



CITY OF ANACORTES

*Planning, Community, &
Economic Development*

Date Received:

05/21/2021

SPL-2021-0002

Revised - 8/6/2021



LAND USE

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

Reviewed by Emily Morgan, Project Planner

A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable:
- [\[help\]](#)

Fidalgo Ridge

2. Name of applicant:
- [\[help\]](#)

FDV LLC Craig Bergfalk Managing member

3. Address and phone number of applicant and contact person:
- [\[help\]](#)

4303 Marine Heights Way
Anacortes WA 98221
(360)391-6010

4. Date checklist prepared:
- [\[help\]](#)

04-26-2021

5. Agency requesting checklist:
- [\[help\]](#)

City Of Anacortes

6. Proposed timing or schedule (including phasing, if applicable):
- [\[help\]](#)

Summer 2021

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
- [\[help\]](#)

the construction of 7 SFR and 2 Duplex with garages.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
- [\[help\]](#)

None

Tree Preservation Plan

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.
- [\[help\]](#)

None pending

Possible stormwater permitting via Dept. of Ecology

10. List any government approvals or permits that will be needed for your proposal, if known.
- [\[help\]](#)

Clearing, Fill and grade permit, Land use permit, Encroachment Agreement, Right of way Permit

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.)
- [\[help\]](#)
- Also see complete narrative.

Fidalgo Ridge, 1.38 acres or 60,000 sq ft of land involves improvement to 300 lineal ft of city alley, improving of 363 ft of city street, adding sanitary sewer mains connecting into city sewer system with a storm water detention pond located on B Ave. with water quality bio swale to the North. Reconfigured 20 residential lots into 9 new R2A compliant lots for 7 SFR and 2 duplex lots.

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. [\[help\]](#)

2307 37th street, Anacortes WA 98221 SECTION 25, TOWNSHIP 35, RANGE 1 EAST, W.M.
LOTS 1 TO 20, BLOCK 34, KELLOGG'S & FORD TO ANACORTES, RECORDED IN VOLUME 1 OF PLATS, PAGE 41,
RECORDS OF SKAGIT COUNTY, WASHINGTON

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

a. General description of the site [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other FLAT

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

4%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Bow Clallam Gravelly loam, sandy silt

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

NO

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

Excavation for road improvements, storm water detention pond, Storm water bio-swale for water quality, sanitary sewer mains with man holes, storm water infiltration system system, clearing for new required Bike/walking paths to comply with neighborhood connectivity requirements estimated area effected 16,000 sqft, imported material from Lakeside industries for road improvements.

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

[\[help\]](#)

No the use of BMP will mitigate

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

47%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Erosion control fencing, straw ,straw waddles, construction road access.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

No major impact to air quality.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Dust control with straw , plastic, watering

3. Water

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

None

- 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. [\[help\]](#)

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. [\[help\]](#)

None

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

No

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

[\[help\]](#)

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. [\[help\]](#)

None

b. Ground Water:

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

At this time the well on site is planned to be decommissioned.

- 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. [\[help\]](#)

None the current septic system will be removed.

c. Water runoff (including stormwater):

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

Storm water from one SFR and one duplex will be diverted into a detention pond. Storm water from six SFR and one Duplex will be diverted into an infiltration system. Storm water from driveways and new roads will be diverted to a detention pond and the discharged into a water quality bio-swale and transported to 37th street.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

None anticipated, we will use a concrete wash out area, and a construction road for access.

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

Not anticipated

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

Use of BMP's such as erosion control fencing, straw, plastic, straw waddles.

4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

____ water plants: water lily, eelgrass, milfoil, other
 ____ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)
 Alder, Fir, Hemlock trees and brush including black brier removed from right of way. Fir Alder Cedar trees and grass from building site.
- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)
 None known
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)
 Landscaping will be completed as part of the individual lot improvements
- e. List all noxious weeds and invasive species known to be on or near the site.
 Cytisus scoparius, Polygonum x bohemicum, Rubus armeniacus, Rubus laciniatus,

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)
 birds: hawk, heron, eagle, songbirds, other:
 mammals: deer, bear, elk, beaver, other:
 fish: bass, salmon, trout, herring, shellfish, other _____
 Deer, hawk, songbirds, hummingbirds.
- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)
 None known
- c. Is the site part of a migration route? If so, explain. [\[help\]](#)
 Not known
- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
 Creating a trail on B,C aves and 38th street that can be utilized by wildlife.
- e. List any invasive animal species known to be on or near the site.
 none known

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. [\[help\]](#)
 Electricity and natural gas will be used for primary heating with the option of Solar to provide some Electricity.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)
 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: [\[help\]](#)

Homes will comply with current energy codes.

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. [\[help\]](#)

None

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

Text

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

Natural Gas is in 37th street

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

None known

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

None known

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

Not applicable

b. Noise

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

Noise from city of Anacortes maintenance yard

Text

- 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. [\[help\]](#)

Temporary Typical construction noise, from 7:00am to 7:00pm

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

None planned

Text

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

Text

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted

to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

None

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

No not aticapated.

c. Describe any structures on the site. [\[help\]](#)

House (SFR), Garage, shed.

d. Will any structures be demolished? If so, what? [\[help\]](#)

Yes, a SFR then later a garage/shed.

e. What is the current zoning classification of the site? [\[help\]](#)

R2A

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

R2A

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

None

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

28 people based on US average.

j. Approximately how many people would the completed project displace? [\[help\]](#)

None

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Not applicable

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

Not applicable

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not applicable

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Proposed 2 duplex units and 7 SFR. Mid-range income residences.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

One SFR will be replaced, its Mid-range income residence.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None

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? [\[help\]](#)

Max height allowed in R2A is 35 ft, the exterior siding will mostly be of cement board.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Follow city ordinance to comply with front aesthetic.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Typical glare from streets, windows, roofs, gutters, siding.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

Not anticipated.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

Glare from city of Anacortes maintenance building metal siding and roofing.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Use trees and low growing plants to reduce glare from and to project.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

The Anacortes Forest Lands are 500 ft to the West and will be access able through trails. The Anacortes swimming pool is located about 1 mile to the North East. The Tommy Thompson trail is located approximately 1.5 miles to the East.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

None

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None

13. Historic and cultural preservation

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

A SFR with no historic value.

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

None known.

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

None

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

None

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

37th street access will be from B- ave and C- ave. (see plot plan for more detailed info.)

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

This site is not served by public transportation. The closes bus stop is about 1.5 miles to the East on R Ave.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

R2A requires a min of two off-street parking per SFR.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

New roads Fidalgo Ridge Lane, B Ave, and C Ave. New bike trails on 38th Ave B Ave, and C Ave. These will be for public use and dedicated to the city of Anacortes.

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

No

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

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

None

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Establish Bike paths to neighboring streets.

15. Public services

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

None

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None

16. Utilities

a. Circle utilities currently available at the site: [\[help\]](#)

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. [\[help\]](#)

C. SIGNATURE [\[HELP\]](#)

I certify (or declare) under penalty of perjury under laws of the State of Washington that 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 a decision.

Signature: 

Name of signee Craig Bergfalk

Position and Agency/Organization Managing Member

Date Submitted: 08-06-2007