

## ADDENDUM TO SEPA ENVIRONMENTAL CHECKLIST FOR BUCKO ESTATES

This addendum (Addendum) supplements the Applicant's SEPA Environmental Checklist that was submitted to the City on February 3, 2021. The Addendum accounts for changes to the project that are a result of the City's request to change the location of the City's Trail Road Extension project (Arterial Road) and the Applicant's accommodation of that request. The Addendum supplements the February 3, 2021 Checklist and does not replace the prior checklist. Where there is no change from the original checklist, this will be noted below in green below. Changes from the original checklist are noted in yellow below. Pursuant to WAC 197-11-625(5), the City is not required to circulate the addendum.

### SUMMARY OF CHANGE TO IMPACTS

The changes required to accommodate the Arterial Road will not change the general size, scope, or layout of the project. The number of lots will be reduced by one, as one lot will be lost due to the Arterial Road realignment. Impacts to critical area will remain the same, as there will continue to be only one creek crossing, now at the site of the Arterial Road. The Applicant will provide an updated Critical Areas Report to account for this change. Traffic impacts are not expected to increase, as the connections to F & S Grade Road and Cook Road will remain the same and there will be fewer lots. Accordingly, the Applicant is not providing an updated Traffic Report. Impervious surface area is expected to be reduced slightly, as the access road from Cook Road will be narrower than originally contemplated, though this reduction may be offset by additional impervious surface area caused by the Arterial Road north of the connection to "B" Street.

#### **A. BACKGROUND**

1. Name of proposed project, if applicable:

No change.

2. Name of applicant:

No change.

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

No change.

4. Date checklist prepared:

This Addendum was prepared on June 30, 2021.

5. Agency requesting checklist:

No change.

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

Generally there is no change as to phasing, except that the anticipated start time may be pushed back due to the City's request as to the Arterial Road.

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

No change.

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

Applicant is providing an updated Critical Areas report to show the new location of the creek crossing associated with the Arterial Road. The Geotechnical Report and Traffic Report that were provided to the City with the February 3, 2021 Checklist are not impacted by the revised preliminary plat map and thus will not be updated or resubmitted.

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. [\[help\]](#)

No change.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

No change.

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 description of the proposal remains generally unchanged with the exception of the following items that are required by the City's request to reroute the Arterial Road:

- Whereas the original preliminary plat map provided for one creek crossing – a neighborhood collector street (“A” street) connecting the sections of roadway that serve the north and south sides of the creek (“B street” and “Thurmond Ave”), the revised preliminary plat map will also provide for one creek crossing via the Arterial Road rather than “A” street. Thus, there will still be only one creek crossing of similar dimensions and scope. No additional environmental impacts are expected to will occur as a result of the revised layout of rights-of-way and lots to accommodate the City's request for an arterial road that bisects the project.
- Whereas the original preliminary plat map showed a 65-foot wide strip of land being dedicated to the City for its arterial road, the revised preliminary plat map shows the new arterial road

extending north from Cook Road (in the general location of, and in place of, the original access road from Cook Road to the project), extending over Brickyard Creek and then north along the west side of the proposed plat. This will increase the area of land that is required by the City to be dedicated as right-of-way. Otherwise, it is not expected that there will be any additional or different environmental impacts as a result of the City's required plat reconfiguration.

- The roadway from the project to Cook road will now be by the Arterial Road across property that will be secured by the City. The Arterial Road cross-section will be narrower than the original proposed access roadway. Thus, this change will result in less impacts.
- Whereas the original preliminary plat identifies a total of 65 residential lots, one lot will be lost due to the City-required realignment of the Arterial Road. This change will also result in fewer impacts.
- The amount of utilities and the location of those utilities will not substantially change as a result of the Arterial Road realignment and corresponding revisions to the preliminary plat map.

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.

No change.

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

#### **a. General description of the site**

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

No change.

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

No change.

**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.**

No change.

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

describe.

No change.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of anyfilling, excavation, and grading proposed. Indicate source of fill.

Though the configuration of the streets and lots are changed to some degree as a result of accommodating the City's Arterial Road, the type, total area, and approximate quantities of any filling, excavation, off site export/import of structural fill, and grading proposed remain unchanged, except that the loss of a lot and the narrowing of the roadway from Cook Road to the project may result in less total filling, excavation, and grading.

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

No change.

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

No change, except that the loss of a lot and the narrowing of the roadway from Cook Road to the project may result in slightly less impervious surfaces.

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

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

No change.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No change.

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

No change.

## 2. 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 change.

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.

The only change to the response provided in the February 3, 2021 Checklist is that the sole crossing over Brickyard Creek will occur where the Arterial Road crosses and not at the location of the earlier proposed "A" Street crossing.

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.

No change.

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

No change.

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

No change.

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 change.

**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 change.

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.

No change.

**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.

No change, except that a portion of the property the City is acquiring adjacent to Cook Road for the Arterial Road right-of-way will be used to assist in the project's management of stormwater runoff.

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

No change.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No change.

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

No change.

### 3. Plants

a. Check the types of vegetation found on the site:

No change.

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?

No change.

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

No change.

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

No change, except that the Applicant will provide updated landscaping plans reflecting the City-required reconfiguration of lots and roads.

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

No change.

4. 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:

No change.

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

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

No change.

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

No change.

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

No change.

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

No change.

5. 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.

No change.

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

No change.

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:

No change.

6. 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 change.

1) Describe any known or possible contamination at the site from present or past uses.

No change.

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.

No change.

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.

No change.

4) Describe special emergency services that might be required.

No change.

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

No change.

b. Noise

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

No change.

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.

No change.

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

No change.

7. Land and shoreline use



a. What is the current use of the site and adjacent properties? Will the proposal affect current landuses on nearby or adjacent properties? If so, describe.

No change.

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?

No change.

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 change.

c. Describe any structures on the site.

No change.

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

No change.

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

No change.

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

No change.

g. If applicable, what is the current shoreline master program designation of the site?

No change.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No change.

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

No change.

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

No change.

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

No change.

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

This project as submitted to the City on February 3, 2021, specifically referenced the then-current Arterial Road alignment along the project's west edge per the City's Comprehensive Transportation Plan. As directed by the City, this project was changed to accommodate the City's change in location of the Arterial Road, which facilitates the City's long-range plans and reduces future economic burdens on the City.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

No change.

8. Housing

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

No change, except that the Arterial Road realignment will result in the loss of one lot from the project.

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

No change.

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

No change.

9. Aesthetics

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

No change.

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

No change.

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

No change.

**10. Light and glare**

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

No change.

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

No change.

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

No change.

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

**11. Recreation**

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

No change.

b. Would the proposed project displace any existing recreational uses? If so, describe. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No change.

**12. 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 located on or near the site? If so, specifically describe.

No change.

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.

No change.

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.

No change.

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.

No change.

### 13. 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.

No change.

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?

No change.

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

No change.

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).

No change.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No change.

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?

No change.

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 change.

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

No change.



**D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS [\[help\]](#)**  
(IT IS NOT NECESSARY to 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?**

Proposed measures to avoid or reduce such increases are:

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

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

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

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

**4. 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?**

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

**5. 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?**

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

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

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

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