City of MOUNT VERNON
COMMUNITY & ECONOMIC DEVELOPMENT

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: [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.

RECEIVED
CITY OF MOUNT VERNON
JUN 20 2018
C.E.D. DEPARTMENT
BY_____

A. Background [help]

1. Name of proposed project, if applicable: [help]

   Dimensional Communications Warehouse Building Site Plan & Stream Relocation

2. Name of applicant: [help]

   Dimensional Communications Inc

3. Address and phone number of applicant and contact person: [help]

   Dimensional Communication
   c/o Paul Hagman
   1220 Anderson Road
   Mount Vernon WA 98274
   (360) 424-6164

4. Date checklist prepared: [help]

   SEPA Checklist Prepared: March 13, 2018

5. Agency requesting checklist: [help]

   City of Mount Vernon, Washington

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

   The Applicant Intends to proceed with the construction of the project upon receipt of the grading permit – anticipated June/July. The objective is to have project construction completed by the spring of 2019. The project will be built by completing the construction for the new stream alignment during the July/September fisheries permitted construction period. Once accepted and put into service the historic drainage will be filled so building construction can commence. The building foundation & preliminary grading will be initiated after the old drainage is filled.

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

   It is planned to construct additional building space and associated impervious surface such as parking and driving surface. This additional building area is planned to be constructed near the west-southwest property line on a separate lot. The bridge and driving access constructed in this project will provide access to the future construction. These projected improvements would be out 5 to 10 years from this project and the comments presented in this SEPA do not address these projected improvements.

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

Previous SEPA and critical areas documents were completed at the construction of the first building on the site. There is also a drainage report for the previously constructed project. Additional reports include a current Critical Area Assessment Report w/ Biological Evaluation & Mitigation Plan June 2017, the drainage report for the proposed project March 2018, JARPA and construction plans for the stream relocation & site grading plan. These documents are attached in the appendix of this SEPA.

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]

There are no other applications this proposed site.

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

City of Mount Vernon Fill & Grade Permit
City of Mount Vernon Building Permit
Washington State Department of Fisheries HPA
Corps of Engineers 404 permit to build stream & fill old drainage
Corp of Engineer's JARPA

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 project includes an existing building and a proposed warehouse building expansion on the south side of the existing building. The existing building has both office and light manufacturing uses. The office space is located in the front lower and upper portions of the existing building totaling less than 9,000 sf of office space when the entry/waiting area and the open to above areas are excluded. The easterly & northerly portion of the existing building is used for light manufacturing and consists of a single story area of 26,500 sf. A portion of the manufacturing building has a second story floor area of approximately 4,500 sf of light manufacturing

The proposed structure has a gross single story floor area of 9,862 sf to be used for storage. The existing site has an impervious area of 93,000 sf and will be expanded by 28,040 sf to an impervious area totaling near 121,040 sf.

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]

The proposal property has City of Mount Vernon addresses of 1220, 1212, 1224 and 1226 Anderson Road, has Skagit County Assessor's parcel numbers of: P128692, P128693, P128694, P121398, and 29511 and is located within a portion of Section 32, Township 34 North, Range 04 East, W.M. in Skagit County, Washington. To reach the site exit I-5 at the Anderson Road Exit 225 and travel east on Anderson Road 700 ft to the project site on the south side of Anderson Road.

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth [help]

a. General description of the site: [help]

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

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

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. [help]

According to the Soils Survey of Skagit County prepared by the United States Department of Agriculture, the existing on-site soil is composed of Field silt loam, Mt. Vernon very fine sandy loam, and Urban land-Mt. Vernon Field Complex.

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

No signs of unstable soils on the site or 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 excavation quantities for topsoil stripping, excavation for the new stream alignment, excavation for the footings of buildings & for removal of piping & concrete slave & retaining walls. Fill will consist of material to fill abandon drainages & to grade low areas on this project site and the lots of the binding site plan. Fill materials will be a combination of reuses of suitable soil excavated from the stream alignment & import. Clean topsoil will be

stock piled and reused to topsoil the excavated stream banks and over fill place on other lots. All material stripped from the site will be used onsite where possible and excess material exported to approved soil disposal areas.

The new channel excavation will by 4,050 cy. It included the over excavation for topsoil, channel armoring, spawning gravel. Fill material being topsoil, channel armoring & spawning gravel 550 cy. 1,500 cy of the 4,050 excavated materials will be place on Lot 2. Any salvageable material that can be used for structural fill will be used to fill the abandoned drainage channel on Felzer Property, estimated fill = 1,100 cy. Fill for the site grading plan on Lot 1 of Dimensional Communications property is estimated at 4,800 cy which includes fill place to fill the drainage channel on Dimensional's property Lot 1. Material in excess of usable salvaged soil will be disposed of off-site. Where additional material is required for fills soil will be imported from local gravel pits.

Total Excavation 5,500 cy; Fill 8,000 cy.

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

Due to the flatness of the site, there is low potential for erosion. There will be disturbance at the time of building permit to build the foundations for the buildings, to construct the new stream channel, to install utilities, and to construct the stormwater drainage pond. At the time of these permits the civil engineering plans will include a TESC plan implementing BMP as defined by the regulatory agencies drainage manual/regulations to mitigate for erosion.

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

It is estimated that 85% of the site will be covered by impervious surfaces consisting of the buildings, parking and driving surfaces as well as walkways.

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

During the construction process, temporary surface stabilization and runoff control measures will be incorporated to trap and prevent silt-laden storm water from flowing into the existing streams and ditches. These stabilization and runoff control measures consist of, but are not limited to, silt fence, temporary sediment trapping, surface mulching, interception swales, gravel spreaders, and inlet protection of existing facilities. Control measures will be kept in place and are to be maintained by the contractor until all onsite soils have either been stabilized and support a dense stand of grass. The contractor will be required to meet all the City of Mount Vernon Erosion and Sediment Control requirements.

2. Air [help]

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, exhaust will be emitted from construction vehicles. Dust could also potentially occur depending on weather conditions. No other emissions are anticipated as a result of the construction of building, parking, and utilities.

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

None known.

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

Maintenance of construction vehicles; watering the site for dust control as necessary.

3. **Water** [help]

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. [help]

There are three drainage courses boarding the site; Dike District 17's Flowers Drainage, Maddox Creek Ditch, and Beaver Slough Ditch. Maddox Creek drainage boarders the south side of the site, Flowers Ditch boarders the west side of the site and these two drainages tie to form the beginning of Beaver's Slough. Both Maddox Creek and Flower drainages flow into Beaver Slough which eventually drain to the Skagit River. All three drainages are classified as Type F per the attached Critical Areas Assessment.

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]

The new stream alignment will be excavated south in wetland area for 500 ft following what has been determine to be the original outfall channel of the Maddox Drainage. The remaining 400 ft of the 900 ft channel relocation will be dug westerly partially in the wetland and through the upland area between this historic channel to Beavers Slough. The tie-in at Beavers Slough will disturb its bank as the new channel matches this outfall channel.

The abandoned 500 feet of the Maddox channel will be cleared & grubbed before filling it to the grades of its north & south banks. In addition to this filling a bridge will be constructed across the Flowers Drainage. No work is to done in the channel itself. The excavation work will be on both sides of the drainage to establish foundations for the bridge abutment walls. Fill in the water buffers will be placed on both sides of the approaches of this bridge. Wing walls will retain this fill to limit its placement to the banks above the drainage.

Mitigation work will be done within the buffers of critical areas as well as restoration work in any areas disturbed by the excavation and filling of area shown on the plans, see appendix for site plans.

Fill placement for the expansion of the parking will occur in the edges of the buffers. Per the Critical Area Assessment a mitigation plan will address these encroachments.

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]

No excavation is to occur in the active drainages with the exception of the new channel tie-ins

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

None Proposed

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

The entire site is located within the Skagit River Flood Plan AO 2 ft with a set flood protection elevation of 20.0 ft

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]

All surfacewater runoff will pass through the designated water quality & detention facilities to remove sedimentation, oils, grease, etc. TESC measures provide treatment during construction. Permanent facilities will be established to treat stormwater runoff after development. There are no planned discharges of waste materials to the groundwater.

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 groundwater withdrawals are proposed. Domestic water for the project will be provided by Skagit County PUD #1.

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]

Domestic wastewater from the existing building is discharged into the City of Mount

Vernon's sanitary sewer system. There are no proposed changes to the city sewer system for this project. No addition of baths or showers are proposed for this project as the project is for ware house storage for the light manufacturing operation. No chemicals are used in the manufacturing processes for this business.

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 from building roofs, concrete walkways and grassed areas will sheet flow to the treatment and detention facilities. Roof and footing drainpipes are tied directly to the detention and treatment facilities. The drainage system has been designed to conform to local, state and federal requirements. Stormwater discharge from the site will be routed to the existing drainage ways or to the City of Mount Vernon's storm drainage facilities.

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

Oils and greases from parking areas will be captured on paved surfaces and routed to water quality facilities.

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

The stream relocation divert upstream runoff out around the project site however it does not alter the discharge of the surface water for the upstream basin or sheet flow from the project site from its final discharge point of this property.

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

Temporary and permanent erosion and sediment control plans will be implemented to prevent the generation of waste material and prevent sediment laden surface waters from entering ground or surface waters.

4. **Plants** [help]

a. Check the types of vegetation found on the site: [help]

__X__deciduous tree: alder, maple, aspen, other
__X__evergreen tree: fir, cedar, pine, other
__X__shrubs
_X___grass
__X__pasture

____crop or grain
____ Orchards, vineyards or other permanent crops.
__X__ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
__X__water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

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

The topsoil will be stripped from the areas to be graded for the new stream alignment, old drainage channel, the proposed building, parking and landscape areas. The site for the building is largely already prepared as an at grade building pad. The wetland plants within the historic Maddox drainage channel will be removed and mitigation plantings done within this new drainage corridor. Plantings will include wetland plants as well as shade trees. The area of disturbance in the proposed channel is sf. and in the old channel 82,000 sf. (1.9 ac.)

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

None identified

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

Landscaping will be completed per the approved landscape plan and per the City of Mount Vernon's regulations. Temporary and permanent seeding will be completed with the clearing operations per the TESC shown on the construction plans.

For the stream relocation & its mitigation the plans will follow the mitigation plan noted in the Critical Area Assessment & the planting plan shown on the construction plans for the stream relocation. See appendix for the plans and report.

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

The existing drainage alignment is over grown with blackberries vines and portion of the buffers are heavily over grown with reed canary grasses. The mitigation plans provide for provisions to address a portion of these invasive species.

5. **Animals** [help]

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. [help]

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _unknown what species of fish may be in the drainage channels

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

None identified.

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

All of western Washington is a migration route. Ducks and geese may use the drainage channels for resting areas.

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

None proposed.

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

None identified.

6. **Energy and Natural Resources** [help]

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]

The proposed facilities will utilize electricity for lights and proposed manufacturing. Heating will be provided by natural gas with some areas heated by electricity.

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

No, approved setback distances are used.

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]

All buildings will be designed in accordance to the City of Mount Vernon's adopted International Uniform Building Code Standards and Washington State Energy Code to comply with energy efficient building construction.

7. **Environmental Health** [help]

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]

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

Refueling of construction equipment may be possible during the construction of the project. OSHA safety measures will be required of the contractor to provide safety for the site and hazardous waste spillage. Manufacturing processes will utilize glues for construction of products. Building ventilation will be provided per code in production areas to prevent hazards.

The site has been used for agricultural pasture & grazing and no historic manufacturing or industrial used of the site have occurred.

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. [help]

None identified.

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. [help]

None identified.

4) Describe special emergency services that might be required. [help]

The proposed facilities will require normal emergency services from police, fire, and medical facilities.

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

None proposed.

b. Noise [help]

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

There is some potential for traffic noise but not likely to have an adverse effect on site. Loading and unloading of commercial truck will also occur using fork lifts. Manufacturing will all be inside the building with no noise impacts outside of the building.

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]

Short Term-Construction Noise:

Typical construction hours for these proposed improvements will occur from 7 A.M. to 6 P.M. Monday through Friday. These types of noises will be generated from construction equipment. All weekend construction will meet city requirements. Construction noise will exist for a three to four month duration while utilities, parking and buildings are being built.

Long Term:
Noise from the proposed development after construction will be minimal. The nature of the building being commercial will increase automobile noise of delivery trucks coming and going to the site.

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

None proposed.

8. **Land and Shoreline Use** [help]

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 current site has a building used for light manufacturing purposes with associated office space. Parking and driving surfaces also are present. Adjacent sites to the west and east are also used for commercial light industrial business. Land to the south is currently vacant.

The property east of the stream location is private residential. There will be no impact to the adjoining property owners.

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]

Historical purposes of the site have been agricultural. It is unknown which crops were grown or if it the land was used as pasture. Site has been in open space with no agricultural use for over 30 years. The tax status has been in commercial for over 25 years.

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: [help]

There are no active agricultural or forest land use on the adjoining properties. The property to the south has been used for grazing but not for growing crops.

c. Describe any structures on the site. [help]

A two car garage and barn exist to the south of the existing building. A commercial

building and parking area have also been constructed as part of a previous project. This building has approximately 4,500 sq. ft. of office space and additional warehouse and light manufacturing space.

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

A 700 sf storage building will be removed with the expansion of the building site. Temporary connex storage containers will be removed as the project progresses.

e. What is the current zoning classification of the site? [help]

The current zoning of the site parcels P128692, P128693, P128694 is C-L, Commercial Light Industrial. For Parcel P29511 the zoning is a combination of C3 & R-1, 4.0. Also the southerly portion of P29511 & all of P121398 are in the City's & Skagit County's Urban Growth area.

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

The Comprehensive Plan designation parcels P128692, P128693, P128694 is CL Commercial/Limited Industrial (C-L3). For Parcel P29511 the designation is a combination of CR Community Retail, Mixed Use Center (C-3) and SF-MED Medium Density Single Family (R-1, 3.0 or 4.0). Also the southerly portion of P29511 & all of P121398 are in the City's & Skagit County's Urban Growth area with the City's projected designation SF-MED Medium Density Single Family (R-1, 3.0 or 4.0).

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

Not within shoreline area.

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

The previous permit has noted the Flower and Maddox Drainages as critical areas.

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

It is estimated that upon completion 35 people will work at the site.

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

None.

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

None proposed.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]

The site design, planning and construction for the site will comply with the development regulations of the City of Mount Vernon addressing landscaping, sewer, water, storm drainage, critical areas, and building elements.

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

Project does not impact agricultural of forest lands.

9. **Housing** [help]

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

The site is a commercial development with no residential components.

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

No impact to residential housing

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

None proposed

10. **Aesthetics** [help]

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

Building heights for the C-L zoning will be according to City of Mount Vernon zoning ordinances. In C-L Zoning Building height in the C-L district is unrestricted except for fire safety considerations, and building code considerations.

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

None will be altered or affected by the project. The site is located at the low area of the terrain and adjoining property owners view impacts will be minimal.

b. Proposed measures to reduce or control aesthetic impacts, if any: [help]

None are proposed.

11. **Light and Glare** [help]

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

No glare and minimal light will be produced by the project. Light sources will be parking lot and building lighting. Car lights from traffic accessing the site will also be light sources affecting the project.

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.

d. Proposed measures to reduce or control light and glare impacts, if any: [help]
Exterior lighting will be design per the current City requirements using fixtures that will control glare to offsite parcels.

12. **Recreation** [help]

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]
None Known

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]
No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]
None proposed

13. **Historic and cultural preservation** [help]

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. [help]
None known, a searched was made at the DAHP for historical buildings and no historical structures are identified in their records.

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]

None known. A reconnaissance level studies consisting of a background review & field investigation conclude there are no known archeological or historical evidence. Agencies coordinated with: Skagit River Systems Cooperative, Swinomish Tribe, Upper Skagit Tribe, Samish Tribe, Sauk-Suiattle Tribe; Heritage Organizations, Department of Archaeology & Historical Preservation, & USDA.

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]

Initial reconnaissance level studies conclude there are no known historical resources identified to preserver. The DAHP map of archaeological & historical sites was investigated and there are no identified sites at or in the vicinity of the

project. Agencies coordinated with: Skagit River Systems Cooperative, Swinomish Tribe, Upper Skagit Tribe, Samish Tribe, Sauk-Suiattle Tribe, Department of Archaeology & Historical Preservation, National Register of Historic Places in Washington.

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. [help]

There are no known historical or cultural resources on the site to protect. Construction plans are included in the appendix showing the location of existing & proposed drainage courses & the site-grading plan for the proposed warehouse addition and drainage relocation. Areas where excavation is to occur are disturbed areas.

14. **Transportation** [help]

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 site is located on the south side of Anderson Road, which can be accessed from Interstate 5. Currently two access to the site are located near the east & west boundaries. The accesses allow a circular route for large trucks entering at one location & exiting from the site from the opposite side. The proposed project will perpetuate this circular traffic flow pattern.

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]

The site is not served by public transit. The approximate distance to the nearest transit stop is 1 mile.

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

No parking will be eliminated from the site. Thirteen additional parking stalls will be created by the project for a total of 73 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). [help]

No revisions or additions will be made to transportation or pedestrian systems.

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

Upon completion, the proposed project will create an additional 22 to 27 PM peak hour trips.

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. [help]

There will be no impact to agricultural, forest products on roads or street in the area.

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

None proposed.

15. **Public Services** [help]

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 facilities will require police and fire protection.

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

None proposed.

16. **Utilities** [help]

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]

Puget Sound Energy will provide electricity; stormwater & sewer disposal will be provided by the City of Mount Vernon; water will be by Skagit County PUD #1; natural gas will be by Cascade Natural Gas; Cable TV by Comcast and telephone will be by Verizon.

General construction activities will extend water south 190 ft. for future connection of fire lines. Power, gas & communication service to the new structure will be extended through the existing building where the walls are common.

435 lf of 12 pipe will be installed for storm drainage collection being extended south, east & north around the exterior of the new building. The stormwater detention facility will be modified by increasing the pond embankments 0.5 ft. and revising the control structure release to meet the requirements of the DOE 2012 WWSMM.

No revisions to the sewer system are proposed as the new structure is for warehouse storage and no wet services are being installed.

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 PAUL HAGMAN

Position and Agency/Organization OWNER

Date Submitted: 3/15/18

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 PAUL HAGMAN

Position and Agency/Organization OWNER

Date Submitted: 6/19/18