

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

7-Eleven Mount Vernon

2. Name of applicant:

White Leisure Development Company (Contact: Ken Lenz)

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

Applicant:

Ken Lenz (White Leisure Development Company)

8385 W. Emerald Street

Boise, Idaho 83704

(208) 493-6305

Point of Contact:

Travis Cheshire (PACLAND - Civil Engineer)

1505 Westlake Drive, Suite 305

Seattle, WA 98109

(206) 522-9510

4. Date checklist prepared:

January 2019 (Revised May 2019)

5. Agency requesting checklist:

City of Mount Vernon

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

Construction is planned to begin late summer/early fall

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.

Both phase I and II environmental site assessment reports were prepared for the subject property by Zipper Geo Associates dated 9/24/2018 and 10/19/2018 respectively. These reports determined there were no environmental concerns present at the site and no further action was required. Additional reports prepared as part of this proposal include:

- Geotechnical Report - Zipper Geo Associates, dated 12/14/2018
- Archaeological Monitoring and Treatment Plan - ASM Affiliates, Inc., dated 4/2019
- Radio Frequency Analysis - Hatfield & Dawson, dated 12/2018
- Wetland Reconnaissance - Altman Oliver Associates, Inc., dated 12/2018

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.

There are no pending applications affecting this property at this time.

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

Type II Site Plan Approval (City of Mount Vernon)
Traffic Concurrency (City of Mount Vernon)
Fill and Grade Permit (City of Mount Vernon)
Flood Area Development Permit (City of Mount Vernon)
Building Permit (City of Mount Vernon)
Boundary Line Adjustment (City of Mount Vernon & Skagit County)
NPDES Permit (Department of Ecology)
Right-of-Way Construction Permit (City of Mount Vernon)
Sewer Connection Permit (City of Mount Vernon)

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 proposed project will include construction of an approximately 3,010 sf convenience store with fuel canopy (8 fueling positions) and two 20,000 gallon underground fuel storage tanks on a 0.99 acre ~~the existing 1.48 Acre~~ parcel located at 2021 Freeway Drive in Mount Vernon, WA. The depth of the fuel storage tanks will be approximately 15' deep and will require an anchorage system to prevent upheaval from buoyancy forces created from high ground water conditions. The site will require the import of approximately 3,798 cubic yards of fill material to elevate the building above the flood plain.

The subject property is located along the west side of Freeway Drive approximately 1,000 feet north of College Way. The site will be accessed from Freeway Drive at the northeast corner of the site and along a private access drive at the southwest corner of the site. This property is currently zoned General Commercial District (C-2). Site development will also include the construction of parking areas (13 stalls), drive aisles, landscaping, underground utilities, and stormwater infrastructure. The convenience store with fuel will operate 24-hours a day, 7 days a week.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The subject property is located along the west side of Freeway Drive approximately 1,000 feet north of College Way in Mount Vernon, Washington. The site address is 2021 Freeway Drive. Subdivisionally, the subject property is located within the Southwest ¼ of the Northeast ¼ of Section 18, Township 34 North, Range 4 East. Per the Skagit County Records, this parcel is identified as P131203 and has an AFN of 430418-1-010-0102.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one): **Flat** rolling, hilly, steep slopes, mountainous, other _____

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

The site is flat with a slope of approximately 0-2%.

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.

Soils present onsite below the sod and topsoil are alluvial silty sand.

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

The site soils encountered during the geotechnical exploration borings were very loose to medium dense sand and silty sand and very soft to stiff sandy silt soils. These soils will be susceptible to both static settlements and seismically induced liquefaction. Stone columns (rammed aggregate piers) will be utilized to mitigate this issue.

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.

The subject property will require approximately 3,798 CY of fill material to be imported to the site to maintain a building finished floor elevation 1-foot above the 100-year floodplain elevation. The source of the fill material has yet to be determined.

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

During periods of grading operations, it is possible that some erosion could take place. BMPs will be implemented to limit same until final stabilization can be established.

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

Approximately 70% of the site will be covered with impervious surfaces (including building and fuel canopy).

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

A stormwater pollution prevention plan will be prepared and implemented during construction incorporating various BMPs to limit and/or eliminate erosion potential. The time between grading and placement of base course material for stabilization will be minimal.

2. Air

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

Dust and vehicle emissions will occur during construction. Vehicle emissions will occur after construction as a result of customer traffic, delivery vehicles, and general maintenance. Fuel fumes will occur as a result of customers dispensing fuel and delivery of fuel to underground storage tanks.

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

None that we are aware of.

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

Water will be used as needed during construction to control dust emissions. Following construction, any remaining exposed soils will be landscaped to minimize potential for dust or wind erosion. Operation and installation of the fueling station will comply with all federal, state and local air quality regulations. Stage I vapor recovery will collect all gasoline vapors in the underground storage tanks (UST) displaced during tank truck UST fill, back to the tanker truck. Stage II vapor recovery will collect all gasoline vapors in the vehicle fuel tank displaced during customer fill up, back to the USTs. Vent risers will have pressure caps to prevent unnecessary release of vapors to the atmosphere.

3. Water

a. Surface Water:

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

There does not appear to be a surface water body in the immediate vicinity of the site.

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.

No.

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.

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.

Yes, per the FEMA F.I.R.M. number 5301580001B, Panel 1 of 4 the site is located in Zone designation A-21 with a base flood elevation of 30.00. Therefore, the building finished floor elevation (FFE) will be placed at an elevation of 31.10. The City of Mount Vernon requires the building FFE to be a minimum of 1-foot above the base flood elevation.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

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

N/A.

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.

Runoff will result primarily from rainfall and will be collected within catch basins strategically placed at low points. Surface water will then be conveyed via underground pipes and/or sheet flow, treated via a filter system and discharged to the City of Mount Vernon stormwater system. The stormwater runoff then gravity flows south to then intersection of Freeway Drive and College Way to an existing pump station. Stormwater is then pumped from the pump stations approximately 2,500 south via a force main pipe and discharges directly into the Skagit River.

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

Waste materials are not likely to enter the ground or surface waters.

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

No, existing drainage patterns will be maintained to the maximum extent feasible.

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

The proposed project will incorporate water quality and oil control facilities to eliminate the impacts to surrounding and downstream properties. Flow control is not required, as this project is located in a direct discharge area.

4. Plants

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

The majority of the site is covered in scrub grass and weeds.

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

There are no known threatened or endangered species 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:

Landscaping will be added within landscape islands and around the perimeter of the site. Landscaping will consist of various ground covers including lawn and shrubs. Trees will also be included to screen the parking lot from the right of way.

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

Apart from blackberry bushes, we are not aware of any noxious weeds or invasive species on or near the project site. If found during construction, they will be eliminated.

5. Animals

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

Examples include:

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

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

No threatened or endangered species are known to be on or near the site.

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

Washington State is part of the Pacific flyway. Birds that inhabit the area vary seasonally. The site does not provide any known significant habitat for migratory birds and is not contiguous with a larger preserved habitat area.

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

Other than the proposed landscape improvements as required by the City of Mount Vernon and the treatment of the stormwater runoff, no other improvements are proposed.

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

There are no known invasive animal species on or near the site.

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.

Electric and natural gas sources will be used to meet energy needs as part of the proposed project. Electricity will be used for lighting and to power electronic equipment. Natural gas will provide heat as well as other uses.

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

This project will not affect the potential use of solar energy by adjacent properties.

- 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:

The building will be constructed to meet state and local energy codes.

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.

The proposed project includes the installation of two 20,000 gallon fuel tanks to serve the fuel station. All state, federal, and local required safe guards will be installed to prevent the spill of fuel on-site. On the adjacent parcel to the west of the subject site is a transmitting facility for AM radio station KAPS. Hatfield & Dawson Consulting Engineers has prepared a detailed report to analyze the electromagnetic compatibility potential hazards, and to make recommendations for mitigation of radio frequency interference (RFI) with respect to the building design.

- 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.

Risks will be addressed through workplace safety training for handling of chemicals. Contingency plans for work around gas mains, power lines, and for any necessary mitigation/abatement work will be implemented prior to beginning construction.

- 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.

The proposed project includes the installation of two 20,000 gallon fuel storage tanks to serve the fueling station. These tanks will store gasoline and diesel fuel.

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

No special emergency services are anticipated with the development of this project beyond what would be needed for any typical commercial project.

- 5) Proposed measures to reduce or control environmental health hazards, if any:
Risks will be addressed through workplace safety training, and proper storage and handling of chemicals. All local, state, and federal required safety measures will be installed to prevent the spilling of fuel on-site.

b. Noise

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

The primary source of noise in the area is related to traffic on adjacent streets. It is not expected to impact the proposed project.

- 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.

The project will generate short term noise associated with construction activities. Construction hours will conform to City requirements. Noise from light vehicle traffic will be generated during business hours at project completion.

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

None.

8. Land and Shoreline Use

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

The project site is currently vacant undeveloped land. North of the site is Panda Express, to the west is KAPS radio station, to the east is Freeway Drive, and to the south is IHOP Restaurant.

- 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?

Based on historical records, the project site appears to have been an agricultural field from at least 1941 until 1978 at which time appears to have become an undeveloped vacant lot.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

- c. Describe any structures on the site.

None.

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

None.

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

C-2, Commercial

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

RM/GC – Retail Malls and General Commercial

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

Not applicable.

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

No.

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

Approximately 3-6 employees would work in the completed project in various shifts.

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:

The project will be subject to a SEPA determination, Site Plan Approval, and permitting by the City of Mount Vernon. The project will comply with all required conditions and appropriate code to ensure land use compatibility.

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

None.

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:

None.

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 height of the building will be approximately 19-feet (1-story) and fuel canopy will be approximately 18-feet. The buildings' exterior will consist of a variety of materials including masonry block, steel, and glazing.

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

The site will change from being a vacant lot to being developed to include a convenience store with fuels. The large visible site features will include building, fuel canopy, and trash enclosure.

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

The building will be designed in accordance with the guidelines presented in the City of Mount Vernon Municipal Code.

11. Light and Glare

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

Light will be produced primarily from on-site parking lot lighting and wall packs mounted to the exterior of the building. Light will also be produced from the fuel canopy. The operating hours of the convenience store and fuel pumping operations will be 24-hours, 7-days a week.

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

Lighting will be designed to comply with the City of Mount Vernon Municipal Code. It is not anticipated that light or glare from the project will be a safety hazard or interfere with views.

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

Off-site sources of light from streetlights and adjacent properties are not expected to significantly affect this proposal.

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

Light and glare impacts will be mitigated through fixture placement, and shielding to minimize light trespass.

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 other than the payment of impact fees if required by the City of Mount Vernon.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

No.

- 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.

There are no known landmarks or other features of archaeological, scientific, or cultural importance on or near this site. Due to the extensive depth of structural fill on the property an Archaeological Monitoring and Treatment Plan has been prepared in lieu of an architectural survey. The property is located in a high-risk area for cultural resources, therefore the monitoring and treatment plan will employ a professional archaeologist to be on-site during ground disturbing activities associated with the project that may penetrate the existing structural fill.

- 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.

The Mount Vernon 7-Eleven project area is depicted within a high-risk area for cultural resources based on the DAHP probability model. The project area lies within the ethnographic territory of the Northern Lushootseed-speaking Upper Skagit. Upper Skagit territory ranged along the Skagit River and its tributaries from present-day Mount Vernon to the Cascade Mountains. The Upper Skagit were composed of at least five groups (Nookachamps, Mesekwegwils, Chobaabish, Smaliwhu, and Miskaiwhu) organized by villages and village clusters (Blukis Onat et al. 1979, 1980; Collins 1949, 1974, 1980; Gibbs 1877; Lane 1974; Malone 2013; Sampson 1972; Smith 1988; Smith 1941; Snyder 1980; Spier 1936; Suttles and Lane 1990). Several ethnographic villages containing multiple houses are documented along the Skagit River in the Mount Vernon vicinity (Collins 1974:16-17). A Nookachamps house and burial ground are reported on and around Hoag Hill east of the current project area. Three long house posts were reportedly observed at the base of the hill in the 1920s near the slough that empties into the Skagit River (Blukis Onat et al 1979:105; Collins 1949:316). The Trench 4 Site (45SK415) is located north of the project area on the opposite side of the Skagit River. The site consists of a buried pre-contact hearth feature identified approximately 2.4 m deep in a mechanically excavated trench (Trench 4). The feature consisted of a 50-cm-long and 5-7-cm-thick oxidized lens between organic layers of sediment with extensive charcoal. Possible calcined fish bone fragments and one piece of fire modified rock (FMR) were observed within the hearth feature (Chatters 2009). Similar ethnographic and/or pre-contact cultural resources could be present below the extensive fill deposits on the subject property.

No historic development of the project area is depicted within the literature or on historic maps, but the project vicinity was likely logged and utilized for agricultural purposes during the late 19th to early 20th centuries (Caldbeck 2010; Interstate Publishing 1906; Metsker 1925, 1941, 1972; United States Geological Survey 1911, 1940, 1956; United States Surveyor General 1872a, 1872b; Willis 1973, 1975).

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.

The on-site archaeological monitor will observe ground disturbances, examining excavation openings and backdirt from excavations for evidence of cultural resource materials while maintaining a safe distance from construction equipment. The monitor may request that construction activities be temporarily halted as necessary to allow photography and recovery of materials and data. Any backdirt may be screened at the discretion of the archaeological monitor. The archaeological monitor will be prepared with the basic equipment needed to perform site documentation, evaluation, and recovery of unanticipated discoveries. The archaeological monitor will follow all safety protocols required of personnel conducting construction activities. The archeological monitor will prepare daily field monitoring verification reports, noting observations, results, and actions taken, as appropriate, concerning the monitoring efforts. Digital photographs will be taken to record the construction activity as well as the character and provenience of any identified cultural resources. A technical report detailing the results of the archaeological monitoring will be completed after the conclusion of all construction activities associated with the project.

If pre-contact or historic-period archaeological materials and/or features are encountered during the course of monitoring activities, all work will halt, and the City and DAHP will be notified immediately. The treatment of the archaeological materials and their potential NRHP eligibility will be determined by the DAHP through coordination with the consulting parties at that time. If avoidance of the resource is not feasible under project constraints, additional mitigation, including but not limited to NRHP-eligibility test excavations and/or data recovery excavations, may be required. A supplemental treatment plan and/or DAHP Archaeological Excavation Permit may be required if potentially NRHP-eligible cultural resources are encountered and cannot be avoided. The archaeological monitor will ensure that an area large enough to protect the integrity of the resource is avoided by construction activities until the appropriate treatment measures are met. Construction activities will continue in the area once the treatment of the resource has been completed. Potential NRHP-eligible cultural resources that could be encountered in the project area include but are not limited to:

- Intact shell midden deposits;
- Lithic reduction sites;
- FMR hearth features
- Historic period refuse deposits and/or privy features;

If cultural resources that are not eligible for the NRHP are encountered (e.g., low-density disturbed/displaced shell midden deposits; isolated pre-contact lithic artifacts; isolated historic-period bottles) construction will halt temporarily in the immediate vicinity (30 ft.) so that the archaeologist can document the find. Photographs, measurements, and notes will be taken to document material. Construction will then continue in the area with an archaeological monitor present to ensure no additional cultural resources are encountered. The results of the documentation will be recorded on appropriate DAHP Inventory Forms and included with a report detailing the results of monitoring.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Freeway Drive borders the east side of the site and Interstate 5 is located approximately 450-feet to the east. Two access points to the site will be provided; one at the northeast corner of the site directly from Freeway Drive, and the second along the private access drive at the southwest corner of the site. The access point at the northeast corner of the site will be 26-feet in width and extended westerly to the neighboring property.

- 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 is a bus stop approximately 600-feet south of the site along Freeway Drive.

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

The project will provide 13 parking stalls (10 stalls minimum required).

- 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).

None.

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

This project will not use or occur within the immediate vicinity of water, rail, or air transportation.

- 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?

According to the Transportation Technical Memorandum prepared by Transportation Solutions, Inc. dated January 25, 2019, this project is anticipated to generate 50 new PM peak hour trips (25 in; 25 out).

- 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.

The proposed project is not anticipated to affect or be affected by the movement of agricultural and forest products on roads or streets in the area.

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

None.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Yes, as with all commercial development, there will be a need for fire and police protection, however no more so than other common types of commercial development within the area.

- b. Proposed measures to reduce or control direct impacts on public services, if any.
Impact fees will be paid per the current City of Mount Vernon fee schedule.

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.

Electrical: Puget Sound Energy will provide electrical service to the site. Electrical conduit and associated facilities will be installed.

Water: Public Utility District #1 has an existing 2-inch domestic water stub located at the southeast corner of the site. This service will provide domestic water service and landscape irrigation.

Natural Gas: Cascade Natural Gas has stubbed a 2-inch main that runs parallel with the southern property boundary and extends west to the neighboring property.

Sanitary Sewer: The City of Mount Vernon owns and operates the existing sanitary sewer system. An 8-inch side sewer lateral has been stubbed to the property at the southwest corner of the parcel.

Telephone: Underground telephone service has been stubbed to the site.

Fiber Optic: Fiber optic service has been stubbed to the site.

Stormwater: Stormwater runoff from this project area will be collected by a series of onsite drainage structures, treated (Water Quality and oil), and conveyed to the existing storm system located along the westerly side of Freeway Drive. Storm water detention is provided within an existing offsite regional pond, having a City of Mount Vernon facility ID of FreewayDR-27, known as the Lowe's pond, located westerly of the site that serves what is referred to as the Riverbend Drainage area.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Under penalty of perjury I swear that all information provided is true and correct.

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

D. supplemental sheet for nonproject actions

(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.