

**HWY 20 Storage Building
640 State Route 20, Sedro Woolley, WA**

City of Sedro-Woolley, WA

SEPA ENVIRONMENTAL CHECKLIST

A. Background

1. Name of proposed project, if applicable:
Response: HWY 20 Storage Building, 640 State Route 20, Sedro Woolley WA.
2. Name of applicant:
Response: Upper Skagit Indian Tribe c/o Bob Hayden
3. Address and phone number of applicant and contact person:
Response: Upper Skagit Indian Tribe
25944 Community Plaza Way
Sedro Woolley, WA 98284
Contact Bob Hayden
4. Date checklist prepared:
Response: 4-29-20
5. Agency requesting checklist:
Response: City of Sedro Wolley
6. Proposed timing or schedule (including phasing, if applicable):
Response: Start of construction in summer of 2020 with completion by early winter of 2021.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Response: Not applicable
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Response: Not applicable
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.
Response: Conditional Use Permit with City of Sedro Woolley
10. List any government approvals or permits that will be needed for your proposal, if known.

Response: Not applicable

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.)

Response : The project involves a new 9,025 sq ft building on an existing developed site. The location is behind the Hometown Pharmacy and is part of the same parcel and owner. The existing building on the site was 10,536 sq ft which faced west to a gravel parking lot. The access comes from the North on a gravel driveway. The new building will sit within the existing building footprint. The access driveway and gravel parking lot will also be re used. However the access driveway, drive lane and some parking stalls will receive new paving. The existing site light will remain. The site has an existing catch basin that leads to the existing detention pond located west of the pharmacy. All new asphalt will be contained within the existing gravel areas. The building and grading will follow existing to utilize the catch basin and detention pond.

The building will be utilized as an auxiliary storage facility. It will have back fill space for the existing businesses and other cultural related uses. It is not a business or rentable facility. Its storage and is an accessory use.

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.

Response: 640 State Route 20, Sedro Woolley WA

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)?

Response: Minimal for existing site drainage.

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.

Response: Existing Native soil mix of clay and sand.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
Response: Existing developed site no indications
- 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.
Response: Not applicable
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Response: None.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Response: New project and development will remain within the existing footprint of the old development approximately 34,611 sq.ft. of a 230,628 sq.ft. site. 15% of site.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Response: Existing developed site therefore Not applicable

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.
Response: General CO2 exuast fumes from veichles and equipment during construction. It is a basic storage building so general veichle exhaust from persons visiting.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
Response: Not applicable
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Response: Not applicable

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.
Response: Not applicable
 - 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.
Response: Not applicable

- 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.

Response: Not applicable

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

Response: Not applicable

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

Response: Not applicable

- 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.

Response: Not applicable

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.

Response: Not applicable

- 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.

Response: Not applicable

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.

Response: Water run off will match existing grades of the site. They will flow to the existing catch basins and flow to the existing storm system (detention pond) located on site. This is part of the pre-existing condition of the site. New development stays within this pre-existing condition.

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

Response: Not applicable

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

Response: Not applicable

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

Response: Not applicable

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?

Response: None

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

Response: None

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

Response: None, Existing development.

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

Response: None

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.

Response: Bald Eagle

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

Response: Not applicable

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

Response: NONE

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

Response: Not applicable

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.

Response: Electric and Natural Gas

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

Response: Not applicable

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:

Response: Building type does not require high energy demands as its storage.
Typical LED lighting and energy code standards will be used.

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.

Response: Not applicable

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

Response: Not applicable

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.

Response: Not applicable

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.

Response: Not applicable

4) Describe special emergency services that might be required.

Response: Not applicable

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

Response: Not applicable

b. Noise

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

Response: Not applicable Not applicable

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.

Response: During Construction typical noise of equipment used to construct the building for a 6-8 month time. After construction minimal traffic noise as the building is low use.

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

Response: Not applicable

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.

Response: Nearby uses are commercial, Retail and medium density Residential. Due to the low occupant use of a storage facility it will not affect 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?

Response: Not applicable

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:

Response: Not applicable

c. Describe any structures on the site.

Response: There is 1 office/ retail building approximately 160' south of the proposed building

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

Response: None will be demolished.

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

Response: Mixed Commercial Zone.

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

Response: Mixed Commercial Zone.

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

Response: Not applicable

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

Response: No it has not.

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

Response: None, as it is a storage building for the current business and other cultural related storage items. It will occasionally have 1 worker on site.

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

Response: Not applicable

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

Response: Not applicable

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

Response: There will be 2 types of metal siding to give some aesthetic appeal.

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

Response: Not applicable

9. Housing

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

Response: Not applicable

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

Response: Not applicable

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

Response: Not applicable

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?

Response: Tallest point will be 28' and 2 types of metal siding will clad the exterior.

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

Response: Not applicable

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

Response: Mix of two types of metal siding and color.

11. Light and Glare

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

Response: Site already has existing lighting unchanged. The building will have a few wall packs that will be down lighting and shielded to prevent off site light pollution.

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

Response: No hazard will be present.

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

Response: Not applicable

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

Response: Shielded down light will be used.

12. Recreation

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

Response: Not applicable

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

Response: Not applicable

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

Response: Not applicable

13. Historic and cultural preservation

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

Response: Not applicable

- 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.

Response: Not applicable

- 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.

Response: Not applicable

- 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.

Response: Not applicable

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.

Response: Access is off of HWY 20.

- 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?

Response: There are 2 bus stops within 600feet of the site.

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

Response: Parking would remain the same as it is an existing site/ storage area.

- 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).

Response: Not applicable

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

Response: Not applicable

- 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?

Response: It is a basic storage building. Peak would be 1 per day as part of the owner's employees.

- 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.

Response: Not applicable

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

Response: Not applicable

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.

Response: No increased services needed.

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

Response: Not applicable

16. Utilities

a. Circle utilities currently available at the site:

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

c. 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.

Response: Not applicable

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: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____