



CITY OF BLAINE

COMMUNITY DEVELOPMENT SERVICES

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State Environmental Policy Act (SEPA) Environmental Checklist

Washington Administrative Code 197-11-960

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Purpose of checklist:

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

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies, including the City of Blaine, use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Please answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions pertain to governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have are having difficulties answering these questions, please contact the Department of Community Development at the City of Blaine for assistance.

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. You may be asked to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D). For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should read as "proposal," "proposer," and "affected geographic area," respectively. You maybe asked to provide more information where answers appear incomplete.

A. BACKGROUND

1. Name of proposed project, if applicable: *Blaine Industrial Park*
2. Name of applicant: *Mr. & Mrs. Eugen E. Klein*
3. Address and phone number of applicant and contact person: *Freiheit & Ho Architects Inc., P.S.
10230 NE points Drive Ste 300
Kirkland, WA 98033
Attn: David S. Hills
425 827-2100*
4. Date checklist prepared: *January 6, 2009*
5. Agency requesting checklist:
CITY OF BLAINE
6. Proposed timing or schedule (including phasing, if applicable):
Approximately 8-12 months of construction after issuance of each subsequent building permit.
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 present. Future development will be completed under separate building permit applications.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Wetland Report and Mitigation Plan, Bald Eagle Management 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.
None known.
10. List any government approvals or permits that will be needed for your proposal, if known.
*Washington State Department of Ecology.
U.S. Army Corps of Engineers Permit under Section 404 of the Clean Water Act for Wetland Fill
Washington Department of Fish and Wildlife HPA (for Wetland Fill)
City of Blaine General Binding Site Plan
City of Blaine Site Plan Review
City of Blaine Right-of-Way Vacation Request*
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.)
A new Industrial Park consisting of approximately five buildings totaling approximately 480,600 sq.ft.; surface parking for approximately 868 cars, truck loading and associated site development on a 45.34 overall site.

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.

Project site is located at the south-east corner of Pipeline Rd. & Yew Avenue, Blaine, Washington.

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.
This property has an average slopes of 3-5%. Certain areas contain slopes up to 50%. Refer to the topographic map submitted with this application for further information.
- 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.
The National Conservation Resource Services (NCRS) identifies the soils as primarily "Skipopa-Blainegate_ complex and Yelm Loam. These soils typically have slopes from 0-8 percent and 3-8 percent respectfully and are known as poorly drained and having shallow water tables.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
None known.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
Significant cuts and fills are anticipated on this project in order to isolate the proposed buildings and associated parking lots from the extensive wetlands on this property. Retaining walls varying in height from six to twelve feet are proposed. Preliminary estimated earth movement quantities are: 28,000 cubic yards of cuts, 63,000 cubic yards of fill for a net import of 39,000 cubic yards of structural fill.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Yes, minor erosion due to site clearing activities during periods of rainfall. Erosion would be minimal due to minimal slope of ground and temporary erosion control measures.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 40.6%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
During construction, various measures are expected to be used to control erosion. These methods may include construction during the dry season, the use of silt fences and hay bails, soil stabilization with kiln dust, and re-vegetation of disturbed areas. Specific temporary erosion and sediment control measures will be reviewed and approved by the local agency during engineering plan review and prior to construction.

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.

Construction emissions to include dust and vehicle exhaust typical of construction activities. Following construction, normal traffic/vehicular emissions to occur in parking lot.

- 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 control measures during construction

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.

A small east-west oriented drainage extends through the northern portion of the subject property. This drainage works its way through the City emptying to Drayton Harbor. Two wetlands described in the Wetland Report by PE Consultants, LLC.

- 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. 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.

See attached wetland report and mitigation plan by PE Consultants, LLC

- 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.

None based on the FEMA Mapviewer

- 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 groundwater will be withdrawn. All storm runoff will be treated per Best Management Practices and detained on-site. Once detained and in accordance with the policy and requirements of the city's Public Works Standards, the treated runoff will be discharged to the wetlands to supplement the storm runoff currently being accepted by the wetlands.

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.

Storm water from all paved areas and buildings will be collected via catch basins and carried in underground pipes to underground storm management vaults. The runoff will be detained and treated, in accordance with the city's Public Works Standards and Policy and then discharged to the adjacent wetlands via storm dispersal trenches. The treated runoff discharged to the adjacent wetlands is intended to supplement the existing runoff being accepted by the wetlands.

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

No. Waste materials are generally limited to petroleum products from road surfaces. The water quality portion of the storm water facilities will be specifically designed to prohibit these materials from entering the downstream system.

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

All development and engineering requirements imposed by the City to control the impacts to the hydrology of the area will be performed by the proponent. These include design of the storm water facilities pursuant to the adopted storm water manual in effect at the time of complete engineering application submittal.

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?

The majority of the existing vegetation on proposed development portions of site will be removed or altered with this project. Areas outside the direct development areas will be left as is except as required for wetland buffer enhancements. (See wetland report by PE Consultants LLC)

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

A bald eagle nest occurs within the strip of trees located at the north-west corner of the property.

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

This project will comply with the City's landscaping requirements, including installation of perimeter buffers and internal parking lot landscaping typical for a commercial development.

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: rodents

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

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

A bald eagle nest occurs within the strip of trees located at the north-west corner of the property.

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

None known.

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

A bald eagle mitigation plan will be implemented to include vegetation retention and enhancement; wetland buffer enhancements and new landscaping added in developable area as required by the local jurisdiction.

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..

Natural gas for heat; electricity for HVAC, lighting and other needs.

- 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:

Building envelopes, lighting, and mechanical systems will meet current Washington State Energy Code standards.

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 anticipated

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

Access to 911 service.

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

Compliance with all OSHA regulations and all applicable requirements to prevent health hazards.

- 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.

Short term noise from construction.

Long term traffic noise during operating hours.

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

Construction activity noise will adhere to requirements of the local jurisdiction.

8. Land and Shoreline Use

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

Subject property: vacant, undeveloped (Zoned Mb, Manufacturing Class "B").

Adjacent properties:

North: vacant, undeveloped (Zoned AP, Airport)

South: vacant, undeveloped (Zoned Mb, Manufacturing Class "B")

East: vacant, undeveloped (Zoned Mb, Manufacturing Class "B")

West: Yew Avenue & Interstate-5 right-of-way

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

Not currently, past use is unknown.

c. Describe any structures on the site.

The subject property contains two abandoned houses.

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

All existing structures will be demolished.

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

Mb, Manufacturing Class "B".

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

Industrial

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.

Wetlands and a bald eagle nest have been identified on-site. (See wetland report and bald eagle management plan by PE Consultants LLC)

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

No residences.

Industrial, Manufacturing & Research & Development uses may employ up to 800 employees

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:

Proposed project will adhere to local jurisdiction regulations.

9. Housing

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

None

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:

Not Applicable

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?

The tallest height of any building could be 50 feet.

The principal proposed exterior materials are concrete, glass and metal panels.

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

None

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

Proposed buildings will be designed to comply with any local jurisdiction design requirements.

11. Light and Glare

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

Street and site lighting will be used during hours of darkness.

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:

Light fixtures will be provided with cut-off shields to control spillover.

12. Recreation

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

None

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 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

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

None

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 subject property fronts on Pipeline Road., Yew Avenue and Odell Street. Access points are proposed for Pipeline Road., Yew Avenue and Odell Street.

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

No transit service.

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

The completed project would have approximately 868 stalls. No parking existing.

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, improvements to Pipeline Road and Yew Avenue may be required. Improvements may include road widening, curbs, sidewalks, landscaping, and street lighting.

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.

The development will generate 4,087 daily trips with the peak volume occurring during the AM peak-hour between 7:00 and 9:00 AM. There are anticipated to be 517 AM peak-hour trips and 502 PM peak-hour trips.

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

- *Yew Avenue posted for 25 or 30 mph.*
- *Exiting truck from the Yew Avenue access should be limited to right-turn only.*
- *Improved radius on southeast corner of Yew Avenue at Pipeline Road.*

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.

No significant increase will be necessary

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.

Electricity:	City of Blaine City Light Division
Natural Gas:	Cascade Natural Gas
Water:	City of Blaine Water Division
Refuse:	Sanitary Service Company Inc.
Telephone:	Verizon
Sanitary Sewer:	City of Blaine Wastewater Division

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: **Freiheit & Ho Architects Inc., P.S**
David S. Hills

David S. Hills

Date Submitted: _____

9. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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

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

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

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