

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:

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 non-project 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.

Mailing Procedure

1. Obtain a list of names and addresses of residents AND property owners within 500 feet of the outside edge of the subject property. This list must be prepared by the Skagit County Assessor's Office. In determining the outside edge, include all other adjacent property owned by the applicant. Be sure to include the subject parcel's information.
2. Obtain a map showing the subject property and all properties on the mailing list.
3. Prepare 2 sets of postage-paid envelopes using these lists.
4. Prepare additional envelopes for residents of the property if the owner does not live on site.
Example: Resident, 123 State St., Sedro-Woolley, WA. 98284.
5. Fill out the affidavit below and have it notarized.
6. Bring the list, postage-paid addressed envelopes, map and the notarized affidavit to the city Planning Department.

AFFIDAVIT OF CORRECT NAMES AND ADDRESSES

I, John Ravnik, do hereby certify
(Affiant)

That the attached list of property owners, addresses and parcel numbers for the proposed project,
Skagit Self Storage
(Name of proposed project)

Is a true and correct copy provided for land within 500 feet of the property lines of P133765
(Site parcel number)

Signature: John P. Ravnik
Date: 2 / 6 / 2020

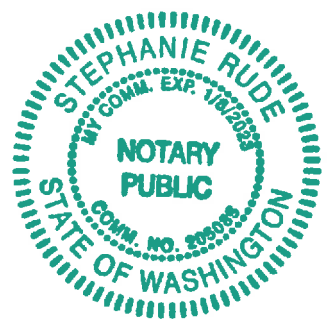
-----NOTARY-----

Subscribed and sworn to before me on this 6th day of February, 2020.

Signature: Stephanie Rude

Print Name: Stephanie Rude

Notary for the State of Washington,
Residing at Skagit County
My Commission expires: 01/08/2023



A. BACKGROUND

1. Name of proposed project, if applicable:

Skagit Self Storage expansion

2. Name of applicant:

Lance Campbell

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

Applicant:

Lance Campbell

1320 East Moore Street

Sedro-Woolley, WA 98284

Cell phone (360) 630-1807

Email: reddoglover@gmail.com

Contact:

John Ravnik c/o Ravnik & Associates

P.O. Box 361

Burlington, WA 98233

Office phone (360) 707-2048

Email: [jrvnik@ravnik.net](mailto:jravnik@ravnik.net)

4. Date checklist prepared: January 29, 2020

5. Agency requesting checklist:

City of Sedro-Woolley

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

This SEPA is accompanying a Conditional Use Permit application to the City of Sedro-Woolley for a mini-storage development (expansion) on 5 acres of land zoned Mixed Commercial. This permitting is for the entire project; however the construction of this mini-storage may be performed in two phases. The first phase is scheduled to start construction late Spring 2020. The second phase may be as much as four years in the future before the construction proceeds, with the intent of having 100% of the phase 2 site development completed within 5 years of the approval of this CUP.

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 the potential site development phasing noted above.

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

A wetland reconnaissance has been performed on the subject property which did not identify any wetlands onsite. A copy of this wetland report accompanies this SEPA. A geotechnical investigation will be performed to examine the underlying soil conditions for their ability to support single-story mini-storage buildings and their ability to treat and infiltrate rainfall and developed runoff waters. This geotechnical investigation report will be provided to the City with the Fill & Grade permit application.

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.

- Conditional Use Permit approval from the City of Sedro-Woolley
- Fill & Grade permit approval and Building permit approval from the City for potentially two phases of site development.

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 exists as five acres zoned Mixed Commercial, generally measuring an average of 648 feet east-west x 336 feet north-south. The site is undeveloped, level, supports a pasture grass condition, and is not within the Skagit River floodplain. The surrounding conditions consist of the following: R-7 zoned Mobile Home Park to the east, R-7 zoned undeveloped property to the north, R-7 zoned Single Family Residential development to the west, and partially-developed Mixed Commercial to the south. Within the Mixed Commercial development to the south is the original mini-storage facility that was constructed approximately 2 years of which this proposed mini-storage will be an expansion of.

All necessary levels of utility services are readily available at the periphery of this proposed mini-storage.

Near the southeast corner of the subject five acres is an existing 8-inch sanitary sewer owned and operated by the City. This sanitary sewer will not be extended into this proposed mini-storage as no sanitary sewer services are needed.

Adjacent to the existing sanitary sewer is an existing 12-inch waterline owned and operated by PUD. No domestic water service is needed for this project, however a backflow-protected water source will likely be provided for irrigation and maintenance purposes. The proposed mini-storage buildings are not intended to have internal sprinklers unless required by building and fire codes. There is an existing, metered, water supply which serves the existing mini-storage from which service for additional irrigation and maintenance may be provided for this proposed mini-storage expansion.

In preparation of this SEPA and accompanying Preliminary Site Plans, fire protection has been coordinated with the City's Building Department and Fire Department, as well as Skagit PUD. For buildings larger than 12,000 square feet, 2-hour-rated fire walls will be incorporated into the building design to provide separated areas not in excess of 12,000 square feet, or as dictated by the building code. The buildings are not intended to have sprinklers. The nearest existing fire hydrant is located at the existing mini-storage's site entrance off the northerly side of Highway 20. At the SE corner of the project area is an existing two-lane drive that proceeds north from the north side of Highway 20. Within this drive alignment is an existing PUD-owned, 12" ductile iron waterline that is available to provide fire protection. Near the north end of this existing 12" waterline, a new 8" double check detector assembly, DCDA, will be installed onsite as backflow protection for the private 8" ductile iron waterline to be installed onsite to serve two new fire hydrants. One fire hydrant will be in the southwesterly corner of the proposed mini-storage which is a location that can be accessed by the existing driveways within the existing mini-storage. The other fire hydrant is in the northeasterly portion of the proposed mini-storage. In addition to the two fire hydrants onsite, a third additional fire hydrant will be installed on the northerly side of Highway 20 at the driveway that terminates at the southeast corner of the proposed mini-storage. These waterlines and fire hydrants may eventually be owned by PUD which would omit the need for a DCDA

In addition to the three new fire hydrants, fire extinguishers at approximate 75-foot intervals will be installed within each aisle of the mini-storage. At locations where a fire wall is included in the building, the fire wall will be identified on the outside face of the building so the fire department has reference to the wall's location. At

the two gated entrances, Knox boxes will be provided adjacent to the gate to contain a key or access card for the fire department's use.

Along the south side of the proposed mini-storage are existing overhead electrical wires which currently provide electrical service to the existing mini-storage. Very little electrical service will be needed for the proposed mini-storage, simply to serve automated gates, security lighting, and potentially climate control in some of the buildings.

The existing mini-storage facility is to contain its own storm water management facility which treats developed runoff waters and conveys them to an onsite, underground infiltration facility which manages all developed runoff waters from the existing mini-storage. For the proposed mini-storage expansion, all developed storm water runoff from drive surfaces and building roofs will be collected by a series of catch basins and drainage pipes. If the proposed buildings elect to have downspouts that splash on to the driveline surface, the roof runoff waters will mix with runoff from impervious drive surfaces, as such, all developed runoff waters will be mechanically treated with equipment acceptable to DOE and then be infiltrated into the ground. The underlying soils are sandy in nature, and are sufficient to infiltrate all developed runoff waters. If the buildings elect to have downspouts connected to an underground roof drain piping system, these particular waters are considered to be clean, thereby not having to be treated, and can therefore be conveyed directly to the proposed infiltration system.

Within this five acre mini-storage expansion, perimeter landscaping will be provided to screen against the adjoining R-7 zoned properties having residential development. Mini-storage units will be a variety of sizes and shapes to meet the needs of the customers. Per the accompanying Preliminary Site Plan, a total of 9 buildings are proposed, ranging in size from approximately 3,800 square feet to 32,800 square feet. Minor modifications to the configuration and size of units may occur as the project design proceeds, however the general layout and quantity of buildings will remain the same. Between all buildings, asphalt-paved drive surfaces will be provided. The buildings will be comprised of Type V-B construction to be served by an onsite fire protection system having at least 1,500 gpm fire flow capacity.

Within these five acres, the following surface areas are proposed:

Approximately 33,310 square feet of landscaping will be provided (15.29% of the site)
Approximately 95,119 square feet of building footprint will be constructed (43.68% of the site)
Approximately 88,363 square feet of hard impervious drive surface will be built (40.57% of the site)
Approximately 1,008 square feet of gravel access road surface for PSE (0.46% of the site)

As dictated by the City's Landscape code, this site development must provide a minimum 15% of the site as landscaped. The combination of hard impervious and building areas may fluctuate as much as 10% to accommodate building shapes and economic needs; however the combined area of all asphalt, roof, and gravel shall not exceed 85% of the site.

Access to the existing mini-storage is provided at two locations from the northerly side of Highway 20. From the access into the existing mini-storage, there will be two locations where vehicles can travel into the proposed mini-storage expansion. An additional point of access will be provided from the existing asphalted driveline at the southeast corner of the five-acre project area. The configuration of buildings and drivelines has been coordinated with the available points of access to accommodate large vehicles such as moving vans.

This SEPA and accompanying Conditional Use Permit are provided for the entire project. The initial site design will be prepared for the entire site. There is the potential that site construction will be phased as previously referenced.

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

The subject property is recognized as P133765. Since this project is an expansion of the existing mini-storage, the existing mini-storage's address of 1320 East Moore Street (aka Highway 20) will apply to this project. Subdivisionally, this project area is located in the SW quarter of Section 18, Township 35 North, Range 5 East. Please refer to the Vicinity Map accompanying this SEPA.

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)?

Approximately 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 Skagit County Soil Survey, SCS, and the Natural Resources Conservation Service, NRCS, the onsite soils are classified as Nargar Loam. This soil consists of a loamy topsoil overlying a loamy sand overlying a sandy loam. To a depth of approximately 2.5 feet, the SCS classifies this soil's infiltration capacity to be on the order of 0.6 – 2.0 inches per hour, while below approximately 2.5 feet the soil is sandier having an infiltration rate on the order of 2 - 6 inches per hour. A geotechnical investigation is scheduled to examine the underlying soil layers, evidence of high ground water, current ground water conditions, soil infiltration rates, and the soil's capacity to treat runoff waters.

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.

Within this five-acre project area, approximately 95,119 square feet of building footprint and 88,363 square feet of impervious drive surface will be constructed. Gravel structural fill will be imported to support the proposed building and drive surfaces, and to establish a level site with all buildings likely being at or near the same finished floor elevation. An 18-inch depth of imported gravel across the combined building/drive-surface area of 183,482 square feet results in an imported gravel volume of 10,200 cubic yards.

The pasture sod will be stripped from the site and disposed offsite at a facility permitted to receive such materials. Surface, organic-rich topsoil materials will be stockpiled for eventual use as fill in landscaped areas, and potentially for the creation of amended soils to function as treatment of developed runoff waters. The exported sod quantity will be approximately 2,000 cubic yards representing a 3-inch strip across the entire project area. To a depth of approximately 12 -15 inches, the underlying soils consist of a loamy sand that can be used in landscape areas and for an amended soil. Excess loamy sand materials will be removed from the site. This consists of a volume of approximately 8,000 cubic yards (12" across 5 acres).

Based on the infiltration gallery designed for the existing mini-storage facility, approximately 24,000 square feet of infiltration gallery will be needed to manage the developed runoff from this site. With an excavation depth of 2.5 feet and a drainrock depth of 18 inches, the infiltration gallery generates an export volume of 2,200 cubic yards and an imported drainrock volume of 1,330 cubic yards.

Below approximately 2 feet, the native sandy soils will be examined for the potential to re-use the material as structural fill and to balance the site to create a level pad for the various buildings.

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

Yes, as surface vegetation is removed, the underlying soils can be exposed to erosion. The subject property is generally flat, having underlying native soils that have a good infiltration capacity. Even though the exposed soils are subject to being eroded, there are no drainage systems in the vicinity to discharge water into. Once the surficial organic topsoil is removed, the underlying sandy soils are less susceptible to being eroded.

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

The sum of building footprint areas = 95,119 square feet (43.68% of the site)

Impervious drive surface area = 88,363 square feet (40.57% of the site)

The combined building and impervious drive surface areas = 183,482 square feet consuming 84.2% of the site.

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

There are no drainage facilities in the area to receive runoff, and very likely during construction, rainfall will soak into the ground. To prevent dirt and silt from entering the proposed drainage system, silt sacks will be installed under the catch basin grates. Around the project periphery, as needed, temporary scratch ditches will be excavated to receive and contain any surface runoff waters from exiting the project area.

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 construction, there will be emissions from construction equipment and potentially dust stirred up from construction activities during periods of dry weather. Upon completion of construction and active business operations, the only emissions will be from vehicles accessing their storage unit.

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:

Construction equipment will be maintained during the construction phases. Operation of the facility as a mini-storage will not generate any emissions.

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.

No.

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.

Does not apply.

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.

No.

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

No.

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

No.

b. Ground Water:

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

No.

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

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.

Developed storm water runoff from this site will be managed onsite and will not be discharged offsite. The onsite, underlying soils are considered to be sandy with a good infiltration rate sufficient for all developed runoff waters to be infiltrated onsite. The site will be graded and paved to cause rainfall to sheet flow to a series of catch basins and underlying storm pipes. Runoff from asphalt and gravel drive surfaces is considered to be pollution generating, and therefore, must be provided pre-treatment before being conveyed to the proposed, onsite, infiltration gallery. Runoff waters from building roofs are considered to be clean, and if captured at the downspouts with roof drain pipes, can be conveyed directly to the infiltration gallery without the need for pre-treatment. If roof runoff waters are splashed onto the pavement surfaces, both the roof runoff waters and pavement runoff waters will require pre-treatment.

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.

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

Developed runoff waters from building roofs and impervious drive surfaces will be collected at one or more locations where the water will be treated using devices and processes approved by DOE, and then infiltrated into the underlying soils. The use and activities at a mini-storage are limited to common vehicles using the facility. There are no activities that will generate a waste nor pollution.

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 five-acre project area, the entire surface area will be altered for the purpose of constructing buildings, making impervious drive surfaces, and providing landscape improvements.

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

None are known to exist.

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

Landscaping will be provided around the perimeter of the site as required by the City's landscape code to provide screening of adjacent residential uses and to provide the minimum 15% landscape coverage as required by City code. Without fencing, a 30-foot-wide landscape screening is required between the mini-storage buildings and the adjacent R-7 zoned properties. The perimeter of this project area is screened from the adjoining R-7 zoned properties by way of fences, blank building walls, and dense landscaping. The building walls effectively provide a screening, thereby allowing the minimum screening width to be reduced to 15 feet. Due to the required 20-foot-minimum building setback, all landscape areas must be a minimum of 20 feet wide. As represented on the accompanying Preliminary Site Plan and Landscape Plan, the landscape screening width between the blank building wall and the property line is 20 – 30 feet.

The original mini-storage was allowed by the City to incorporate a small portion of this 5-acre project area towards its landscaping. As such, the area of landscaping has been calculated for the 5-acre project area as well as the entire existing mini-storage. Within the 5-acre project area, there is 33,310 square feet of

proposed landscaping which equates to 15.29 % of the 5-acre site. Incorporating the existing mini-storage results in a total area of 7.8 acres having 51,122 square feet of landscaping for a total coverage percentage of 15.04%.

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:**
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.

Many parts of Skagit County are located in the Pacific Flyway. The subject property, in its pasture condition without any trees and shrubs, is not considered to be a substantial contributor of habitat or roosting to migratory fowl. Upon completion of the site improvements, a minimum of 15% of the site will be landscaped with trees and shrubs which may provide better conditions for small birds.

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

Treatment and infiltration of all developed runoff waters. Landscape improvements to encompass at least 15% of the site.

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 is needed for the operation of this business such as lighting, electrical outlets, and potentially climate control in some buildings. Natural gas may also be considered for the climate-controlled buildings.

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:

For this project as a mini-storage, there are no energy conservation features that can be applied to the buildings that are not climate controlled. If climate control is incorporated into a building design, the building will have to be appropriately insulated.

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.

No. The activities associated with the operation of a mini-storage are very benign and peaceful.

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

The subject property is not known to have ever supported any level of development in the past. There is no development onsite and there are no known or suspected historical activities onsite that may have generated a contamination.

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 fuel transmission pipelines in the vicinity of this property. There are no known hazardous conditions nor materials existing onsite. There is a Cascade Natural Gas pipeline approximately 1,600 feet north and a Williams NW Pipeline approximately 2,700 feet east.

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 site development period, fuels and liquids will be temporarily stored onsite for the operation and maintenance of construction equipment and tools. There are no hazardous chemicals associated with the operation of this project as a mini-storage.

4) Describe special emergency services that might be required.

Emergency services are always needed for any site construction activity; however the development of this project will not cause nor generate any conditions or situations that create an unusual need for special emergency services. Likewise during operation of the site as a mini-storage.

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

For this particular type of project, none are considered necessary unless otherwise required by the City of Sedro-Woolley.

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 existing noises in the vicinity of this project that will negatively affect the construction and operation of this project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

During the construction periods, there will be common construction-related noises such as excavators, dump trucks, and vibratory rollers. These types of noises will typically occur from 7 am to 6 pm, Monday – Friday, during the construction period. Even if the entire site development is performed at one time, the construction duration will likely not exceed 6-8 months. Operation of the mini-storage will not generate any noises other than vehicles entering and leaving the facility.

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

None other than maintenance of construction equipment.

8. Land and shoreline use

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

The subject property exists as a pasture condition and does not support any activities. To the east is property zoned R-7 which supports a mobile home park. Adjoining land to the north is presently undeveloped, zoned R-7; however there are plans for the residential development of this property. The adjoining property west is zoned R-7 and contains single family residences. To the south is land zoned Mixed Commercial which is partially developed with an existing mini-storage and retail/commercial building pads. These are undeveloped building pad areas between the south edge of this project and Highway 20, zoned Mixed Commercial.

The activities associated with a mini-storage are very benign and quiet, and will not cause any negative effects on surrounding properties. The site has been designed to take advantage of building walls to contain any onsite lighting and headlights from casting onto surrounding 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?

No. There is the potential that in past decades the property was used for agricultural purposes. However in a review of Skagit County aerial photographs, there is no recent evidence of onsite agricultural 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:

There are no surrounding farm or forest lands which this project may affect, nor that may affect this project.

c. Describe any structures on the site.

An old wood barn, very dilapidated, overgrown with blackberry vines.

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

Yes. The old barn is so badly rotten there are no salvageable materials.

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

Mixed Commercial

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

Mixed Commercial

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

Does not apply.

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

There are no known classifications by the City nor Skagit County of any critical areas onsite. A wetland reconnaissance investigation has been conducted which identified no wetlands onsite.

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

None. The adjacent existing mini-storage already has an office where customers can arrange renting a mini-storage unit.

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 proposed use as a mini-storage upon land zoned Mixed Commercial requires that a Conditional Use Permit be processed and approved by the City of Sedro-Woolley. This process includes notification to surrounding property owners and a public hearing. The City's review of this development and the coordination with surrounding property owners will assure this project is compatible with City development regulations and any concerns from the surrounding properties.

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

This does not apply as there are no agricultural and forest lands in the area.

9. Housing

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

Does not apply.

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

None.

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

None are necessary. This project is actually an amenity to residential housing in that it provides a secure location where household materials can be stored, including boats and recreational vehicles.

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?

All mini-storage buildings will be constructed with steel frame and steel siding. This is a single-story mini-storage facility where the peak building heights will be on the order of 18 - 20 feet for the larger buildings.

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

None.

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

As required by the City, periphery landscaping is required as a screening to the adjacent R-7 zoned properties. Due to the orientation of Highway 20, this project is setback from Highway 20 between 200 and 600 feet and does not directly abut any roads. Soft color tones will be used for the buildings. All surrounding R-7 zoned properties will be screened in excess of that required by the City.

11. Light and glare

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

At drive aisles, building-mounted lights will be installed at intervals of 40-100 feet to illuminate the driveline surface. These lights will only be on during dark hours.

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

No.

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

There are no existing offsite light sources that will negatively affect this project.

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

Light will illuminate the drive aisle and will be hooded. Buildings set back 20 feet from the property line, around nearly all the property boundary, will shield the adjoining offsite properties from light glare.

12. Recreation

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

Evergreen Elementary is approximately 450 feet west of the project area. Cascade Middle School is approximately one-quarter mile west of the project. Sedro Woolley Riding Club is approximately 700 feet east of the project area. The Cascade Trail walking path exists on the southerly side of Highway 20.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None are necessary because the development and operation of this project will not have any effect on recreational opportunities. This project will not provide any recreational facilities.

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.

None are known. Only the old dilapidated barn exists onsite.

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.

None are known.

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 DAHP has been contacted regarding this project and its location by way of submitting an EZ-1 form. If there are any concerns from DAHP, the applicant will be notified.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

The developer is aware that if any artifacts are encountered that local authorities are to be notified and the activities ceased in the area of concern.

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 does not abut any public streets. Access into this mini-storage expansion will be provided at two locations along the south side of this project area which abuts the existing mini-storage to the south. At the southeast corner of this proposed mini-storage, there is a two-lane driveline that proceeds south to Highway 20. There are no other points of access into this site.

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?

The closest transit stop is located .4 miles northeast at 2409 Fruitdale Road just north of SR 20.

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

There are existing parking stalls at the existing office which serves the adjacent existing mini-storage. This office and its parking will also serve this proposed mini-storage expansion. Customers are allowed to drive directly to their mini-storage unit; therefore, additional parking is not needed. This project will not displace any existing parking.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No.

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

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?

Mini-storages typically have very low trip generation. Per the ITE Manual, this type of mini-storage is classified as a Mini-Warehouse ITE #151, generating approximately 0.21 peak-hour trips per 1,000 SF of building during the busiest PM hour, and generating approximately 2.50 average daily trips per 1,000 SF of building. This project is proposing approximately 95,109 SF of mini-storage building, which upon full occupancy, will generate on the order of 20 peak-hour trips and 237 average daily 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.

No.

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

None are necessary.

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.

Mini-storages are unoccupied, uninhabited facilities. This use does not generate an abnormal need for public services. Likely the most important public service will be fire protection.

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

The City of Sedro-Woolley will administer the necessary impact fees when issuing the building permits for this project.

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity and water are the only utilities needed for this project. Electricity is provided by PSE and will be used for site lighting. There is the potential that some building areas are climate controlled which would use either electricity or natural gas for this purpose. Water is provided by Skagit PUD, and will be used for irrigation via yard hydrants with drip hose, for site maintenance activities, and 8" waterlines for fire protection.

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.

Signature: *Lance J. Campbell*

Name of signee *Lance Campbell*

Position and Agency/Organization *Managing partner UC*

Date Submitted: *2.6.2020*