

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:

South Mount Vernon Commercial Center

2. Name of applicant:

Tom Little (South Mount Vernon Commercial Center, LLC)

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

Applicant:

101 N. Sunset Drive
Camano Island, WA 98282

4. Date checklist prepared:

July 2019

5. Agency requesting checklist:

City of Mount Vernon due to the extent of development
Department of Ecology due to the land disturbance being larger than 1 acre

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

Development on this property will likely be conducted in two phases as described below:

Phase 1: Structural fill materials will be imported to the site to establish the finish grades for drive surfaces and to provide a 3-foot thick gravel preload fill above the building's finished floor elevation. Fill initially placed for preload can be used as onsite fill once the settlement has occurred. Onsite utility installations will consist of sanitary sewer, domestic water, water for fire protection, natural gas, and conduits for wire utilities. Onsite storm drainage improvements will include roof drain piping, onsite catch basins with associated piping, and an infiltration system designed per the 2014 DOE manual which will involve infiltrating nearly all rainfall upon the property. Phase 1 will also include connections, extensions, and enlargements of existing utilities necessary, such as sanitary sewer, water, and drainage.

Offsite utility improvements will likely consist of the following:

Connection to the existing City-owned gravity sanitary sewer in Cedardale Road or Hickox Road.

Connection to the existing PUD-owned waterlines in Cedardale Road and/or Hickox Road.

Widening improvements along the adjoining east side of Cedardale Road to provide for a 22-foot east-half road width as required by the City of Mount Vernon's South Mount Vernon Concurrency regulations.

Widening improvements along the adjoining north side of Hickox Road as required by the City of Mount Vernon.

The Applicant owns dump trucks that are available when there is an excess quantity of gravel from other projects that is then trucked to the site for use as structural fill. Structural filling activities for this project are not planned to be performed over the course of a few months. Due to the extensive quantity of structural fill required, Phase 1 is anticipated to be performed over a period of 2 - 4 years. Upon completion of Phase 1, all utilities needed to serve the site and future building will have been installed, structural fill for the building and paved areas will be completed, and most asphalt paving will be finished.

Phase 2: Building construction as represented on the accompanying site plan will be performed along the eastern side of the site together with adjoining truck docks and fronting sidewalk improvements. The proposed building is 575 feet long which is a considerable undertaking if performed all at one time. The Applicant will likely construct the building in sections which provides a large enough building to meet most needs, which in turn generates the finances needed to proceed with additional sections of the building, adjoining truck docks, and sidewalk improvements. Constructing sections of the building will be economically driven and may take 4 – 6 years. It is understood that a separate building permit application will be required for each phase of building construction to stay abreast of building code regulations.

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

None other than as noted herein.

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

A geotechnical investigation has been performed to establish design parameters for building foundation design, pavement sections, infiltration, and other miscellaneous aspects of the site development.

A wetland investigation has been performed to confirm there are no wetland critical areas onsite, nor close enough offsite to cast a buffer on to this project area.

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.

No

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

DOE – Notice of Intent for General Storm Water Discharge
City of Mount Vernon – Grading Permit & Right of Way Permit
City of Mount Vernon – Building Permit(s)

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 subject property is located in south Mount Vernon at the northeast corner of the Cedardale Road intersection with Hickox Road. At the actual northeast corner of this intersection, there is one narrow, triangular-shaped parcel of land encompassing approximately 0.22 acres and having approximately 65 feet of frontage on Hickox Road and 308 feet of frontage on Cedardale Road. This offsite parcel of land supports a utility substation structure. This project wraps around this offsite parcel at the corner as illustrated on the accompanying plans. The project involves two adjoining parcels, P29364 consisting of 1.9 acres and P29588 consisting of 2.7 acres as well as the panhandle portion of P29353 encompassing 0.3 acres. The project area, comprising the entire portion of the two parcels and the panhandle portion of the third parcel, is 4.88 acres. In general, the site is 630 feet long north-south x an average width of 337 east-west. As represented on the accompanying plans, the site has 350 feet of frontage along the north side of Hickox Road and 335 feet of frontage along the east side of Cedardale Road. The entire project area, as well as abutting parcels north and east, is zoned Commercial/Limited Industrial.

A topographic survey has been performed on the entire project area. The survey work was performed on the NGVD 1929 vertical datum which is consistent with the elevations noted on Skagit River Flood Insurance Rate Maps, FIRM. As noted, the northerly end of the property approaches elevation 12 whereas the lower southwest corner of the property is approximate elevation 9.

Existing & Proposed Offsite Utility Conditions

Sanitary sewer mains (gravity) exist in both Cedardale Road and Hickox Road. These sanitary sewer systems are owned and operated by the City of Mount Vernon. Sanitary sewer stubs into the property are located on both sides having sanitary sewer service, and are deep enough to serve the site.

Sanitary Sewer (force main) exists in the northern part of the Hickox Road right of way adjoining the site. This sanitary sewer force main is owned and operated by the Big Lake Sewer District. Connections to this sewer force main do not exist and are not available for this project.

Waterlines exist in both the Cedardale and Hickox rights of ways. These waterlines are owned and operated by Skagit PUD No. 1. Hydraulic analysis by PUD has identified the adjoining waterlines west and south as being six inches in diameter and has determined that the existing waterlines do not provide sufficient fire flow. PUD performed a hydraulic analysis to determine which options exist for upsizing existing waterlines to meet the required fire flow rates. The Applicant will coordinate this site development with PUD to confirm the extent of offsite waterline improvements necessary to provide the minimum required fire protection flow. The proposed building will be sprinklered.

Replacement/enlargement of existing waterline in Hickox Road up to 12" diameter from the intersection east approximately 700 feet to the existing 12" PUD waterline. Potential involvement in the replacement/enlargement of the existing PUD-owned waterline that

proceeds west from the intersection to Hickox/99 Intersection, and the potential replacement/enlargement of existing waterline in Cedardale Road north from the intersection. As noted on the preliminary site plan accompanying this SEPA, the currently available fire suppression flow to the site is less than 1,500 gpm, and the preliminary building size, even through sprinklered, may need as much as 2,500 gpm fire suppression flow.

The existing waterlines in Cedardale and Hickox Road have sufficient capacity to provide domestic water to serve the proposed building. Occupancy of the future building may be one tenant or may consist of multiple tenants. It is likely one single domestic water service with backflow protection will be provided to the building where individual sub-meters will be installed, with backflow protection, each sized to meet the individual tenant's needs.

Drainage facilities offsite are limited to a drainage pipe conveyance network located in the intersection of Cedardale and Hickox Roads, which conveys storm water westerly, under I-5, eventually discharging into Maddox Creek. Maddox Creek is located approximately 560 feet west from the road intersection. There is an existing ditch along the adjoining north side of Hickox Road. Along the fronting Cedardale, there are no road-side ditches. As needed for the offsite drainage facilities to receive the minimal amount of developed runoff that can be released from this project's onsite drainage facilities, an 8-inch or 12-inch diameter storm pipe will be installed from the site to the existing drainage network at the intersection. No other offsite storm drainage improvements are anticipated for this project. The adjoining Cedardale Road frontage will be widened within the east half of right of way to 22 feet per the City's South Mount Vernon Concurrency Plan; however this would not include curb, gutter, catch basins and storm pipe. This project may have to perform widening improvements to Hickox Road which potentially could include curb, gutter, sidewalk, catch basins, and 12" diameter storm pipe.

Natural Gas & Wire Utilities exist in both Cedardale and Hickox Roads, and are considered sufficient to serve this project. Coordination with these utility companies will be made to confirm if any upgrades are necessary to serve this project.

Onsite Utility Improvements:

Sanitary sewer piping up to 8" diameter will be extended into the site during the Phase 1 improvements and will be structured to serve either one occupant for the entire building, or multiple tenants. All sanitary sewer improvements are expected to function by gravity flow.

Waterline improvements up to 12" diameter for fire protection will provide fire hydrants at key locations to facilitate the fire department. The building will be sprinklered. Domestic water will be structured to serve all tenants of the building.

Drainage improvements will provide treatment for all runoff waters from pollution generating impervious surfaces. Based on the results of the geotechnical investigation, an onsite storm water infiltration system will be designed per the 2014 DOE Storm Water Management Manual to manage all runoff waters from the developed surfaces. New onsite drainage piping will be as large as 18" diameter.

Natural gas and wire utilities will be extended underground to serve the building and all tenants.

The intended site development will include one building having a footprint area of approximately 57,500 square feet. As represented on the accompanying Preliminary Site Plan, this building is anticipated to be 100 feet deep x 575 feet long. As much as 50% of this building may also have a second floor for mezzanine and storage areas. This building will be constructed of either concrete tilt-up or steel frame work. The orientation of this proposed building accommodates four individual truck docks to be located on the easterly side of the building. The easterly most access on Hickox Road and the northerly most access on Cedardale Road provide a very efficient travel route for large semi-trucks while maintaining the other two points of access for customers and employees.

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 project area comprises two parcels, P29588 and P29364 together with the panhandle portion of P29353, having a total project area of 4.88 acres. This project is located at the northeast corner of the Hickox Road intersection with Cedardale Road. Sub-divisionally, this project is located in the SW quarter of Section 32, Township 34 North, Range 4 East. There previously existed a residence on P29588, having an address of 1005 E. Hickox Road.

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)?

1-2%

- 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.

Per the geotechnical investigation, the onsite soils consist of an approximate 12" depth of organic topsoil over a dense silty sand to a varying depth of 8 – 12 feet, underlain with a cleaner sand extending to at least a 40-foot depth. Please refer to the geotechnical investigation accompanying the submittal of this SEPA.

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

No

- 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 total project area = 4.88 acres, which is the same as the total property area. Within this project area, the proposed building is planned to have a footprint area of 57,500 square feet, the landscaping is to cover a minimum of 10% of the site, and the site will have approximately 134,370 square feet of hard surfacing consisting of asphalt and concrete. The site has recently been cleared of structures except an old barn, and has been rototilled to support a cover crop until the Phase 1 development can begin. For the Phase 1 development, all sod will be removed from the site and an approximate 12" depth of topsoil will be removed. The total soil stripping volume is approximately 7,900 cubic yards; however some of the organic topsoil will be retained for landscaping and possibly be used as an amended soil for the treatment of infiltrated runoff waters. For the proposed building and hard surfaced areas, approximately 29,000 cubic yards of granular structural fill will be imported from a local source having structural gravel fill. Approximately 7,500 cubic yards of this imported volume will initially be used as preload, then removed and used as onsite fill. Completion of the onsite surfacing will include a combined volume of crushed rock and asphalt on the order of 4,100 cubic yards. The Applicant will fill the site with approved structural fill materials when encountered to be available.

Storm runoff management proposes two separate infiltration beds as referenced in the drainage analysis report. The quantity of combined excavation for these two beds is approximately 6,040 cubic yards, and the quantity of imported clean, washed, crushed ballast rock will be approximately 5,400 cubic yards.

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

Yes, erosion may occur during periods when the surface vegetation and the underlying soils are directly exposed to rainfall impacts. During the Phase 1 site development, erosion and sediment controls will be installed to retain silt and debris onsite and to allow treated surface runoff waters to exit the site. Once the site is surfaced with granular structural fill materials, the potential for erosion will be significantly reduced, however sediment controls will still remain in place until the majority of the site is surfaced with hard materials.

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

Within this project area of 4.88 acres, the proposed building will have a footprint area of approximately 57,500 square feet, which represents approximately 27% of the site. In addition, outside of the areas to be landscaped, the site will also be covered with hard surface such as asphalt and concrete which will cover approximately 63% of the site. Approximately 50% of the building is allocated to have a second floor area.

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

Silt sacks installed under the grates of existing catch basins in the area and under the grates of new catch basins as they are installed will reduce any sediment from being transported from the site. In addition, a sand-filled trench at the low end of the site will also aid in preventing sediments from being transported from the site during the Phase 1 construction activities. During the initial site clearing and filling phase, it will be helpful for surface vegetation to remain as long as reasonably possible so the underlying soils are not directly exposed to rainfall. Construction equipment will be parked at a location where if there is a leak or spill, the materials can be retained by spill-containment materials. At the onset of Phase 2 construction, most of the site will have a hard surface and the building footprint area will be gravel. Sediment controls will remain in place to trap and retain any sediment transported by runoff waters.

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.

During the Phase 1 construction, a water source will be available during dry weather periods to reduce the quantity of dust from trucking and gravel grading activities. Construction equipment will be maintained for efficient operation.

During the Phase 2 development phase, construction equipment will be maintained for efficient operation.

Once the site is developed, emission sources will be from heating equipment and vehicle exhaust. The type of future occupant is unknown, however if business activities generate an emission, the building and equipment design will be evaluated for having control of their emissions as part of the building design process.

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

No.

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

Maintenance of all construction equipment during the site development phases. Proper design and maintenance of equipment inside the building.

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 are no water bodies, streams, lakes, ponds, and wetlands in the immediate vicinity of the project area.

The nearest regulated water body is Maddox Creek which is located approximately 560 feet to the west, roughly mid-way between I-5 and Old Highway 99.

Per Mount Vernon Critical Area maps, the closest critical area buffer is approximately 550' NE from the NE corner of the project area.

The limited quantity of permissible storm water released from the site will be conveyed to Maddox Creek.

- 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.

Does not apply.

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

During the Phase 1 site development, temporary dewatering activities may be necessary to manage ground water during the installation of deep utilities. No other surface water withdrawals or diversions are anticipated during the development and eventual operation of this site.

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

Yes, the subject property is located in the Skagit River 100-year flood plain. Per the F.I.R.M, the onsite flood zone designation is AO-2. This designation requires that within the footprint of the proposed building, the highest native/undeveloped ground elevation be identified and that the lowest permissible finished floor elevation of a building be 2 feet higher as required by F.I.R.M. plus 1 foot as required by the City building code. As indicated on the site plans accompanying the SEPA, one building is proposed. The lowest permissible finished floor elevation is based on the highest native/undeveloped ground elevation within the building's footprint, which is located at the north end of the building. Because only one building is proposed onsite, having a continuous floor elevation, considerable structural fill depth is required within the southerly half of the building where the native ground elevations are lower. The building's first floor elevation will be 14.3.

- 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. The development of the site and the activities within the proposed building will not generate any waste material discharge. The site is served by public sanitary sewer. Protective measures will be in place and available during the site development phases. If a

building occupant proposes an activity that could generate a potential waste product, the tenant design will be responsible for addressing such matters to the satisfaction of the City. Rainfall infiltrated into the ground is required to have “enhanced” treatment before being exposed to soaking into the ground.

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 permanent ground water withdrawals are proposed. During the Phase 1 site development, temporary ground water dewatering may be necessary for the installation of deeper utilities. The duration of dewatering would directly coincide with the time of year to install the utility. Runoff waters are intended to be infiltrated into the ground in conformance with the 2014 DOE manual. Runoff waters from all impervious and hard surfaces, comprising roof, asphalt, and concrete, will be infiltrated into the ground. However, runoff waters from pollution generating surfaces will first be treated as required by DOE, and to protect the integrity of the underlying infiltration system and ground water quality. The approximate quantity of developed surface runoff waters being infiltrated will be identified in the drainage summary report accompanying this project’s SEPA.

- 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 sources of waste materials will be discharged into the ground during the phased development of this site. The eventual occupancy of this building will be required to not cause any waste material discharged.

d. 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.

The majority of developed surface runoff waters are to be infiltrated into the ground as identified in the drainage summary report prepared for this project. The 2014 DOE drainage manual does allow for a small offsite discharge of runoff waters, which will be incorporated into this site’s drainage system design. This permissible quantity of runoff waters will be directed to the existing storm drainage network at the intersection of Cedardale Road and Hickox Road, which will convey runoff waters downhill to the west for a distance of approximately 560 feet where the runoff waters will enter the Maddox Creek drainage system.

- 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.

No. At the present time, the majority of rainfall upon the subject property soaks into the ground. The intended function of the proposed onsite storm water management facilities will be to treat specific runoff waters as required, and to infiltrate nearly 100% of all developed runoff waters into the ground.

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

With the requirement to treat developed runoff waters from pollution generating impervious surfaces, and to soak nearly 100% of all developed runoff waters, there is minimal opportunity for this site development to have a negative influence on ground water and local conveyance facilities. The development of a site does not cause an increase in rainfall, but rather, minimal changes in how the rainfall is infiltrated into the ground and ground water. All runoff waters must receive “enhanced” treatment prior to being soaked into the ground and prior to be discharged from the site.

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?

Within the project/property area of 4.88 acres, 100% of the surface vegetation will be removed and altered to accommodate the proposed site development.

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

None are known.

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

Even though 90 % of the site is intended to be hard, approximately 12.4% of the site will be landscaped with trees, shrubs, and ground cover per the accompanying Preliminary Site Plan. In comparison to the current site conditions, the developed site will contain more trees and shrubs than previously existed. The City's landscape requirements for the C/LI zoning requires a minimum of 10% landscape coverage.

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

None are known to exist.

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: **mice**

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

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

None are known to exist.

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

It is unknown if the subject property is located in a migration route, however much of Skagit Valley is associated with the Pacific Flyway. At the present time, there are no onsite attributes that would indicate the site is located in a migration route, nor is it an attribute to a migration route.

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

Providing vegetation per the City's landscape code and conforming to DOE regulations for treating surface runoff waters and soaking runoff waters into the ground.

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

None are known to exist.

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.

Electricity will be used for heating, lighting, and equipment operation. Natural gas will be used for heating.

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

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Building design and tenant improvements will incorporate the necessary requirements of 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.

During the two phased site development periods, there are minimal exposures to the above-listed risks, which are limited simply to construction equipment onsite.

During the occupancy of the building by future businesses, the extent of these exposures is likely minor, however they are not known at this time. The purpose of preparing building and tenant-improvement plans will be to understand what extent, if any, that these hazards may be associated with the building occupancy and activities, and assign design criteria that mitigates any risks that would otherwise be associated.

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

There previously existed one old residential structure and two out-buildings, likely used historically to support farming activities. Per Skagit County records, the onsite residence and barns were built in 1905. There are no known levels of contamination within the project area.

- 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.

There are no known hazardous chemicals/conditions upon the project area. There are no transmission pipelines in the vicinity.

- 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.

During the initial phase of site development, which is predominately limited to structural fill and utility infrastructure, the only potential chemicals would be limited to onsite storage of fuel and liquids serving the construction equipment.

During the second phase of site development, generally consisting of structural building development, similar liquid needs as during phase one will exist. If a steel building structure is permitted, here will also temporarily be welding equipment onsite.

In the future at the time of building occupancy, the extent of toxic or hazardous chemicals is unknown. However if present, there are mandated storage and handling procedures for various chemicals and products used in manufacturing and industrial activities.

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

Likely limited to the occupancy and activities within the building, OSHA standards and other regulations will have to be complied with.

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

Likely limited to the occupancy and activities within the building, OSHA standards and other regulations will have to be complied with.

b. Noise

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

There are no noises in the vicinity that will negatively affect the development and future business activities within this project area.

- 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.

During the phase 1 site development, which could be a couple years, there will intermittently be construction equipment such as excavators, dump trucks, and vibratory rollers operating in the course of stripping top soils, installing utilities, and placing structural fill materials. These noises will be limited to day time work hours, commonly 7 am to 6 pm, Monday through Friday.

During phase 2 development, similar noises will be generated together with the operation of small cranes depending on the height of the building and its building materials. It is possible; a building of this size could be constructed in 2 or 3 phases depending on economic needs.

Upon the completion of site development, daily business-related noises will be generated from vehicles entering and exiting the site. It is very likely that any manufacturing and light-industrial activities will all be conducted in doors. This is an important factor to account for during the building's design stage, to utilize insulation not only for temperature controls but to also mitigate loud noise that may otherwise be heard from outside the building.

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

Maintenance of construction equipment during the various levels of activities conducted during the site's development.

Proper and wise design of the building.

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.

Up until 2017, the site supported a single residence. It is likely that many years ago, the surrounding lands were used for agricultural production and/or live stock.

The current surrounding conditions comprise the following:

Cedardale Road right of way along the site's west side. Interstate Five right of way exists on the opposite side of Cedardale Road.

Hickox Road right of way exists along the south side of the site. On the south side of Hickox Road is a repair company that works on small equipment and small engines. There is also farmland on the southerly side of Hickox Road, further to the east.

The applicant owns the adjoining property to the north where construction equipment is displayed and sold. This adjoining offsite building to the north was constructed in 2005. Further north of the applicant's adjoining business, as well as to the east of this project area, is land owned by the Washington State Department of Transportation, upon which there are various office buildings and equipment storage buildings that were constructed between 1970 and 1998.

The various levels of development and future businesses onsite are not considered to have any negative effect on surrounding properties and their individual activities.

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?

Working forest lands have not existed in the southern Skagit Valley floodplain for many, many decades. In recent decades, it is likely the subject property was involved in agricultural activities, however with the surrounding WSDOT facilities present for three to four decades; the size of the property is not highly conducive to supporting agricultural activities. Due to surrounding developments, the most recent agricultural activities were

around 1969 per Skagit County aerial records. South of Hickox Road, there are active farmland activities. Since it has been many decades since the subject property supported any agricultural activities, the proposed site development is not considered to be converting land from an ag resource to a commercial resource. The subject property is within the Mount Vernon city limits and is zoned for commercial and light-industrial activities.

- 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. The improved site has been specifically designed to accommodate large vehicles and semi-trucks to enter and exit the site along both Cedardale Road and Hickox Road. Hickox Road is not subjected to a large quantity of ag-related vehicles. Surrounding ag activities, such as tilling, pesticide management, and crop spraying will not have a negative nor detrimental effect on the development and uses of the subject property.

- c. Describe any structures on the site.

Presently one large wood barn exists. An unoccupied residence and a small out-building were removed from the property in early 2018. These structures are circa 1905.

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

The residence and an outbuilding have been removed. The remaining barn will eventually be removed from the site; however for most of the phase 1 site development, the barn will be a functional storage area for equipment and supplies.

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

C/LI Commercial/Limited Industrial

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

Commercial/Limited Industrial

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

There are no shorelines in the surrounding area.

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

No. The city's critical area maps do not identify any critical area on nor within 200 feet of the site. A wetland consultant has been retained by the applicant for a further investigation of any onsite critical areas. No wetland conditions were encountered onsite.

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

Notwithstanding the jobs provided to those individuals involved in the site's phased development, the eventual full development of the building could provide 20 – 60 jobs depending on the type of businesses.

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

None

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

None are necessary

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

The schedule for phased site development has already been coordinated with the City of Mount Vernon to assure that the initial infrastructure development permits can remain in effect for a reasonable amount of time to accommodate the site's phase 1 development. Phase 2 development involves the building construction, which in itself could be phased, however would be based on multiple (2 or 3) building permits. Through all phases and levels of site development, permits for said construction will only be issued upon a compliant review of civil and building plans.

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

There are no working forest lands in the area. There are ag activities south of Hickox Road; however Hickox Road is not a primary travel route for ag equipment. The phased site development and eventual business occupancy will not cause any negative impacts to the limited quantity of ag-related business activities using the adjoining Hickox Road.

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. The onsite residential structure has been uninhabited for a couple years.

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

No negative impacts to housing will be caused by this site development.

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 proposed building will maintain a height within the zoning code limits. A building height in excess of the zoning code is not proposed, however if a use were proposed that required a building height in excess of the zoning code, a variance or special use permit

would likely be necessary. The proposed building will likely be an all-steel construction or concrete tilt-up, with a peak height on the order of 28 feet.

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

Obviously, views from surrounding properties will be altered by the construction of a building; however, there are no scenic views from the surrounding lands.

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

The site will have landscaping as required by code, and the building will be designed with a pleasing architectural perspective.

11. Light and Glare

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

During all development phases, work will only be performed during daylight hours, thereby not generating any evening light. After the building is constructed and occupied, building-mounted lighting will be located along the east face of the building to illuminate the truck dock areas and along the west face of the building to illuminate the adjacent parking area. If there is a use that displays a product outdoors, there will also be pole-mounted lights to illuminate the displayed products. Typically, building-mounted lighting is on during all dark hours for security purposes. Pole-mounted lighting is commonly automated to shut off around 10 pm.

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

No because there are no prominent views surrounding the area. All lighting will be hooded to direct light down upon the driveway and parking surfaces. Pole-mounted lighting would likely be located along the west side of the developed site to shine easterly and down onto product display areas.

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

None.

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

Hooded and shielded lights will reduce cast onto surrounding properties. The vast majority of all surrounding properties are businesses, so there will be very few people residing near this site during the dark hours when lighting is on.

12. Recreation

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

In the immediate area and even to one mile beyond, there are no recreational facilities.

- 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:

This site development will not have any influences on recreational facilities in 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.

There previously existed one residence, a large barn, and a couple of small outbuildings. Per Skagit County records, these buildings are circa 1905. With exception of the large barn, all other structures were removed from the property in 2018. Even though the buildings are/were apparently more than 45 years old, none of them is thought to be listed in or eligible for listing in national, state, or local preservation registers.

- 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 is no known evidence of Indian or historic occupations on and surrounding the site, and none is known to have ever been encountered within the surrounding commercial developments. No professional site investigation studies have been conducted.

- 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 Washington State Department of Archaeological & Historic Preservation, DAHP, has been consulted in regards to any known or anticipated Indian and historic occupation.

The website for the Department of Archaeology and Historical Preservation, DAHP, has been used to determine what level of investigation is necessary. Per the website, it was determined that an EZ-2 form is applicable because the onsite buildings are/were more than 45 years old. As directed by the website, a DAHP EZ-2 form is to be completed for each building affected before submitting the EZ-1 form. The applicant's representative has applied for access to Wisaard in order to prepare an EZ-2 form for each structure onsite. Once the EZ-2 form is processed, its number will be provided on the EZ-1 form.

Per Skagit County records, the onsite buildings consisted of the following:

Single floor residence, 1,772 square feet (already demolished)

Utility shed, 300 square feet (already demolished)

Detached garage, 480 square feet (already demolished)

Multi-purpose shed, 99 square feet (already demolished)

Loft barn, 952 square feet ground floor, 671 square feet loft (still exists, to be removed)

An EZ-1 form from the web site has been prepared to describe the extent of work associated with the proposed building and site development within this project. Once the EZ-2 is processed, the EZ-1 form will be submitted to DAHP as directed in the website, and will also be provided to the various Tribes listed on the DAHP website.

At the Department of Archaeology and Historical Preservation, Stephanie performs the SEPA reviews. Stephanie at DAHP was contacted on the morning of Tuesday January 29, 2019. Her direct phone number is 360-586-3088. According to Stephanie:

- An EZ-1 form is only required when the project has State or Capital funding, or, if the applicant/developer has a concern about potential impacts to cultural and historic resources,
 - DAHP does not review a submitted EZ-1 form until a SEPA for the project has been provided to DAHP by the reviewing jurisdiction
 - DAHP has become inundated with EZ-1 forms because jurisdictions are requiring the form as part of the SEPA process. DAHP does not require an EZ-1 form for every SEPA unless the project has State or Capital funding, or if the applicant/developer has a concern about potential impacts to cultural and historic resources.
- 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.

Providing that DAHP and the Tribes do not have any concerns for this project, the following statement will be provided on the plans:

Inadvertent Discovery of Human Skeletal Remains on Non-Federal and Non-Tribal Land in the State of Washington (RCWs 68.50.645, 27.44.055, and 68.60.055)

"If ground disturbing activities encounter human skeletal remains during the course of construction, then all activity will cease that may cause further disturbance to those remains. The area of the find will be secured and protected from further disturbance until the State provides notice to proceed. The finding of human skeletal remains will be reported to the county medical examiner/coroner and local law enforcement in the most expeditious manner possible. The remains will not be touched, moved, or further disturbed. The county medical examiner/coroner will assume jurisdiction over the human skeletal remains and make a determination of whether those remains are forensic or non-forensic. If the county medical examiner/coroner determines the remains are non-forensic, then they will report that finding to the Department of Archaeology and Historic Preservation (DAHP) who will then take jurisdiction over the remains. The DAHP will notify any appropriate cemeteries and all affected tribes of the find. The State Physical Anthropologist will make a determination of whether the remains are Indian or Non-Indian and report that finding to any appropriate cemeteries and the affected tribes. The DAHP will then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains."

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.

This project area is bound by Hickox Road to the south and Cedardale Road to the west. Truck access is proposed at the southeast corner of the property to be as far away from the

intersection as possible and at the northwest corner of the property for the same reason. The Hickox Road truck access is approximately 430 feet east from Cedardale Road and the Cedardale access is approximately 630 feet north from Hickox Road. Common vehicle accesses for customers and employees is provided at one location on Hickox Road (250 feet east of Cedardale Road) and at one location on Cedardale Road (370 feet north of Hickox Road.) Refer to the Preliminary Site Plan accompanying this SEPA.

- 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?

Skagit Transit does serve south Mount Vernon. According to the Skagit Transit web site, the closest transit stop is located at South Mount Vernon Park and Ride, which is 0.7 miles west from the project area.

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

Per the Preliminary Site Plan accompanying this SEPA application, the subject building has a footprint area of 57,500 square feet and is intended for light manufacturing and industrial uses. Per the City of Mount Vernon's parking code, one stall is required for each 1.5 employees. As represented on the Preliminary Site Plan, 56 parking stalls are provided along the west side of the building. On the east side of the building, in between the truck docks, there is capacity for an additional 22 parking stalls. If more parking stalls are needed per code, or are found necessary for an onsite use, a second row of parking stalls can easily be provided on the west side of the building. It is likely the occupants of this building will utilize the extensive outdoor product-display area between the building and Cedardale Road. Even if a second row of parking stalls are needed along the west side of the building, there is still an extensive product-display area remaining.

This project does not cause the loss of any existing parking stalls.

- 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).

Both Cedardale Road adjoining the site's west side, and Hickox Road adjoining the site's south side are public rights of ways. The City's "South Mount Vernon Concurrency Code" is the regulatory guide for improvements to Cedardale, which requires that the fronting east half of Cedardale to have a 12-foot-wide paved travel lane and an adjoining 10-foot-wide paved shoulder. Presently, the entire adjoining Cedardale Road exists as two 12-foot-wide paved travel lanes with a 6-foot-wide paved shoulder on the west side, adjoining the Interstate Five right of way, and a 6-foot-wide paved shoulder on the east side. The subject property is 630 feet long north south, however due to a small triangular-shaped parcel owned by others at the northeast corner of the intersection, this project area only has 335 feet of frontage along the east side of Cedardale Road. Within this project's immediate frontage on Cedardale Road, the east side of Cedardale Road will be widened consistent with the City's South Mount Vernon Concurrency Code. No curb, gutter, nor sidewalk is required, which will allow runoff from the adjoining portion of Cedardale Road to sheet flow into the eastern part of the Cedardale right of way and soak into the ground, as presently occurs.

The adjoining portion of Hickox Road has an approximate 26-foot-wide paved surface for the two travel lanes that presently exist. Any road widening improvements to the adjoining Hickox Road will be coordinated with the City of Mount Vernon.

There are no amenities such as a park, recreational opportunity, or business in the surrounding area that promote pedestrian traffic. As such, there is no need to provide any further improvements to the adjoining roads than as stated above.

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

None of these modes of transportation exist in the south Mount Vernon area other than the Burlington Northern Railway which is approximately 0.5 miles to the west, which is accessed by the multi-modal facilities in the City. There is a Skagit Transit Park and Ride Facility on Highway 99, approximately 0.7 miles west.

- 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

The subject property is zoned C/LI, Commercial/Limited Industrial. The anticipated uses will likely be similar to construction trades such as electricians, plumbers, and general contractors which are permitted uses within this zoning code. Due to the site's location and direct exposure to I - 5, this project provides an excellent opportunity for businesses that utilize an outdoor display of their products. Per the Institute of Transportation Engineers, uses such as General Light Industrial and Warehousing (Uses #110 and #140) respectfully generate a peak-hour trip generation of 0.98 and 0.74 trips per hour per 1,000 square feet of building. As such, upon complete occupancy of the proposed building, the total peak-hour trip generation may be on the order of 50 trips per hour. Considering the building will potentially have multiple tenant improvements for individual areas, the quantity of peak-hour trips will only be confirmed at the time of building permit issuance, which will include the payment of traffic impact fees.

Peak hour trip generations will likely be in the morning hours of 7 am to 9 am when employees are arriving to work, and in the afternoon between 4 pm and 6 pm when employees are leaving work.

The quantity of employee trip generations vs commercial trips associated with the business will vary depending on the type of business occupying the building.

- 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.

There are no forest-land activities in the south Mount Vernon area. South of Hickox Road, there are thousands of acres zoned agricultural having varied traffic patterns depending on the time of year. The farms associated with the agricultural acres are located south of Hickox Road. There are no active farms along Cedardale Road north of Hickox Road. As such, there is very little farm-related vehicle activity on Cedardale Road north of Hickox Road and on Hickox Road.

As a result of there being very little agricultural-vehicle activity on Hickox Road, the vehicle activities associated with the site development herein are not considered to have any negative effects.

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

None other than the payment of traffic impact fees as established by the City's traffic consultant, widening the abutting east half of Cedardale Road, and potentially improving the abutting portion of Hickox Road.

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.

As with all new commercial development, there will be a need for fire protection and police protection. It is unlikely this site development will generate any needs-impact on public transit, health care, and schools, however if the businesses associated with this site development cause employees to relocate to the Mount Vernon area, then there will be a documented need for these public services.

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

Fire protection measures will be included in the site's development such as effective points of access for emergency vehicles, the strategic placement of fire hydrants and fire department connections, and buildings outfitted with smoke and heat alarms as well as internal sprinkler systems. Site lighting and multiple points of site access will aid the police in monitoring the site if called upon. In addition, the payment of associated impact fees will be made at the time of building permit issuance.

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other: tv cable, drainage
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity to be provided from PSE will be for lighting, heating, cooling, and equipment operation. Telephone will be provided by Frontier for communication

Natural Gas will be provided by Cascade Natural Gas for heating purposes.

Sanitary sewer service is provided by the City of Mount Vernon for sewage waste conveyance.

Water for domestic use, irrigation and fire protection is provided by Skagit PUD No. 1.

Drainage facilities are owned/operated by the City of Mount Vernon and WSDOT to receive runoff waters from the subject project area.

There will be no above-ground utility installations other than pole-mounted site lighting.

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: Thomas A Little

Name of signee THOMAS A. LITTLE

Position and Agency/Organization managing member

Date Submitted: _____