

# 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: Bucklin Hill Land Exchange
2. Name of applicant: WA State Department of Natural Resources (DNR)
3. Address and phone number of applicant and contact person:  
1111 Washington Street SE, Olympia, WA 98504, Rich Scrivner, 360-902-1059

4. Date checklist prepared: 08/23/2019
5. Agency requesting checklist: DNR
6. Proposed timing or schedule (including phasing, if applicable): August - December 2019
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.

The party intending to acquire the property contracted a Phase I Environmental Site Assessment. No hazards were found.

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.

Exchange will be presented to the Board of Natural Resources, who will make the final decision to approve or deny the project.

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.)

The project is an exchange transaction where DNR will trade a 27-acre common school trust property in Kitsap County to a private party and acquire a 1.5-acre commercial property in Snohomish County. The objective is to acquire a property that will generate lease revenue for the common school trust. The state trust property has a public use trail easement that the potential new owner intends to retain. SEPA review is required due to the presence of the public use trail. No actual changes to the state property will occur during the exchange process. If the state property is conveyed to a private party, it will be the responsibility of the new owner to comply with all permitting processes and applicable laws regarding property conversion.

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 in Section 16-Township 25N-Range 1E, located on the north side of State Route 303 (NE Waaga Way) and just west of Ridgetop Boulevard in NW Silverdale, Kitsap County, WA.

Section 11, Township 31 North, Range 05 East, in Snohomish County, WA

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

General description of the site:

Property is triangular in shape, approximately 27.1 acres, forested, and currently undeveloped except for a sewerline easement and a recreation trail. Gently slopes to the west, with an approximate vertical elevation difference of about 100' between the east-west property lines. The highest elevation point is approximately 1,460' in a north-south direction.

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

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.

The vicinity of the area is mapped as Vashon-aged ice-contact deposits. Simply, the soils range from cobble and pebble gravel, sand, lacustrine mud and isolated boulders. The soil unit can range from loose to compact. Alderwood gravelly sandy loam, at 8-15% slopes are a pervasive underlain, are moderately well drained and have slight erosion hazard.

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

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.

No topography changes will occur as part of the exchange process.

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

Not applicable to the exchange process.

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

Not applicable to the exchange process.

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

Not applicable to the exchange process.

## 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.

Not applicable to the exchange process.

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:

Not applicable to the exchange process.

## 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.

No.

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.

Not applicable to the exchange process.

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.

Not applicable to the exchange process.

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.

Unknown.

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 general description, purpose, and approximate quantities if known.

No.

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

Not applicable to the exchange process.

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.

Unknown

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

No.

- 3) 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:

Not applicable to the exchange process.

#### 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?

None during the exchange process.

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:

Not applicable to the exchange process.

e. List all noxious weeds and invasive species known to be on or near the site.

Unknown.

## 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:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

Unknown. Property is wooded and adjacent to other undeveloped land so birds and mammals common to urban forested areas are likely to be present. There are no streams or ponds so fish would not be present.

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

None.

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

All of western Washington is within the Pacific flyway migration route. This site is part of the Pacific flyway. Wetlands are in the area and may be used by migrating waterfowl but none have been directly observed.

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

Not applicable to the exchange process.

e. List any invasive animal species known to be on or near the site.

Unknown.

## 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.

Not applicable to the exchange process.

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:

Not applicable to the exchange process.

## 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.

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.

Not applicable to the exchange process.

4) Describe special emergency services that might be required.

Not applicable to the exchange process.

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

Not applicable to the exchange process.

b. Noise

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

Not applicable to the exchange process.

- 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.

Not applicable to the exchange process.

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

Not applicable to the exchange process.

## 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.

Current land use is undeveloped, except for a sewer line and a recreational trail. However, the subject property is suitable for urban residential property, and is part of the Bucklin Ridge Community Plan. If the property is conveyed through the exchange, the new owner will be responsible for all permits and compliance with applicable laws regarding conversion of the property.

- 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?

Timber may have been harvested on a portion of the property 40-50 years ago. However, it has not been managed as working forest since that time.

- 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.

No structures on site.

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

None to demolish.

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

Urban High Residential (UH)

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

Urban High-Density 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 a critical area by the city or county? If so, specify.

No.

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

Not applicable to exchange process

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

None.

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

Not applicable

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

Not applicable to the exchange process. Any future development will occur under the approval and review processes of Kitsap County.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Property is not forest or agriculture land of long-term significance.

**9. Housing**

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

Not applicable to the exchange process.

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

The subject property is undeveloped so there are no residential units to be eliminated.

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

Not applicable to the exchange process.

## 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?

Not applicable to the exchange process.

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

Not applicable to the exchange process.

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

Not applicable to the exchange process.

## 11. Light and Glare

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

Not applicable to the exchange process.

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

Not applicable to the exchange process.

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

Not applicable to the exchange process.

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

Not applicable to the exchange process.

## 12. Recreation

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

There is an approved easement for a public use walking trail (Clear Creek) across the property.

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

No. Any future conversion would incorporate the trail into the design.

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

Not applicable to the exchange process.

## 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 on the site.

- 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.

Unknown.

- 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.

Consultation with tribes is in process. No archaeology sites noted in DNR special concerns report (based on DAHP database).

- 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.

If cultural sites are found, and if the exchange is completed, the information will be provided to the new owner to be considered in the permitting and design review process. DNR will comply with the March 2010 Cultural Resources Inadvertent Discovery Guidance throughout the entirety of the exchange process.

#### 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.

Ridgetop Boulevard is the main arterial that will provide access to and from the property. Current point of access is from Hillsboro Dr NW, which runs E-W from Ridgetop Blvd.

- 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?

Unknown.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Not applicable to the exchange process.

- 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).

Not applicable to the exchange process.

- e. Will the project or proposal 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 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?

Not applicable to the exchange process.

- 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.

No.

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

Not applicable to the exchange process.

#### 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.

Not applicable to the exchange process.

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

Not applicable to the exchange process.

#### 16. Utilities

- a. Circle utilities currently available at the site:

Public sewer, water and power are available to the subject property.

- 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.

Not applicable to the exchange process.

### 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: Richard K. Scrivner

Name of signee Richard K. Scrivner

Position and Agency/Organization PLANNING MANAGER - Department of Natural Resources

Date Submitted: \_\_\_\_\_