

## **12 Appendix A: SEPA Environmental Checklist**

## B. ENVIRONMENTAL ELEMENTS

### 3. Water

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

**The *Preliminary Storm Drainage Report for East Maple Ridge*, prepared by Associated Project Consultants, Inc., provides the basis for water quality and quantity treatment techniques consistent with the 2005 Department of Ecology Stormwater Management Manual for Western Washington. The site design includes proposed measures to reduce the amount of total impervious surfaces from the project by preserving areas of natural forested and pervious ground cover.**

### 14. Transportation

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

**A principal design feature of the proposed site is reducing the visual impact of cars and parking on the visible landscape. This includes both building smaller streets, and providing access to most lots in small alleys. Rear lot access from alleys provides for both increased traffic safety and aesthetic benefits by reducing the number of driveway openings onto the main streets.**

**Each home will have parking off the street, and visitor parking will be provided in tandem parking from alleys serving most of the proposed lots within the development. Single-family attached residences will be designed in clusters, with common driveway access. In addition, some on-street pocket parking will be provided, and small parking lots will be provided for each of the developed park areas proposed.**

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

**Internal street improvements as proposed are designed to allow efficient access throughout the project. The design provides for several means of ingress and egress, with connections to H Street and Cedar View Street, and integration of a Parkway Collector Street planned to facilitate traffic from the greater East Blaine area.**

## A. BACKGROUND

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

**The first phase of construction is proposed to begin in the Spring of 2007, continuing with one to two phases per year.**

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

- ***Wetlands Delineation Report*, dated July 2004, prepared by MRM Consulting.**
- ***Preliminary Drainage Study for East Maple Ridge*, dated December 2006, prepared by Associated Project Consultants, Inc.**
- **Soil Infiltration Evaluation, dated December 2006, prepared by Kleinfelder.**

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.)

**East Maple Ridge will be a residential and mixed-use subdivision, developed as a planned unit development in Blaine's Planned Residential zone. The 88.45-acre project will include a total of 353 dwelling units, including 128 units as single-family attached, and 225 units as single-family detached dwellings with an overall density of 4 units per acre. The finished development will include approximately 24-acres of active and passive open space areas, including natural wetlands, created pond and wetland features, natural woods, and trails, as well as developed common open spaces for park areas. A neighborhood center will accommodate mixed use and live/work opportunities as well as providing a focal point and meeting place for the community.**

**Principle design parameters for the development include:**

- **Reduction of the impact of cars and parking on the visible landscape by rear-loading garages with alley access to most units.**
- **Integration of several housing types into attractive neighborhood clusters.**
- **Preservation and integration of natural wetlands into the development.**
- **Incorporation of drainage ponds as an attractive feature of the landscape.**
- **Creating a network of pedestrian connectivity, with sidewalks and foot trails.**

## A BACKGROUND

1. Name of proposed project, if applicable:

**East Maple Ridge**

2. Name of applicant:

**The Connelly Company, LLC**

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

**The Connelly Company, LLC  
9070 Custer School Road  
Custer, WA 98240  
360-671-9992**

4. Date checklist prepared:

**January 2005**

5. Agency requesting checklist:

**CITY OF BLAINE**

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

**\***

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

**None at this time**

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

***Wetlands Delineation Report, dated July 2004, prepared by MRM Consulting;  
Preliminary Drainage Study for East Maple Ridge, dated February 2005, prepared by Associated Project Consultants, Inc.***

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

**None to our knowledge.**

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

**City of Blaine Planned Unit Development approval  
City of Blaine Land Disturbance Permit and Revocable Encroachment Permit  
DNR Forest Practice Application  
NPDES General Permit for Construction Activities**

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.)

East Maple Ridge will be a residential and mixed-use subdivision, developed as a planned unit development in Blaine's Planned Residential zone. The 88.45-acre project will include a total of 353 dwelling units, including 116 units as single-family attached, 15 units as cottage housing, and 222 units as single-family detached dwellings with an overall density of 4 units per acre. The finished development will include approximately 24-acres of active and passive open space areas, including natural wetlands, created pond and wetland features, natural woods, and trails, as well as developed common open spaces for community gardening and park areas. A neighborhood center will accommodate mixed use and live/work opportunities as well as providing a focal point and meeting place for the community.

Principle design parameters for the development include:

- Reduction of the impact of cars and parking on the visible landscape by rear-loading garages with alley access to most units.
- Integration of several housing types into attractive neighborhood clusters.
- Preservation and integration of natural wetlands into the development.
- Incorporation of drainage ponds as an attractive feature of the landscape.
- Creating a network of pedestrian connectivity, with sidewalks and foot trails.

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.

4258 H Street, Blaine, WA

Section 32, Township 41, Range 1 E., W.M.

Parcel #410132 403162, #410132 400035, #410132 370100, #410132 477076, #410132 540101  
#410132 500190

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

a. General description of the site (underline): Flat, rolling, hilly, steep slopes, mountainous, other  
\_\_\_\_\_.

b. What is the steepest slope on the site (approximate percent slope)? and note any prime farmland.

Approximately 6.0%

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 prime farmland.

Everett Gravelly Sandy Loam, per the Soil Conservation Service Survey of Whatcom County.

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

None to our knowledge.

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

**Grading and fill activities would occur as needed to construct roads and building pads on the site. Quantities of fill or grading are not known at this time; however it is anticipated that a cut and fill balance will be maintained on the site, such that large quantities of material import or export would not be required. Details of fill and grade activities will be available with design of each phase of the project.**

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

**It is possible, however properly designed erosion control protection would be required by the City and State agencies as necessary to ensure the protection of water resources.**

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

**Approximately 40-50% of the site will be covered with impervious surfaces at full build-out.**

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

**During construction, erosion will be reduced and controlled by developing and implementing a Stormwater Pollution Prevention Plan (SWPPP) incorporating appropriate Department of Ecology Best Management Practices such as silt fences, check dams, stilling basins, bio-filter strips, bioswales, and sedimentation basins. These BMP's will be in place as necessary prior to and during construction, along with properly designed stormwater detention and water quality facilities. In addition, phased construction of this development limits the amount of disturbed ground at one time, thereby reducing the potential for erosion.**

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## 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.

**During construction activities, dust particulate can be emitted into the air. Exhaust emissions from construction equipment may also be noticeable. The effect could be severe at times if there are unusually high winds in the area, however the effect will be of short duration and should not have any long-term adverse impacts on the environment. Phased construction and dust control measures such as watering exposed soils will mitigate for and control dust particulate.**

**The completed project will be a source of normal vehicular emissions.**

- 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:

**Dust particulate can be controlled to a certain extent by the application of water before and during construction activities. Wash down facilities are also possible to remove soil materials from truck and car tires as necessary. It is anticipated that equipment used in the construction work will be equipped with factory-installed exhaust systems to retard emissions. Phased construction will limit the amount of exposed soils at any one time, thereby limiting the potential intensity of wind erosion.**

### 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.

**Yes, there are two identified wetland areas on site, as delineated by MRM Consulting.**

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

**Yes, work will occur within 200-feet of the wetland areas.**

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

**None.**

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.

**No.**

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 general description, purpose, and approximate quantities if known. No.

**No ground water will be withdrawn as a result of this project.**

**Stormwater runoff may be infiltrated to groundwater as a water quality and quantity mitigating Best Management Practice, where this is determined to be feasible by soil studies and hydrogeological analysis, and where the infiltration can meet the guideline requirements for infiltration in the Department of Ecology Stormwater Management Manual for Western Washington.**

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

**None.**

#### 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 primary source of runoff will be from stormwater (rainfall and snow melt). Stormwater runoff from this site will receive proper water quality treatment and flow quantity control according to City of Blaine code and Department of Ecology guidelines, by routing the runoff through detention and water quality pond facilities, or to infiltration basins as feasible. Controlled and treated stormwater surface discharges will be to H Street, and to Cedar View Street.

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

Neither the construction activities nor the completed project is expected to generate waste materials that could enter either ground or surface water, based on the best available science regarding stormwater treatment.

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

**The Preliminary Storm Drainage Report for East Maple Ridge, prepared by Associated Project Consultants, Inc., provides the basis for water quality and quantity treatment techniques consistent with the 2001 Department of Ecology Stormwater Management Manual for Western Washington. The site design includes proposed measures to reduce the amount of total impervious surfaces from the project, to preserve large areas of natural forested ground cover, and to consider infiltration where feasible as a mitigating measure to control stormwater.**

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#### 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, 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?

**Approximately 75-acres of wooded area will be cleared by the overall development.**

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

**None known.**

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

**East Maple Ridge will preserve approximately 13.6-acres of open forested space, including the on-site wetland areas. Additionally, landscaping and preservation of existing natural vegetation will be used along streets, around buildings, and within drainage facilities where possible.**

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#### 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 known.**

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

**This site, along with the entire Puget Sound region, lies within the western flyway for migratory birds.**

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

**Conservation of approximately 13.6-acres of open forested space on-site.**

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## 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..

**Domestic energy needs for 353 residential dwelling units and 24,000 square feet of commercial space will be needed for the completed project, including electricity and natural gas. Use of solar, wood stove, or other energy forms will vary with individual home construction.**

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

**No.**

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

**The standard International Residential/Building Code requirements will be utilized regarding energy conservation.**

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## 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.

**None, other than usual risks associated with construction activity.**

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

**No special or extraordinary emergency services are anticipated as a result of this PUD.**

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

**None are proposed.**

- b. Noise

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

**There is some traffic noise from H Street, and some overhead aircraft; however, these noise generators will not impact the proposed development.**

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.

During construction, noise will vary considerably as the construction takes place. Based on information provided by the typical construction activity noise model, maximum construction noise could vary from 65 to 89 DBA, with an average of 85 DBA. Noise will occur on the site mainly during the daylight hours, roughly between 6am and 6pm, Monday through Saturday.

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

Noise impacts from construction of this development will be limited in duration. Measures such as the contractor using and regularly maintaining efficient exhaust mufflers and quieting device on equipment will be expected and enforced by City of Blaine ordinances. Construction activities will be restricted to hours between 6am and 7pm.

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## 8. Land and Shoreline Use

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

The site is currently undeveloped. Adjacent properties on all sides are currently developed as single family lots. To the south, on the south side of H Street, is the City of Blaine cemetery.

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

No.

c. Describe any structures on the site.

There is one existing house located on parcel #410132 400035

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

The existing house may be demolished as part of construction.

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

Planned Residential (PR)

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

Residential

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

Not applicable.

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

Yes, two wetland areas have been identified on the site.

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

Approximately 847 people will reside in the project, assuming 2.4 people per dwelling unit.

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

None.

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

**None are proposed or planned.**

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

**Compliance with City of Blaine zoning and planned unit development guidelines and procedures.**

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## 9. Housing

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

**353 dwelling units, with a mix of income ranges.**

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

**One existing house may be eliminated.**

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

**This project will provide housing in the City of Blaine, where at the present time there are a limited number of affordable lots available. This project fits the requirement of the Growth Management Act to provide housing.**

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## 10. Aesthetics

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

**Height restrictions proposed under the PUD plan are 35-feet.**

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

**Based on the PUD site plan layout, it is unlikely that negative view impacts would result from the proposed development.**

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

**The use of professional architects, engineers, and landscape architects will provide necessary measures to reduce and control aesthetic impacts. In addition, the planned preservation of open space areas on the site will provide for a natural setting and backdrop within the PUD.**

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## 11. Light and Glare

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

**The project will include soft illumination of some streets, parking areas, commercial center, and residential buildings at night.**

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

No, it is unlikely that either light or glare from the proposed project will create a safety hazard or interfere with views.

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

None known.

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

Installation of lights will be professionally designed to restrict lighting to the level needed for safety, and to utilize down or shoe box lights to reduce glare.

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## 12. Recreation

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

Lincoln Park is within 1000 feet of the site.

b. Would the proposed project 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:

East Maple Ridge will have approximately 23.9-acres of open space, including both forested areas and developed park and recreational areas, and a network of paths and trails conducive to pedestrian and bicycle uses.

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## 13. 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 or next to the site.

None known to be nearby.

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

If during the grading or construction activities potentially archeological, scientific, or culturally significant items are unearthed, the City of Blaine and the Washington State Office of Archeology and Historic Preservation will be contacted. Further work will be conducted only under their guidance.

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## 14. 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 principal access to the site is from H Street. Two connecting roads are proposed from H Street into the plat, along with turning lane improvements to H Street. Also, a street connection is proposed to E Street, with a route through to the east side of the project for future circulation to developing properties to the east.

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

**No. The nearest transit stop is about 2-miles away in downtown Blaine.**

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

**A principal design feature of the proposed site is reducing the visual impact of cars and parking on the visible landscape. This includes both building smaller streets, and providing parking and access to most lots in small alleys. Rear lot access from alleys provides for both increased traffic safety and aesthetic benefits by reducing the number of driveway openings onto the main streets.**

**Each home will have parking off the street, and visitor parking will be provided in the alleys serving most of the proposed lots within the development. Single-family attached residences will be designed in clusters, with common driveway access. In addition, some on-street pocket parking will be provided, and small parking lots will be provided for each of the developed park areas proposed.**

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).

**Yes, construction of this project will require public access streets with each phase of development.**

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.

**For design purposes, the average daily trips is assumed to be 9.5 cars per residence. This would project an estimated 8,048 trips per day for the completed PUD.**

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

**Internal street improvements as proposed are designed to allow efficient access throughout the project. The design provides for 4 means of ingress and egress, with a connection to E Street, two connections to H Street, and a future connection to Harvey Road. Additionally, street widening to construct turn lanes are proposed at each of the two connections to H Street, to reduce impacts to through traffic. E Street will need sidewalk improvements to Allan Street to accomodate pedestrians.**

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## 15. 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.

**Yes, public services will be needed to serve this development.**

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

**Impacts from increased public services will be offset by the increase in tax base resulting from the development. In addition, development fees will offset impacts to public services.**

**16. Utilities**

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

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

**Water service is currently available on the site from the City of Blaine, and new water mains will be constructed to distribute water throughout the project.**

**Sewer service is proposed to be extended from the existing City sewer main in H Street to serve the project. The City of Blaine has been reviewing the construction plans for the sewer main for several months.**

**Electricity is available at two locations adjacent to the site. City electrical service lines and services will be installed throughout the PUD.**

**All other utilities will be from local standard providers.**

**C. SIGNATURE**

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

Signature: *D. Laugel* (Agent for Owner)

Date Submitted: 2-11-05