



## 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:*** [\[help\]](#)

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:***

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:*** [\[help\]](#)

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 [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Skagit Valley Family YMCA

2. Name of applicant: [\[help\]](#)

Skagit Valley Family YMCA

3. Address and phone number of applicant and contact person: [\[help\]](#)

215 East Fulton Street

Mount Vernon, WA 98273

360-336-9632

4. Date checklist prepared: [\[help\]](#)  
January 31<sup>st</sup>, 2017

5. Agency requesting checklist: [\[help\]](#)  
City of Mount Vernon Planning Department

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

The current planned schedule for this project is to break ground late Summer of 2017. There are currently no plans for phasing. Permitting will take place early Summer of 2017, construction to begin late Summer of 2017 and completion is scheduled for March of 2019.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

Currently there are no plans for future additions or expansion related to this proposal. The entire project scope will be covered by this proposal.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

ASM Affiliates has prepared an archaeology survey and report related to cultural resources. No cultural resources were found on site. GeoEngineers has conducted soil borings and supporting documentation regarding geo technical work. Graham Bunting & Associates have conducted a critical area/wetland stream report in 2012. This report has been updated to current requirements and is included.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

The City of Mount Vernon is currently reviewing the submitted Traffic Concurrency Form. There are currently no other pending approvals.

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

City of Mount Vernon:

Site Plan Review

Critical Areas Review/Permit

Fill & Grade Permit

Right of Way Permit

Civil Plan Approval

Geotech Review

Floodplain Review

Building Permit review/approval

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.) [\[help\]](#)

The proposed project consists of the construction of two structures. The main building is currently planned to be approximately 56,000 sf. This building will house: the natatorium with a four to six lane pool and second, warm water recreation pool for aerobics, swim lessons, and physical therapy; a gymnasium with running track; locker and changing rooms for families, men, and women; wellness center with two exercise rooms; a teaching kitchen; a community room; teen center; staff and administration offices; support facilities, which include restrooms, mechanical rooms, boiler room, electrical room, and storage areas.

The accessory building will house the early learning child care center and is proposed to be approximately 5,900 sf. This facility will include four classrooms, washrooms, common areas, staff offices, and storage spaces.

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. [\[help\]](#)

Section: 18 Township: 34 Range: 04

1901 Hoag Road Mount Vernon, WA 98273

The project site is located directly to the west of the Salem Lutheran Church that is at the NW corner of the intersection of Hoag & Laventure.

From I5, take the College Way Exit and head East. Pass thru four lighted intersections. At the fifth, take a left onto Laventure Road. Stay on Laventure until you come to a four way stop. Take a left onto Hoag Road. Salem Lutheran Church is on your immediate right, the proposed project site is directly adjacent to the right.

## **B. ENVIRONMENTAL ELEMENTS** [\[help\]](#)

### **1. Earth**

a. General description of the site [\[help\]](#)

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

other: The majority of the property is graded flat, but there is a slight slope from the graded area down to the wetland buffer area at the west portion of the property.

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

17.5% where the flat graded portion slopes down towards the western property border.

- 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. [\[help\]](#)

Per GeoEngineers: The site consists of roughly 2 ½ feet to 6 feet of fill depth. Below that is roughly ½ foot to 1 foot thick of topsoil. The fill consisted of loose to medium density silty sand and medium to stiff silt. The underlying native soils consisted of stiff to very stiff silt/clay (Recessional Marine Drift) over dense sand (Advance Outwash). Groundwater was encountered at depth below any anticipated project excavations.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

The soils are listed in Section C above with unstable soils listed as loose fill, which act as unstable soils. There are no known unstable soils in the immediate vicinity.

- 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. [\[help\]](#)

There will be approximately 6,200 CY of site cut, 5,800 CY of site fill leaving a net of 400 CY of cut and haul. Source of fill will be local, native material, supplier TBD.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Erosion is not likely to occur due to the site conditions, slope, and existing surfaces, however, erosion protection measures will be implemented to limit impacts. For instance, soil stockpiles will be covered and fenced with erosion fencing... erosion fencing will also be used at project perimeters to protect adjacent properties and wetland areas from erosion run-off.

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

Approximate Lot Coverage is as follows (subject to change as design and parking are finalized):

Main Building:	36,500 sf (footprint)
Early Learning Center:	5,900 sf (footprint)
Patios & Walkways:	11,403 sf
Parking & Driving Lanes:	56,259 sf

Total Lot Coverage:	110,062 sf
Total Lot Size:	230,628 sf
Coverage Percentage:	47.7% Impervious Area (percentage coverage)

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)  
Temporary Sediment and Erosion Controls (TESC) best practices will be followed.

## 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. [\[help\]](#)

During construction, there is a potential of exhaust fumes from trucks and equipment. The amounts would be minimal and controlled by required automotive emissions standards. There is no potential of emissions during operation or maintenance of the building after construction is completed.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

There are no known or apparent off-site sources of emissions associated with this project.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

There are no measures to reduce or control emissions or other impacts to air as there are no anticipated impacts to it. If during construction it is found that there are impacts, then measures will be taken to eliminate or reduce them.

## 3. Water

- a. Surface Water: [\[help\]](#)

- 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. [\[help\]](#)

From the west property line, the Skagit River is approximately 1,000 ft from the site. Lindergren Creek flows approximately 250 ft to the north of the north property line. This drains into the Skagit River. There are also wetlands adjacent to the site of which a wetland buffer extends onto the subject parcel.

- 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. [\[help\]](#)

No work will occur within 200' of the Skagit River or the stormwater ditch to the north. The project will most likely occur within 200' of the wetland area.

- 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. [\[help\]](#)

This project does not include the use of fill or dredge material from surface waters or adjacent wetlands.

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

No, it will not.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

Yes. A portion along the west and northwest side of the parcel lies within the 100-year flood plain.

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. [\[help\]](#)

No. There are no discharges of any kind.

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. [\[help\]](#)

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. [\[help\]](#)

NONE.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Stormwater runoff will be generated by the proposed new main building, early learning center, associated concrete walkways, and proposed parking. Stormwater will be collected and conveyed via an onsite stormwater drainage system consisting of roof downspouts, catch basins, and piping. Collected stormwater will be discharged towards to Lindgren Creek subsequent to any treatment and/or flow control required by the local review agency. Lindgren Creek ultimately discharges to the Skagit River.

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Stormwater from pollution generating impervious surfaces (PGIS) will be created using appropriately sized techniques prior to off-site discharge.

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

It is not anticipated that stormwater runoff from the site will impact existing drainage patterns in the vicinity of the site. Any existing stormwater runoff from the existing condition typically discharges towards Lindgren Creek and should continue to do so upon completion of the proposed project.

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

The proposed project will include an onsite stormwater drainage collection and conveyance system to minimize project impacts. Should flow control be required, runoff will be collected and flow metered out based on the standards set forth by the reviewing agency.

#### 4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

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? [\[help\]](#)

Roughly 111,000 sf of grass/lawn will be removed or altered to construct the buildings and parking areas. There will be new landscaped areas within the parking lot and areas around the new buildings.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

There are no known endangered or threatened vegetative species on site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

The proposed project will consist of new landscaping pockets around the new buildings and landscape islands and pockets will exist in the parking areas. Lawn areas will be maintained as is or developed. All landscaping will include native trees, shrubs, and ground covers.

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

There are no known noxious weeds or invasive species on site, but if it becomes known, they will be removed and replaced with native vegetation. The site is currently maintained by a professional landscape company who maintains the grounds.

#### 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: [\[help\]](#)

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. [\[help\]](#)

There are no nesting Eagles on the site, but Eagles do fly overhead as is natural and expected.

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

This site is not part of a migration route as migration animals/birds are not typically seen on site. However, much of Skagit Valley is a migration route for migratory birds such as snow geese. The proposed project would not impede or endanger migratory animals from their natural path.

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

New landscaping will include trees, shrubs, and other dense vegetation that will enhance wildlife habitat on site. Currently the site is mowed grass with no trees offering very little habitat refuge.

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

There are no known invasive animal species to be known to be on the site. If there are any species to be found to be invasive or dangerous, we will let the authorities know.

## 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. [\[help\]](#)

Natural Gas and Electricity will be the primary sources of energy for heating and cooling. Specific mechanical equipment and manufacturers are unknown at this time. All equipment will be minimum Energy Star efficient. Our project will be a certified LEED Silver project.

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

No, the location of the project does not hinder current or future users of solar energy systems.

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: [\[help\]](#)

The project will use energy efficient lighting and will incorporate energy savings components such as high performance insulation, windows and doors. The building will be certified LEED Silver and as such will incorporate many energy conservation features such as motion controlled lighting, passive solar lighting systems, large glass curtain walls and concrete or tile floors to act as heat sinks.

## 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. [\[help\]](#)

This project will include the construction of a pool which will use chemical treatments. However, current technology utilizes Ultra Violet sanitizing systems that greatly reduce chemical (chlorine) use. The chemicals are transported to the site in sealed containers and in small amounts. The environmental health hazard risk is very low to none.

- 1) Describe any known or possible contamination at the site from present or past uses.  
There is no known contamination at the site from current or past use.
- 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 existing hazardous chemicals/conditions on site (gas/liquid).
- 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 operations of the pool facility, chemicals will be stored in a mechanical/pool maintenance room for use in the pools sanitizing system. This system is electronically monitored and includes the use of a U/V (ultra violet) sanitizing system reducing the amount of harsh chemicals needed to sanitize the pool.
- 4) Describe special emergency services that might be required.  
No known special emergency services are expected to be needed. The new facility will house an existing combination of facilities, which all currently use public services such as police, fire, hospital, and other public services as is customary.
- 5) Proposed measures to reduce or control environmental health hazards, if any:  
There are currently no known environmental health hazards and as such no measures to control any. If concerns arose, we will consult with the Planning Department or appropriate authority.

## b. Noise

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

Hoag and Laventure is the closest intersection. Traffic adjacent to the site is minimal and as such does not pose a noise concern. There are no other existing noises in the 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. [\[help\]](#)

During the construction phase of the proposed project, typical noise associated with the use of air-powered tools, machines, medium equipment vehicles, etc. will be on site during the 18 month

construction period. Naturally, construction noise will be at its peak during the early phase of construction when equipment is on site moving dirt and installing utilities and infrastructure. This is expected to last 3 to 4 months after which framing will begin and as the building becomes enclosed, little noise is expected to permeate from the site. This will be for the remainder of the project, 12-13 months.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

The proposed measure to reduce or control noise will be via a construction schedule that allows for quick site work and infrastructure installation where the majority of the noise concern could result.

## 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. [\[help\]](#)

The previous land use was as a play field for the adjacent Salem Lutheran Church activities. Currently the land is not being used. The Salem Lutheran Church lies directly to the east, a small multifamily neighborhood lies directly to the north and wetlands lie directly to the west, which abut the Skagit River. This proposal will not affect current land use or adjacent properties.

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? [\[help\]](#)

No.

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

No.

c. Describe any structures on the site. [\[help\]](#)

There are no structures on the site.

d. Will any structures be demolished? If so, what? [\[help\]](#)

N/A

e. What is the current zoning classification of the site? [\[help\]](#)

P, Public

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

CH, CC, S (Churches, Community Colleges, Schools)

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Approximately 37 staff will be on site during peak hours. No one will reside on site.

j. Approximately how many people would the completed project displace? [\[help\]](#)

The proposed project would not displace anyone.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

A feasibility study has been completed which takes into account land use codes, neighborhood reviews, and demographics. It understood that the proposed land use is compatible with the location, demographics, and existing land uses of adjacent parcels.

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

N/A

## 9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

No housing units are proposed with this project.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

No housing units will be eliminated as part of this proposal (none exist on site).

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

No measures have been taken to reduce or control housing impacts as the proposed project does not have an impact in housing, negative or positive.

## 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? [\[help\]](#)

The tallest height of the building is currently not expected to be above 35'. The principal building material will be wood and metal.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

No views in the immediate vicinity would be obstructed. Pedestrian and vehicle traffic would have an altered view of the field and wetlands beyond for a short period of their drive. The Salem Lutheran Church will have a portion of their views of the wetlands obstructed as is typical with development. View corridors will remain throughout the site. The northwest and west parcels directly adjacent are open wetlands and will remain unobstructed.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

The design of the proposed project will incorporate natural lighting and an open concept taking advantage of the adjacent site conditions and views thereof. The building design will respect the environment and adjacent properties in scale, color, and features.

## 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

The proposal will include very little glare as is typical with a development of this nature. Any light or glare will be restricted to non-daylight hours. Parking areas will be lit with down facing lights with anti-glare shields to prevent light pollution onto neighboring properties. Parking lot and exterior mounted fixtures will be controlled via daylight timer.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None currently known.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Parking areas will be lit with down facing lights with anti-glare shields to prevent light pollution onto neighboring properties. Parking lot and exterior mounted fixtures will be controlled via daylight timer.

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Skagit Valley College Sports Fields are less than ½ mile walking distance to the south. Skagit Valley Playfields are less than 0.4 miles walking distance to the east.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No, the proposed project does not displace any existing recreational use in the vicinity.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

There are currently no measures to reduce or control impacts. Outdoor playfields will not be impacted by the proposed project. Impacts to local private recreational facilities will be limited by the proposed hours of operation, location, and programming of the facility. Other facilities are in a much closer proximity of each other and impact between them are more likely than of this proposed project.

### 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 located on or near the site? If so, specifically describe. [\[help\]](#)

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. [\[help\]](#)

No. ASM Affiliates completed an archaeological survey and found no cultural resources or artifacts.

- 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. [\[help\]](#)

ASM Affiliates completed an archaeological survey and found no cultural resources or artifacts.

- 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.

ASM Affiliates recommends an archaeology monitor and communication with the Upper Skagit Tribe and offer of Native American monitor.

### 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. [\[help\]](#)

The property is accessed off of Hoag Road near the intersection of Hoag and Laventure. See site plans for additional location information. Quickest access from I5 is to take the College Way exit. Head east to Laventure, turn left at intersection, head north to Hoag and Laventure intersection, turn left and property is on right directly adjacent to Salem Lutheran Church. Site is located within walking distance of Skagit Valley College and public transportation.

- 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? [\[help\]](#)

Skagit Public Transit route 207 runs adjacent to the site along Hoag road toward Skagit Valley College on Laventure. The closest existing bus stop is stop 3 on route 207 on Austin Lane approximately 0.4 miles away.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

This project does not eliminate parking spaces. It will add approximately 150 parking spaces.

- 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). [\[help\]](#)

The City of Mount Vernon completed a traffic impact study along with their traffic consultant, TSI, and determined that the proposed project does not increase the LOS of the nearby intersection at Hoag and Laventure and that ROW improvements were not required.

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

No.

- 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? [\[help\]](#)

TSI's traffic report states that 63 new vehicular trips will occur during peak travel times. Passenger vehicles will be the primary private mode of transportation for a pool and recreational facility. Commercial trucks or non-passenger vehicles are not anticipated to be associated with this project.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

There are no known impacts to transportation associated with this project. The site is large and will have a staging area suitable for large trucks and materials. Therefore, no blocking or traffic delays are expected.

## 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. [\[help\]](#)

The proposed project is a new facility and therefore would require fire protection, and police protection. The facility is going to be fully sprinkled and public transit is within walking distance.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

The facility is going to be fully sprinkled and public transit is within walking distance.

**16. Utilities**

a. Circle utilities currently available at the site: [\[help\]](#)  
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. [\[help\]](#)

PSE (electric), CNG (natural gas), City of Mount Vernon PUD (water, sewer, garbage), Comcast  
(cable, internet, phone).

**C. SIGNATURE [\[HELP\]](#)**

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 Jeremy McNett, Assoc. AIA \_\_\_\_\_

Position and Agency/Organization Owner's Representative, Underwood & Associates, LLC

Date Submitted: \_\_\_\_\_