

ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about our proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply."

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project if applicable:
James F. Ritchie Comprehensive Plan Amendment

2. Name of applicant:
James F. Ritchie

3. Address and phone number of applicant and contact person:
Applicant: James F. Ritchie
5912 Broad View Ave NE
Browns Point, WA 98422

Contact: Same as applicant

4. Date checklist prepared:
December 30, 2011

5. Agency requesting checklist:
Skagit County Planning & Development Services

6. Proposed timing or schedule (including phasing, if applicable):
Since purchasing the subject property in August 1989, substantial time and money have been put forth towards its improvement for residential use. These improvements towards residential development consist of a lot certification for residential development in July 2004 (PL04-0495), a wetlands investigation & fish/wildlife assessment in July 2007 (PL07-0562), and an onsite septic design in August 2007 (SW07-0423). As soon as the requested Comprehensive Plan Amendment from Ag-NRL to RRv is approved by Skagit County, design and permitting of one single family residence will be pursued.

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.
A wetlands investigation and fish & wildlife assessment was performed in June 2007 by Wetlands Incorporated.

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.
No

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

None other than this SEPA and subsequent approval of this Comprehensive Plan Amendment by the Skagit County Planning Commission and Skagit County Board of County Commissioners.

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.

This SEPA is provided to accompany a Comprehensive Plan Amendment application, to redesignate a 5.5-acre parcel (P69432) from Ag-NJRL to Rural Reserve, RRv. Information below is provided to substantiate this request, and also clarifies the history of the subject property.

The subject property, P69432, comprises a portion of Tracts "A" and "E" that were created by the Plat of Skagit Beach No. 1, recorded in 1964. The parcel is very irregularly shaped, measuring approximately 1,640 feet long x 146 feet wide, generally paralleling Channel Drive, with adjacent Skagit Beach lots abutting three sides. The recorded covenants created for the Plat of Skagit Beach No. 1 specifically restrict the subject property only to residential uses. The covenants also require the subject property to financially participate in the maintenance costs of plat roads. The Skagit County Assessor has assigned the property as residential, classifying it as Single Family Residential outside a City within the LaConner Rural Residential area. When the Plat of Skagit Beach was originally created, the underlying zoning was changed by Skagit County from Ag-NRL to Rural Reserve.

In early 1989, after the applicant confirmed the property's residential development right with Skagit County, the applicant purchased the parcel in August 1989 with the intention of developing this residentially-taxed parcel for one single family residence.

Since purchasing the subject property in August 1989, substantial time and money have been put forth towards its improvement for residential use. These residential improvements consist of a lot certification in July 2004 (PL04-0495), a wetlands investigation & fish/wildlife assessment in July 2007 (PL07-0562), and an onsite septic design in August 2007 (SW07-0423).

All other utilities necessary to support residential development, such as public water, power, and telephone, existing in the abutting Channel Drive.

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 subject property is located generally paralleling the east side of Channel Drive as represented on the enclosed Vicinity Map. The property address is 14983 Channel Drive, identified by the Skagit County Assessor as P69432, and is located in the southeast quarter of Section 13, Township 34 North, Range 2 East.

Per Skagit County records, the subject property's legal description is:

SKAGIT BEACH NO 1, (DR19) TRACT E LESS PORTION TO PLAT OF SKAGIT BEACH #5. ALSO EXCEPT THAT PORTION OF TRACT E, "PLAT OF SKAGIT BEACH NO 1", LYING NORTHERLY OF THE NORTH LINE OF LOT 12, "PLAT OF SKAGIT BEACH DIV. NO. 5, A REPLAT OF TRACTS "A" AND "F" OF SKAGIT BEACH NO. 1, SKAGIT COUNTY, WASHINGTON, AND THE EXTENSION OF SAID NORTH LINE EASTERLY TO THE EASTERLY LINE OF SAID TRACT "E". (DR19) TRACT E LESS PORTION TO PLAT OF SKAGIT BEACH #5. ALSO EXCEPT THAT PORTION OF TRACT E, "PLAT OF SKAGIT BEACH NO 1", LYING NORTHERLY OF THE NORTH LINE OF LOT 12, "PLAT OF SKAGIT BEACH DIV. NO. 5, A REPLAT OF TRACTS "A" AND "F" OF SKAGIT BEACH NO. 1, SKAGIT COUNTY, WASHINGTON, AND THE EXTENSION OF SAID NORTH LINE EASTERLY TO THE EASTERLY LINE OF SAID TRACT "E".

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, ~~rolling, hilly,~~
~~steep slopes, mountainous, other.~~

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

With exception of ditch side slopes, the property is flat, likely having a steepest slope on the order of 1 – 2%.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? If you know the classification of agricultural soils, specify them and note any prime farmland.

The Skagit County Soil Conservation Service, SCS, has soil maps established by aerial flight reconnaissance. Excepting the southeasterly quarter of the property, SCS depicts the property as containing Xerorthents soil, with the southeasterly quarter comprising Skagit Silt Loam.

The SCS describes Xerorthents as a heavily disturbed, wet soil, and is not listed in any category supportive of agricultural activities.

The SCS describes Skagit Silt Loam as having a high silt clay content and a moderate ability to support limited agricultural activities.

Strictly per SCS classifications, only the southeasterly quarter of the subject property having Skagit Silt Loam falls in the category of Prime Alluvial Soils per Skagit County's Comprehensive Plan.

To assess and confirm existing soil conditions, a certified professional soils agronomist from AgTech Services performed a site inspection in November 2011. The onsite soils were classified as not being Prime Farm Land due to their heavy clay content, shallow water table, and invasive plant species that dominate the property and are not conducive to farming practices. Please refer to the attached letter from AgTech Services dated November 3, 2011.

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

From a structural and foundation perspective, it is unknown if the onsite soils are unstable. Due to the surrounding residential development, the onsite soils are likely supportive of residential foundation loads. From an agricultural perspective, the onsite soils are not suitable to support farming activities.

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

An approved Comprehensive Plan Amendment will not result in any moving of soils. Subsequent development of one residence will likely generate less than 100 cubic yards of soil movement.

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

An approved Comprehensive Plan Amendment will not result in any erosion. Subsequent residential development will incorporate erosion controls as required by Skagit County Public Works.

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

An approved Comprehensive Plan Amendment will not result in any impervious surface. Subsequent residential development on the 5.5 acre parcel will create approximately 5,000 – 7,000 square feet of impervious coverage by construction of a residence and driveway.

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

No impacts will be generated by an approved Comprehensive Plan Amendment, and erosion controls will be incorporated into the property's residential development.

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.**

An approved Comprehensive Plan Amendment will not result in any emissions, and subsequent residential development will only generate emissions from residential grade heating equipment.

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

No

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

None

3. WATER

a. Surface

- 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.**

Near the southerly end of the property, there is a man-made drainage ditch that is oriented east-west along the south line of Section 13. This ditch does not cross the property, however proceeds easterly. This particular ditch is denoted upon Skagit County's 2009 Stream Typing Map as being non-fish habitat. Per the Department of Natural Resources Water Typing Maps, this particular drainage ditch is designated as N, meaning non-fish bearing nor fish rearing.

Near the middle east side of the property, there is another man-made drainage ditch which does not cross the property however proceeds easterly from the east side of the property. This particular ditch is not typed on either Skagit County's nor DNR's stream typing maps.

Paralleling the east side of the property, there is also a man-made drainage ditch which appears to function as the connection route from the ditch near the property's middle east side and the ditch at the south end of the property. This ditch paralleling the property's east side is not typed on either Skagit County's nor DNR's stream typing maps.

All surrounding ditches function to relieve surface water and shallow ground water from the subject property and surrounding properties. These ditches convey waters westerly, eventually discharging into the Swinomish Channel.

None of the surrounding drainage ditches are natural, and none are classified as being fish bearing. Please refer to the enclosed stream typing maps from Skagit County and DNR, and an aerial photo illustrating the subject property and surrounding man-made drainage ditch network.

Within the subject property, the 2007 Wetland investigation identified a small Category IV wetland encompassing approximately 1,575 square feet, which per Skagit County regulations, is exempt.

- 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.**

Future development onsite for one residence may be within 200 feet of the wetland; however the wetland is exempt per Skagit County records and has not setbacks. The wetland will not be disturbed by residential construction. If applicable, setbacks will be maintained from the man-made drainage ditches in the vicinity.

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

No.

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

The property associated with this Comprehensive Plan Amendment is located within the 100-year flood plain.

- 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 will water be discharged to ground water? Give a general description, purpose, and approximate quantities if known.**

The approval of the Comprehensive Plan Amendment will in itself not generate any use of water. Subsequent residential development will contain a septic drainfield, which will generate water into the ground water system.

- 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.**

Upon approval of this CPA and subsequent residential development, only residential grade septic grey water will enter the ground. The approved septic design for the subject property will utilize a Glendon Biofilter septic design as approved by Skagit County under permit SW 07-0423.

c. Water Runoff (including storm water):

- 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 approved CPA will change any drainage and runoff characteristics of the property. Subsequent residential development containing one home will generate very little increase in runoff, which as currently occurs, will either soak directly into the ground, or enter the abutting man-made drainage ditches which convey runoff waters eventually to the Swinomish Channel.

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

No.

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

No drainage measures are needed for the approved CPA. Subsequent residential development will incorporate best management practices relative to developed runoff waters.

4. PLANTS

a. Check or circle 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
☒ 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?

The approved CPA will not generate any ground disturbance. Subsequent residential development will not impact the onsite, exempt, wetland. Approximately 5,000 – 7,000 square feet of existing pasture condition will be improved to an impervious condition for a home and driveway, and likely approximately ½ acre of pasture will be converted to lawn.

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

Only the small, 1,575 square foot Category 4 wetland, which will not be disturbed.

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

None other than normal residential landscape improvements, generally consistent with other residentially developed lots within the Plat of Skagit Beach.

5. ANIMALS

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

birds: hawk, heron, eagle, songbirds, other:
 mammals: deer, bear, elk, beaver, other:
 fish: bass, salmon, trout, herring, shellfish, other:

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

None are known.

- c. **Is the site part of a migration route? If so, explain.**
The subject property is located within the Pacific Flyway which incorporates much of Skagit Valley. There is no evidence onsite of any habitat, rearing, and nesting conditions associated with migratory fowl.
- d. **Proposed measures to preserve or enhance wildlife, if any:**
None anticipated.

6. **ENERGY AND NATURAL RESOURCES**

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**
An approved CPA will not require any utility services. Subsequent residential development will be served from directly available utilities. Electricity will be used for heating, lighting, and operating residential appliances. Natural gas is also available for heating.
- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**
No
- c. **What kinds of energy conservation features are included in the plans of this proposal?**
None other than compliance with energy code requirements within the IBC.
- d. **List other proposed measures to reduce or control energy impacts, if any:**
None are known at this time.

7. **ENVIRONMENTAL HEALTH**

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.**
No. Approval of this CPA and subsequent residential development will not generate any hazardous exposures nor create any health hazards.
- b. **Describe special emergency services that might be required.**

None are needed for the approved CPA. Normal security and health services will be needed for the residential use of the property.

- c. **Proposed measures to reduce or control environmental health hazards, if any:**
None are required.

8. **LAND AND SHORELINE USE**

- a. **What is the current use of the site and adjacent properties?**
The subject property is clear of trees and shrubs, and supports pasture conditions. There is a small permitted barn onsite and a portion of the property is used as a horse pasture. Surrounding uses to the north, west, and south are residential associated with the Plat of Skagit Beach. Adjacent property east is farmed.
- b. **Has the site been used for agriculture? If so, describe.**
Since the applicant's property purchase in 1989, there have not been any onsite agricultural uses. Extending back to the creation of the Plat of Skagit Beach in 1964, there are no known onsite agricultural activities.
- c. **Describe any structures on the site.**
One small pole barn.
- d. **Will any structures be demolished? If so, what?**
No
- e. **What is the current zoning classification of the site?**
Ag-NRL until the CPA is approved for Rural Reserve
- f. **What is the current comprehensive plan designation of the site?**
Ag-NRL until the CPA is approved for Rural Reserve
- g. **If applicable, what is the current shoreline master program designation of the site?**
The subject property is not within 200 feet of the Swinomish Channel. Along the Swinomish Channel, the shoreline designation is Rural Residential.
- h. **Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.**
No.

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

The approved CPA will not generate any onsite residency. The subsequent residential development will create one home, likely for three to four individuals.

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

None.

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

None needed.

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

The subject property is legally part of the Plat of Skagit Beach, and per plat covenants, is limited only to residential use. An approved Lot Certification has been obtained to support residential development once the CPA has been approved. The subject property is already taxed by Skagit County as a single family use.

9. **HOUSING**

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

Upon approval of the CPA, one onsite middle-income residence will be constructed, which is consistent and compatible with the surrounding homes upon other lots in the Plat of Skagit Beach.

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

None

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

None other than conformance with the plat covenants and payment of home-owner obligation fees.

10. **NOISE**

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

None

- 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)? Indicate what hours noise would come from the site.**

Approval of the CPA will not generate any noise. Subsequent residential development will generate building noises for approximately 6 months during construction of the home. Thereafter, very little noise will be generated from the single onsite residence.

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

None required.

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?**

The approved CPA will not involve any structures, however subsequent residential development height will remain within Skagit County height limitations.

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

None.

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

None required.

12. **LIGHT AND GLARE**

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

Approval of the CPA will not generate any light or glare. Subsequent residential development will generate very little light from outdoor lighting, which is needed for access and safety.

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

No.

- 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. Future residential development will generate very low level lighting, visible only at night time.

13. RECREATION

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

There are no recreational opportunities upon nor directly adjacent to the subject property. The Swinomish Channel is approximately 300 – 400 feet west, which provide many recreational opportunities.

- b. **Would the proposal displace any existing recreational uses? If so, describe.**

No.

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

None required.

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 are known.

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

None are known.

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

None are anticipated.

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.**

The subject property generally parallels and is easterly of Channel Drive, which provides access to the property. Access to future

residential improvements will be from the southerly end of the property.

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

Other than local school bus service, it is unknown if the Plat of Skagit Beach is served by public transit.

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

The approved CPA will not require any parking. Subsequent residential development will create two or three onsite parking spaces. No parking will be eliminated.

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

No.

- 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.**

As common with one single family residence, approximately 6 – 8 trips will be generated per day. Peak travel periods upon Channel Drive are likely in the morning and late afternoon as people go to, and return from work.

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

None other than payment of road maintenance fees associated with the Plat of Skagit Beach.

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.**

Approval of the CPA will not generate any impact upon public services. Subsequent residential development for one family will be served by public services and facilities.

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

Payment of impact fees at the time of building permit issuance and payment of yearly taxes as applicable for school and health facilities.

17. UTILITIES

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

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

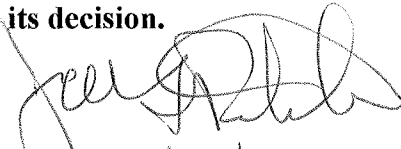
No utility services will be required for the approved CPA; however subsequent residential development will include the underground extension of power, telephone, and water to serve the single residence onsite.

C. SIGNATURE

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

Signature:

Date Submitted:


1/09/2012

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 elements of the environment.

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

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

Approval of the Comprehensive Plan Amendment, CPA, will not generate any utility uses nor property emissions. Approval of the CPA will support the future construction of one single family residence on the property. Development and operation of one residence will not generate any harmful emissions, will not cause any toxic and hazardous substances, and will not generate any impactful noises.

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

Approval of the Comprehensive Plan Amendment, CPA, will not generate any of the referenced effects. Approval of the CPA will support the future construction of one single family residence on the property. Development and operation of one residence will not generate any negative impacts to plants, animals, fish, and marine life. Residential development of the subject property is in strict conformance with the intended use of this parcel within the Plat of Skagit Beach.

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

Approval of the CPA will not require any protective measures. Future residential development will not generate any impacts, and therefore, no mitigation is necessary.

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

Approval of the CPA will not impact any energy and natural resources. The subject property does not contain any natural resources such as prime farmland soil as substantiated by the site inspection performed by a certified professional soils agronomist.

Nor do Skagit County soil records substantiate prime farmland soils throughout the property. The subject property has absolutely no known history of any commercial significance. Since the applicant's purchase of the property in 1989, the applicant has committed significant financial efforts to use of the property for a single family residence.

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

Approval of the CPA is not associated with energy nor natural resources. Subsequent residential use will include conformance with IBC energy regulations. Residential use of the property will have no impact upon natural resources.

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?**

Approval of the CPA will have no negative effect upon any sensitive or critical areas, nor will it cause any changes in use of the elements noted above. Residential development upon the subject property will recognize preservation of the onsite exempt wetland. Residential development limited to one home will conform to Skagit County regulations and the Plat of Skagit Beach covenants. The residential development will occur within the flood plain, however it will not generate a negative impact to flood conditions.

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

Approval of the CPA does not require protective measures. As clearly demonstrated, the subject property is technically not a natural resource.

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?**

Approval of the CPA will not generate any negative effect on land and shoreline uses. Approval of this CPA will not set a precedent to support the changing of Ag-NRL to RRv because the subject property should have already been designated RRv in 1964 when the Plat of Skagit Beach was assigned its RRv designation. The

subject property is not and has not been used for agricultural purposes. Prior to purchasing the property in 1989, the applicant confirmed with Skagit County the residential development potential. The applicant has committed significant time and money in securing residential property uses such as a wetlands investigation, lot certification, and residential septic design. Approval of the CPA and subsequent residential development is compliant with the original planned use of the property, which has been overlooked by Skagit County.

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

The subject property is not within shoreline jurisdiction. Development of one residence will not have any measurable land-use impacts.

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

Approval of the CPA will not generate any demands. Development of one residence will rely on the use of adjacent roads and public services. As per plat covenants, road maintenance fees will be paid. As required by the utility companies serving this area, any mitigation improvements will be made, proportional to the level of any impact. Residential use will not generate a measurable impact upon public services and utilities.

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

None are anticipated.

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

Approval of the CPA will in itself, not generate any impacts. Use of the subject property for one residence cannot be faulted due to the inadvertent error by Skagit County to not properly recognize the property as Rural Reserve. Correcting the property's comprehensive plan designation does not create a precedent setting action, in that there are very very few parcels in Skagit County that have been purposely created as a platted lot, are intentionally limited only to single family residential use, are taxed as a single family use, have no historical agricultural uses, and have innocently been pursued for residential development as originally supported by Skagit County.

Skagit County GIS Map

