



CITY OF BLAINE

COMMUNITY DEVELOPMENT SERVICES

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State Environmental Policy Act (SEPA) Environmental Checklist

Washington Administrative Code 197-11-960

FOR OFFICE USE ONLY

Total Fees \$ _____

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by
Stacy Clauson

STAMP IN DATE

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:

Highway Commercial Subzone C (HCc) Zoning Text Amendment

2. Name of applicant:

City of Blaine

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

435 Martin Street #3000, Blaine, WA 98230 – Alex Wenger, AICP, Economic Development & Tourism Coordinator

4. Date checklist prepared:

January 29, 2021

5. Agency requesting checklist:

CITY OF BLAINE

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

Spring of 2021

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

N/A

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

None

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.

Not applicable

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

Zoning Text Amendment, SEPA Determination

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 CDS Department has submitted the Highway Commercial sub-class C (HCc) Zoning Text Amendment to spur economic development and bring the HCc development standards into conformity with current development practices

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.

Highway Commercial subzone C zoning district within Blaine, WA.

Generally located between C Street on north and F Street on S, 4th Street on E and Semiahmoo Bay on west

B. ENVIRONMENTAL ELEMENTS

1. Earth

The proposed zoning text amendment has no impact on the physical element of the environment addressed in the questions below. **All questions are answered "Not applicable" or "None."**

Rolling hill to west, less than 10 percent

- General description of the site (underline): Flat, rolling, hilly, steep slopes, mountainous, other
- What is the steepest slope on the site (approximate percent slope)? and note any prime farmland.
- What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you have the classification of agricultural soils, specify them and note any prime farmland.
- Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
- Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate any fill.
- Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
- About what percent of the site will be covered with impervious surfaces after project completion (for example, asphalt or buildings)?
- Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Yelm-Urban land complex, 0 to 3 percent slopes

No Geologically Hazardous areas depicted on CAO maps

Non-project action. Specific impacts will be evaluated for site specific project actions.

2. Air

The proposed zoning text amendment has no impact on the physical element of the environment addressed in the questions below. **All questions are answered "Not applicable" or "None."**

- What types of emissions to the air would result from the proposal (i.e., dust, automobile exhaust, wood smoke) during construction and when the project is completed? If any, generally describe and provide approximate quantities if known.
- Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
- Proposed measures to reduce or control emissions or other impacts to air, if any:

Non-project action. Specific impacts will be evaluated for site specific project actions.

3. Water

The proposed zoning text amendment has no impact on the physical element of the environment addressed in the questions below. **All questions are answered "Not applicable" or "None."**

a. Surface:

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

Semiahmoo Bay on west side of affected geographic area. Potential wetland identified on site in zone adjoining Semiahmoo Bay.

Non-project action. Specific impacts will be evaluated for site specific project actions.

- 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.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
- 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.

On properties located along Semiahmoo Bay

Non-project action. Specific impacts will be evaluated for site specific project actions.

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.
- 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.

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

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

Non-project action. Specific impacts will be evaluated for site specific project actions, at which point City regulations will require compliance with most recent Stormwater Management Manual for Western Washington

4. Plants

The proposed zoning text amendment has no impact on the physical element of the environment addressed in the questions below. **All questions are answered "Not applicable" or "None."**

- 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?
- c. List threatened or endangered species known to be on or near the site.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Non-project action. Specific impacts will be evaluated for site specific project actions.

5. Animals

The proposed zoning text amendment has no impact on the physical element of the environment addressed in the questions below. **All questions are answered "Not applicable" or "None."**

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other:

Dungeness crab, shorebird concentration

- b. List any threatened or endangered species known to be on or near the site.
- c. Is the site part of a migration route? If so, explain.
- d. Proposed measures to preserve or enhance wildlife, if any:

Non-project action. Specific impacts will be evaluated for site specific project actions.

6. Energy and Natural Resources

Lies within the north-south migration route of birds along the Pacific coastline.

The proposed zoning text amendment has no impact on the physical element of the environment addressed in the questions below. **All questions are answered "Not applicable" or "None."**

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

Non-project action. Specific impacts will be evaluated for site specific project actions.

7. Environmental Health

The proposed zoning text amendment has no impact on the physical element of the environment addressed in the questions below. **All questions are answered "Not applicable" or "None."**

- 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.
 - 1) Describe special emergency services that might be required.
 - 2) Proposed measures to reduce or control environmental health hazards, if any:
- b. Noise
 - 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
 - 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.
 - 3) Proposed measures to reduce or control noise impacts, if any:

Non-project action. Specific impacts will be evaluated for site specific project actions.

8. Land and Shoreline Use

The proposed zoning text amendment has no impact on the physical element of the environment addressed in the questions below. **All questions are answered "Not applicable" or "None."**

- a. What is the current use of the site and adjacent properties? **Predominately commercial use with some single-family residences**
- b. Has the site been used for agriculture? If so, describe.
- c. Describe any structures on the site.
- d. Will any structures be demolished? If so, what? **Highway Commercial, Subzone C**
- e. What is the current zoning classification of the site? **Commercial**
- f. What is the current comprehensive plan designation of the site? **Urban Conservancy**
- g. If applicable, what is the current shoreline master program designation of the site?
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
- i. Approximately how many people would reside or work in the completed project?
- j. Approximately how many people would the completed project displace?
- k. Proposed measures to avoid or reduce displacement impacts, if any:
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Non-project action. Specific impacts will be evaluated for site specific project actions.

9. Housing

The proposed zoning text amendment has no impact on the physical element of the environment addressed in the questions below. **All questions are answered “Not applicable” or “None.”**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
- c. Proposed measures to reduce or control housing impacts, if any:

Non-project action. Specific impacts will be evaluated for site specific project actions.

10. Aesthetics

The proposed zoning text amendment has no impact on the physical element of the environment addressed in the questions below. **All questions are answered “Not applicable” or “None.”**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
- b. What views in the immediate vicinity would be altered or obstructed?
- c. Proposed measures to reduce or control aesthetic impacts, if any:

55-foot building height proposed

Non-project action. Specific impacts will be evaluated for site specific project actions.

11. Light and Glare

The proposed zoning text amendment has no impact on the physical element of the environment addressed in the questions below. **All questions are answered “Not applicable” or “None.”**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
- b. Could light or glare from the finished project be a safety hazard or interfere with view?
- c. What existing off-site sources of light or glare may affect your proposal?
- d. Proposed measures to reduce or control light and glare impacts, if any:

Non-project action. Specific impacts will be evaluated for site specific project actions.

12. Recreation

The proposed zoning text amendment has no impact on the physical element of the environment addressed in the questions below. **All questions are answered “Not applicable” or “None.”**

- a. What designated and informal recreational opportunities are in the immediate vicinity?
- b. Would the proposed project displace any existing recreational uses? If so, describe.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Peace Arch State Park

Non-project action. Specific impacts will be evaluated for site specific project actions.

13. Historic and Cultural Preservation

The proposed zoning text amendment has no impact on the physical element of the environment addressed in the questions below. **All questions are answered “Not applicable” or “None.”**

- 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.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
- c. Proposed measures to reduce or control impacts, if any:

Non-project action. Specific impacts will be evaluated for site specific project actions.

14. Transportation

The proposed zoning text amendment has no impact on the physical element of the environment addressed in the questions below. **All questions are answered “Not applicable” or “None.”**

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
- c. How many parking spaces would the completed project have? How many would the project eliminate?
- 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).
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
- g. Proposed measures to reduce or control transportation impacts, if any:

Non-project action. Specific impacts will be evaluated for site specific project actions.

15. Public Services

The proposed zoning text amendment has no impact on the physical element of the environment addressed in the questions below. **All questions are answered "Not applicable" or "None."**

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

Non-project action. Specific impacts will be evaluated for site specific project actions.

16. Utilities

The proposed zoning text amendment has no impact on the physical element of the environment addressed in the questions below. **All questions are answered "Not applicable" or "None."**

- 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.

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: _____

Date Submitted: January 29, 2021

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The Zoning Text Amendment to Title 17 of the Municipal code will not impact the discharge of pollution.

2. Proposed measures to avoid or reduce such increases are:

None

3. How would the proposal be likely to affect plants, animals, fish, or marine life?

None

4. Proposed measures to protect conserve plants, animals, fish, or marine life are:

None

5. How would the proposal be likely to deplete energy or natural resources?

The Zoning Text Amendment to Title 17 of the Municipal code will not impact the consumption of energy or natural resources.

6. Proposed measures to protect or conserve energy and natural resources are:

None

7. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The Zoning Text Amendment to Title 17 of the Municipal code will not change the impact to the resources listed above compared to how they would be impacted without the proposed zoning text amendment.

8. Proposed measures to protect such resources or to avoid or reduce impacts are:

None

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?

The Zoning Text Amendment to Title 17 of the Municipal code will not impact the shoreline in any way.

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

None

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

The Zoning Text Amendment to Title 17 of the Municipal code will not impact the demand for public services, transportation, or utilities.

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

None

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

No conflicts with local, state, or federal laws have been identified.

DRAFT