to mitigate the impacts of new development in rural areas (e.g., clearing and grading, stormwater runoff and erosion control).

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

The proposal could lead to slightly increased energy consumption and demand for new rural residential and limited rural commercial development in the Subarea. Slightly increased development potential in some isolated areas of the Subarea could lead to increased tree removal or logging of some parcels. However, no changes to current Natural Resource Lands (NRLs) are proposed as part of this proposed Plan.

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

Maintain full compliance with the Skagit County Critical Areas Ordinance and other development regulations to mitigate the impacts of new development in rural areas (e.g., clearing and grading, forest practices act requirements, stormwater runoff and erosion control).

4.How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farm lands?

The proposal could increase protection of environmentally sensitive areas and parks by proposing to expand Squires Lake Park in public ownership. Slightly increased development potential proposed in some isolated areas of the Subarea are not significantly impacted by environmentally sensitive areas. No changes to existing designated NRLs are proposed as part of this Plan.

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

Maintain full compliance with the Skagit County Critical Areas Ordinance and other development regulations to mitigate the impacts of new development in rural areas (e.g., clearing and grading, forest practices act requirements, stormwater runoff and erosion control).

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

The proposed Alger Community Plan would slightly increase the development capacity of isolated areas within the rural Subarea. In total, residential capacity of potential rezone areas identified in the Plan could increase by a maximum of 69 dwelling units over a total area of more than 20 square miles affected by the Plan. These rezones (generally from Rural Reserve (RRv) to Rural Intermediate (RI) are concentrated along Old Highway 99 and well outside the adopted riparian buffer zones along environmentally sensitive Friday Creek. In addition the Alger Plan proposes to rezone several small isolated parcels from rural residential type use to rural village commercial and rural freeway service.

The proposed rezones in the Alger Community Plan are inconsistent with current adopted land use designations for these areas in the Skagit County Comprehensive Plan. However, supporting information and analysis are presented in the Plan that appear to mitigate any inconsistencies between the Comprehensive Plan and the GMA requirements for LAMIRD designations.

No changes to existing shoreline master program designations are proposed as part of this Plan. Nor are the land use designation changes sought in this Plan likely to subsequently affect or be inconsistent with existing shoreline rural designations in the Subarea.

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

The proposed Alger Plan identifies both logical outer boundary and infill/outfill analyses that appear to satisfy the LAMIRD requirements of the GMA related to designation of these areas.

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

Only minimally and insignificantly. The potential net increase in future development capacity is located within areas currently subject to both water and sewer service access. Although groundwater withdrawal is a concern within the “low flow” Friday Creek basin, the PUD operates a public water supply system that is planned for eventual connection to the Judy Reservoir surface supply source (located outside the Samish Basin) that could provide future service to the areas identified for development capacity increase. Sanitary sewer service is provided to portions of the Subarea through previous construction and operation agreements. Stipulations between the County and the sewer system operator limit connections to rural uses within non-Tribal owned properties in the Alger Subarea. The proposed Alger Plan reinforces this understanding and is consistent with its provisions.

There are no proposed urban growth area designations included in the proposed Alger Plan.

The potential for increase in vehicular traffic (directly attributed to this proposal) is insignificant given the current background traffic experienced in the Subarea.

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

Adoption of an eventual Samish River Rule by the Washington DOE will likely place limits on future groundwater withdrawals within the Samish/Friday Creek Basin. In such a circumstance the PUD connection to the Judy Reservoir will become more likely to serve water demand unmet through limited groundwater withdrawals.

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

None known.