

# SEPA ENVIRONMENTAL CHECKLIST

## **Purpose of checklist**

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

## **Instructions for applicants**

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

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

## **Instructions for lead agencies**

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## **Use of checklist for nonproject proposals**

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

## A. Background

1. Name of proposed project, if applicable: **LU 2023-005 CA N Martin Street Wetland**
2. Name of applicant: **Vince Barthels**
3. Address and phone number of applicant and contact person: **Ardurra, 1717 S Rustle, Suite 201, Spokane, WA 99224. Cell: (509) 951-9564.**
4. Date checklist prepared: **6/30/2023**
5. Agency requesting checklist: **City of Medical Lake**
6. Proposed timing or schedule (including phasing, if applicable): **Approximately 9 months for construction of a single-family residence.**
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. **Wetland Buffer Mitigation Plan prepared by Vince Bartels, dated July 2020. Review of the plan by Jacob MacCann, Department of Ecology, dated July 21, 2020. Review of the plan by Towey Ecological Services, dated May 4, 2023.**

Note from City Staff:

**The following, additional documents are relevant to this proposal: Wetland Rating Summary prepared by Dr. Hugh Lefcort, dated May 25, 2023. TDML information prepared by Robynn Sleep, dated May 24, 2023. Wetland Evaluation prepared by Dr. Robert Quinn, dated May 7, 2020. Wetland Buffer Mitigation Plan Review prepared by Bill Towey, dated July 4, 2023. All of these documents are available at [www.medical-lake.org](http://www.medical-lake.org) in the City Government tab.**

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 known.**
10. List any government approvals or permits that will be needed for your proposal, if known. **An approved critical area review is required before building permits may be applied for.**
11. Give a 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.) **The proposal is for a single-family residence with a footprint of 1,248 square feet to be located in the buffer of a Category III wetland. The 21,960 square foot site has wetland covering approximately 80% of the site, therefore, development cannot be located outside of the required buffer. The reasonable use exception is being pursued to disturb approximately 2,700 square feet of the site. This disturbance area will include fill brought in to create a level building site. Native plantings are being proposed to mitigate the impact of development in the buffer.**
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 site is located on the west side of North Martin Street, just to the north of West Brooks Road in the city of Medical Lake. The site consists of the tax parcels 14073.0253 and 14182.0402.**

## B. Environmental Elements

### 1. Earth

- a. General description of the site: Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other: **Shallow slope from northeast corner into a depressional wetland.**
- b. What is the steepest slope on the site (approximate percent slope)? **15%**
- 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. **Rocky-fourmound complex.**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **None known.**
- 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. **The proposal includes approximately 30 cubic yards of fill. The fill will be sourced from local quarries.**
- f. Could erosion occur because of clearing, construction, or use? If so, generally describe. **Erosion could occur from stormwater while soils are exposed. The proposal includes a silt fence to be installed to protect the wetland from any runoff.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Approximately 7% of the site will be impervious surfaces.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any. **Prior to any ground disturbing activities a silt fence will be installed to protect the wetland. Prior to final occupancy all exposes soil will be reseeded.**

### 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. **No extraordinary air emissions will be present during construction.**
- 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. **None.**

### 3. Water

#### a. Surface Water:

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. **There is an isolated basin category III wetland on the site.**
2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. **Yes, the proposed single-family residence is less than 200 feet from the wetland. The residence is proposed to be as far away from the wetland as**

**possible, but there is no area outside of the buffer on the site.**

*Note from City Staff:*

**Please see documents listed under A.8. and Revised Site Plan, dated May 16, 2023.**

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **There will be no fill or dredging in the wetland.**
4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known. **None known.**
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 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 a general description, purpose, and approximate quantities if known. **No.**
2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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 stormwater):**

- a) 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. **Stormwater from impervious surfaces will be directed into the soil immediately adjacent to the impervious surface.**
- b) Could waste materials enter ground or surface waters? If so, generally describe. **None known.**
- c) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **No.**
- d) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any. **None.**

**4. Plants**

- a. Check the types of vegetation found on the site:
  - deciduous tree: alder, maple, aspen, other
  - evergreen tree: fir, cedar, pine, other
  - shrubs
  - grass
  - pasture
  - crop or grain
  - orchards, vineyards, or other permanent crops.
  - wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
  - water plants: water lily, eelgrass, milfoil, other
  - other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? **Three pine trees and grasses will be removed in the disturbance area. The proposal includes plantings to mitigate for the loss of this vegetation. (see mitigation plan)**
- c. List threatened and 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. **Mitigation plantings are proposed at the edge of the wetland. (see mitigation plan)**
- e. List all noxious weeds and invasive species known to be on or near the site.  
**Knapweed and creeping thistle.**

## 5. Animals

- a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- Birds: hawk, heron, eagle, **songbirds**, other: **ducks**
- Mammals: **deer**, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other: no fish in wetland

- b. List any threatened and endangered species known to be on or near the site. **None known.**
- c. Is the site part of a migration route? If so, explain. **None known.**
- d. Proposed measures to preserve or enhance wildlife, if any. **Proposed mitigation plantings will enhance the wildlife habitat.**
- e. List any invasive animal species known to be on or near the site. **None known.**

## 6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

- 1. 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. **Electricity and natural gas for a single-family residence.**
- 2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **No.**
- 3. 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. **Proposed residence will meet the Washington State Energy Code.**

## 7. Environmental Health [Find help with answering environmental health questions](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe. **None known.**
  - 1. Describe any known or possible contamination at the site from present or past uses.  
**None known.**

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **None known.**
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. **Fuels and chemicals associated with construction equipment may be stored or used on site.**
4. Describe special emergency services that might be required. **Normal services needed for a single-family residence.**
5. Proposed measures to reduce or control environmental health hazards, if any. **None.**

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **None known.**
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)? **Only typical noises created by a single-family residence.**
3. Proposed measures to reduce or control noise impacts, if any. **None other than working during normal day-light hours.**

## 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. **The subject site is vacant and it is surrounded by single-family residences. The proposal will create a new single family residence.**
- 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 because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use? **Not for many decades.**
  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**
- c. Describe any structures on the site. **None.**
- d. Will any structures be demolished? If so, what? **No.**
- e. What is the current zoning classification of the site? **Single-Family Residential (R-1)**
- f. What is the current comprehensive plan designation of the site? **Single-Family Residential**
- g. If applicable, what is the current shoreline master program designation of the site? **None.**
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **Yes, a wetland.**
- i. Approximately how many people would reside or work in the completed project? **One family; an estimated 4-6 people.**
- j. Approximately how many people would the completed project displace? **None.**

- k. Proposed measures to avoid or reduce displacement impacts, if any. **None.**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any. **A single-family residence is compatible with the single-family residential neighborhood.**
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any. **None.**

## 9. Housing

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

## 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? **Maximum height 35 feet is allowed in an R-1 Zone. No specific building is proposed.**
- b. What views in the immediate vicinity would be altered or obstructed? **None known.**
- c. Proposed measures to reduce or control aesthetic impacts, if any. **None.**

## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Only typical light and glare from a single-family residence.**
- 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 known.**
- d. Proposed measures to reduce or control light and glare impacts, if any. **None.**

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? **Medical Lake trail and Peper Park.**
- 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. **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? If so, specifically describe. **None known.**
- 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. **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. **DAHP was consulted by the City of Medical Lake.**
- 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. **An Inadvertent Discovery Plan (IDP) will be developed per the request by DAHP.**

#### 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. **N Martin Street.**
- 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? **The nearest bus stop is approximately 1,000 feet from the site.**
- c. 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). **No.**
- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **No.**
- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? **Typical for a single-family residence.**
- f. 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. **No.**
- g. Proposed measures to reduce or control transportation impacts, if any. **None.**

#### 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. **The increased need will be negligible.**
- b. Proposed measures to reduce or control direct impacts on public services, if any. **None.**

#### 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. **All of the above, minus septic.**



### **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.

**X**

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Type name of signee: Vince Barthels

Position and agency/organization: Ardurra, Environmental Services Manager

Date submitted: 7/12/2023