

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 [Find help answering background questions](#)

- 1. Name of proposed project, if applicable:**
Sumas Avenue Plat
- 2. Name of applicant:**
Jason Heutink
- 3. Address and phone number of applicant and contact person:**
8071 Guide Meridian, Unit 105, Lynden, WA 98264
Cell: 360.305.9135
Email: jasonheutink@windermere.com
- 4. Date checklist prepared:**
August 14, 2024
- 5. Agency requesting checklist:**
City of Sumas
- 6. Proposed timing or schedule (including phasing, if applicable):**
Phase 1 (Fall - Winter 2024) – Preliminary Plat Permit
Phase 2 (Spring - Fall 2025) – Road/Utility Design and Construction
Phase 3 (Fall – Winter 2025) – Final Plat Approval
Phase 4 (2026) – Building Design and Construction
- 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.**
None known.
- 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.**
The City of Sumas will need to approve the Preliminary Plat Application, Design, Building Permits, etc...
- 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 to subdivide the property to create 6 single-family detached residential lots and 12 single-family attached residential lots that comply with the Sumas Municipal Code. The project will require design and construction of a minimum standard public street (with variance) and connection to existing public utilities and infrastructure. See site plan.

- 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 property is located in both the northeast quarter of the northeast quarter of Section 3, Township 40 North, Range 4 East, W.M. and the northwest quarter of the northwest quarter of Section 2, Township 40 North, Range 4 East, W.M. The current legal descriptions are described as "Lot A, Skillman Lot Line Adjustment" and "Lot 14, 15, and 16, Block 4, Plat of Perry's Central Addition to Sumas". The site addresses are 0 Hazel Street and 1340 Cherry Street, respectfully. The properties lie immediately to the northeast of 1444 Cherry Street, east of SR9, south of Noble Street, and west of Sumas Avenue in the City of Sumas, Washington.

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

The site is clear of any trees and brush and is flat with mowed grass.

Circle or highlight one: **Flat**, rolling, hilly, steep slopes, mountainous, other:

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

Less than 10%.

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 Natural Resource Conservation Service maps the site soils as: 45% Briscot silt loam, 42.2% Mt. Vernon fine sandy loam, and 12.8% Sumas silt loam. The proposal does not intend to remove these soils. Future development may remove some soil as part of normal site development construction practices.

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.**
Future site development will result in the import of materials, excavation, and grading normal to site development. Fill will be sourced from approved pits.
- f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**
Yes, minor erosion may occur during future site development.
- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**
Current Site Development plans are planned for 75% impervious service which includes an asphalt access road and residential buildings.
- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**
Future site development will utilize generally accepted BMP's for erosion control that will be depicted on a temporary erosion and sediment control plan submitted prior to construction activities.

2. Air [Find help answering air questions](#)

- 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.**
Future site development will create typical emissions from construction equipment including dust and automobile emissions.
- 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 proposed.

3. Water [Find help answering water questions](#)

- a. **Surface Water:** [Find help answering surface water questions](#)
 - 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.**
Yes, Bone Creek lies south of the subject property and flows into the Sumas River.
 - 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.**

Future site development will likely occur within 200 feet of Bone Creek.

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.

None proposed.

4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

None proposed.

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

No, the subject site has a less than 0.2% annual chance flood rate according to FEMA.

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.

None proposed.

b. Ground Water: [Find help answering ground water questions](#)

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):

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.

Future site development will produce runoff from the street surface, driveway surfaces, and residential rooftops. The site plan provides stormwater management facilities in accordance with the City of Sumas Municipal Code. See site plan.

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.

Yes, see site plan.

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

Future site development will provide stormwater management facilities and BMP's in accordance with the City of Sumas Municipal Code.

4. Plants [Find help answering plants questions](#)

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?

Future development will remove the grass and topsoil in order to construct such items as the buildings, access road, and parking facilities.

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.

Future site development will provide landscaping in accordance with the City of Sumas Municipal Code.

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

Himalayan Blackberries are a Class C noxious weed.

5. Animals [Find help answering animal questions](#)

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.

Birds: Hawk, Eagle, Songbirds

Mammals: Deer

Fish: Bass, Trout

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.

Yes, Pacific Northwest Flyway Migration Route

- d. **Proposed measures to preserve or enhance wildlife, if any.**
None proposed.
- 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](#)

- 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.**
Future site development will likely utilize electricity for lighting, heating, and appliances. Natural gas may be used if available for heating and appliances. Solar will be evaluated and is a potential source of electricity.
- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**
None anticipated. Future site development will be constructed in accordance with City of Sumas height limitations for the site.
- 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.**
None proposed.

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.**
Minor spills may occur during construction.
 - 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.**
None.
 - 4. **Describe special emergency services that might be required.**
The future development will likely require services from police, fire, and medical on occasion.

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)?**
Traffic along SR 9 and Sumas Avenue.
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: Construction 8am-5pm

Long term: Residential traffic with peak hours occurring between 7am-10am and 4pm-7pm.

3. **Proposed measures to reduce or control noise impacts, if any.**
None proposed.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

- 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 majority of the site is currently vacant; in the northwest corner there is a single residential home with detached garage and shed. Neighboring properties are either vacant or developed with medium density residential homes. The proposal will not affect current land uses.

- 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 nonforest use?**

No.

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?**

None.

- c. **Describe any structures on the site.**

In the northwest corner there is a single residential home with detached garage and shed.

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

None.

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

Residential District (R-6), High Density

- f. **What is the current comprehensive plan designation of the site?**
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.**
Bone Creek
- i. **Approximately how many people would reside or work in the completed project?**
2-4 people would reside at each single-family residence for a total of 36-72 people.
- j. **Approximately how many people would the completed project displace?**
None.
- k. **Proposed measures to avoid or reduce displacement impacts, if any.**
None proposed.
- l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**
Compliance with the City of Sumas Municipal Code and Comprehensive Plan.
- m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.**
None proposed.

9. **Housing** [Find help answering housing questions](#)

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

10. **Aesthetics** [Find help answering aesthetics questions](#)

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Future site development will meet City of Sumas building height requirement of 35 feet or two-stories. Wood or a wood-substitute exterior building materials are likely.

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

Views from neighboring properties could be impacted by the addition of single-family residential homes constructed on the property.

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

Glare resistant materials, vegetation retention and plantings.

11. Light and Glare [Find help answering light and glare questions](#)

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

Future site development will produce some glare during nighttime hours from the addition of new single-family homes.

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 anticipated.

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

Compliance with City of Sumas Municipal Code.

12. Recreation [Find help answering recreation questions](#)

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

Recreational opportunities include the City Park and Howard Bowen Park which lie immediately south of the subject plat.

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 proposed.

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

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.

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.
None proposed. No impacts anticipated.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
None proposed.

14. Transportation [Find help with answering transportation questions](#)

- 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.
Access to the site will come from Sumas Avenue to the east. Highway 9 lies to the west; access to Highway 9 occurs via Sumas Avenue.
- 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?
Yes, there are two stops within a quarter mile of the site that the Whatcom Transit Authority serves; the first is about 800 feet to the south along highway 9 at the entrance to the Sumas RV Park and the second is about 630 feet to the north at the intersection of Sumas Avenue and Morton Street.
- 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).
Sumas Avenue is developed and provides access to the site. A new, public road branching off Sumas Avenue will be constructed on site. See site plan.
- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
None.
- 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 nonpassenger vehicles). What data or transportation models were used to make these estimates?
It is approximated that 175 vehicular trips per day would be anticipated from full build-out. Peak volumes are anticipated to occur between 7-10am and 4-7pm. Less than 10% are anticipated to be commercial vehicles.
- 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 proposed.

15. Public Services [Find help answering public service questions](#)

- 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.**

Yes, future site development will require the need for fire protection of single-family homes, police protection of private property, potential public transit and health care for the future residents, and school services for children residing in the new subdivision.

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

Construction of new public roadway, water looping, and impact fees.

16. Utilities [Find help answering utilities questions](#)

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

Electricity - Puget Sound Energy

Natural Gas - Cascade Natural Gas

Water - City of Sumas, located in Sumas Avenue

Refuse Service - Nooksack Valley Disposal

Telephone/Internet/Cable - Century Link, Xfinity, and Dish/Direct TV

Sanitary Sewer - City of Sumas, located in Sumas Avenue

- 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.**

Future site development will likely utilize the utilities referenced in 16(a).

C. Signature [Find help about who should sign](#)

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



Type name of signee: Click or tap here to enter text.

Position and agency/organization: Click or tap here to enter text.

Date submitted: Click or tap to enter a date.