

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable: Old Day Creek Road Rezone & Redesignation

2. Name of applicant:

Jasmine Wilson-Diedrich (ABAWA II LLC)

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

Applicant:

Jasmine Wilson-Diedrich
3507 220th Street NW
Stanwood, WA, 98292
425-212-7584

Consultant:

Peter Condyles, Toyer Strategic Advisors
3705 Colby Ave STE 1
Everett, WA, 98201
425-501-6578

4. Date checklist prepared: June 15, 2025

5. Agency requesting checklist: Skagit County, Washington

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

Application to Re-Designate & Rezone	Now
Staff Review & Evaluation	TBD
Notice of Application	TBD
SEPA Notice & Appeal Period	TBD
Staff Recommendation	TBD
Planning Commission Hearing	TBD
Planning Commission Recommendation	TBD
County Commission Decision (Closed Record)	TBD

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

Not at this time. Presently, the Applicant is only seeking a rezone and redesignation of the property.

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

The Consultant has conducted one walk through of the site. No environmental information has been prepared at this time as it is a non-project action. Detailed environmental review will be performed as part of any future project specific development 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 other government approvals are currently pending for this site.

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

No other government approvals are needed to affect land use designations and zoning. Any future site-specific development application would be required, unless exempt under WAC 197-11-800, to complete a project level SEPA review, as well as apply for land use approval and related permits prior to proceeding with any development.

11. Give a 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.)

Applicant is seeking a non-project action to rezone and redesignate 0.3 acres of land from Rural Village Residential (RVR) to Small Scale Business (SSB). The intent of this rezone and redesignation is to bring the zoning into alignment with the conditions of the site after major modifications were made due to a WSDOT project.

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 areas, 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 parcel is located in Section 1, Township 34, Range 04 in Clear Lake Washington. The address is 23528 Old Day Creek Road, and the parcel number is P23311.

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)?

±10% slope

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.

Field silt loam 100%

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

Skagit County maps do not indicate potential for landslide hazards.

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.

This proposed redesignation and zoning would not directly result in any filling, excavation, or grading. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA and submit grading and temporary erosion and sedimentation control plans for approval.

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

The proposed redesignation and rezone would not directly result in any clearing, construction, or use that could cause erosion. Any future site-specific development proposal, unless exempt by WAC 197-11-800, would be required to complete a project level SEPA, submit grading plans for approval, identify temporary erosion and sedimentation control measures, and construct required stormwater facilities.

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

No construction project is proposed at this time. The redesignation and rezone is a non-project action. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA and comply with applicable county standards for maximum impervious surfaces.

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

None proposed, this is a non-project redesignation and rezone action. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA and, if necessary, propose measures to reduce or control erosion.

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.

This proposal is non-project redesignation and rezone that will not directly result in any emissions. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA and comply with applicable air quality regulations.

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

None known.

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

None proposed. The proposal is a non-project redesignation and rezone that will not directly create any new emissions. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA and comply with applicable regulations.

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. The subject property is about half a mile away from Clear Lake to the east, and half a mile from Mud Lake to the west/

- 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.

This proposal is a non-project action that will not directly require any work over, in, or adjacent to the described waters. Any development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA, delineate critical areas on and adjacent to the site, and comply with applicable county critical area standards.

- 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.

None. The proposed non-project redesignation and rezone will not directly result in any filling or dredging of surface water or wetlands. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

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

No. This proposal is a non-project action that will not directly result in any surface water withdrawal or diversions. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

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

Yes, the entire property is within the Phase 3 flood zone according to Skagit County flood mapping.

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

No. This proposal is a non-project action that will not result in any discharges of waste materials to surface waters. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

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. This proposal is a non-project action that will not result in any ground water being withdrawn from a well. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

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

This proposal is a non-project action that will not result in any discharges of waste materials into the ground. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

c. Water runoff (including stormwater):

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

This proposal is a non-project action that will not result in water runoff, nor require collection or disposal of water runoff. Any future site-specific development proposal, unless exempt by WAC 197-11-800 be required to complete a project level SEPA.

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

No. This proposal is a non-project action that will not result in waste materials entering ground or surface waters. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

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

This proposal is a non-project action that does not directly alter or otherwise affect drainage patterns in the vicinity of the site. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

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

None proposed. This proposal is a non-project action. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

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 lilies, eelgrass, milfoil, other
- ☐ other types of vegetation

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

None. The proposed redesignation and rezone will not directly result in the removal or alteration of any vegetation. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

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

None known. This proposal is a non-project action. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

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

None proposed. This proposal is a non-project action. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA and comply with any local requirements for landscaping (including plant types and ratios).

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

This proposal is a non-project action. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

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 _____

During Consultant's visit to the site, Consultant observed the presence of songbirds. No other mammals or birds were observed; however, the area is known to have other species of bird such as hawks and eagles. Deer are also present in this part of Skagit County.

This proposal is a non-project action. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA and observe for indications of other bird and animal activity specific to the site.

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

No.

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

The site (and area) is generally located within the Pacific Flyway. This proposal is a non-project action. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

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

None proposed. This proposed rezone is a non-project action that will not directly impact any wildlife. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

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

None that Consultant is aware of. This proposed rezone is a non-project action. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

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.

None. This proposed redesignation and rezone is a non-project action that will not directly result in any energy needs. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

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

No. This proposal is a non-project action that will not directly result in any impact to the use of solar energy on adjacent properties. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

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

None proposed. This proposal is a non-project action. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA and address any requirements for energy conservation.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, which could occur as a result of this proposal?
If so, describe.

No. This proposal is a non-project action that will not result in any environmental health hazards. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

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

None that Consultant is aware of. This proposal is a non-project action. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

- 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.

None that the consultant is aware of.

- 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.

This proposed redesignation and rezone is a non-project action. No toxic or hazardous chemicals will be stored, used or produced as a direct result of this proposal. Any future site-specific development proposal would be required, unless exempt by WAC 197-11-800 to complete a project level SEPA review and comply with applicable codes and standards.

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

This proposal is a non-project action. No special emergency services are required as a direct result of this proposal. Any future site-specific development proposal would be required, unless exempt by WAC 197-11-800 to complete a project level SEPA review.

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

None proposed. This proposal is a non-project action.

b. Noise

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

Noise in the area of the proposal includes vehicular traffic (heavy trucks and passenger vehicles) on State Route 9. Noise in the area will not affect this proposed non-project action.

- 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.

This proposed redesignation and rezone is a non-project action, and no noise would be direct created by this action. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to identify the types of noises that may be created.

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

None proposed. This is a non-project action.

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.

North: Rural residential

West: State Route 9 Roundabout

South: Rural residential

East: Rural residential

Onsite: Small garage, with no housing unit

- 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?

The site is not currently used for agricultural purposes and is not designated as agricultural land of long-term commercial significance.

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

No. This project is a non-project action that will not affect or be affected by surrounding working farm or forest land.

- c. Describe any structures on the site.

There is currently a two-story garage and shop on site.

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

No. This proposal is a non-project action that will not direct result in the demolition of structures.

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

Rural Village Residential (RVR)

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

Rural Village Residential (RVR)

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

Not Applicable.

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

This proposal is a non-project action. Any site-specific development proposal would, unless exempt by 197-11-800, be required to complete a project level SEPA review.

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

This proposal is a non-project action that will not directly result in a decrease or increase in the number of people residing or working at this location.

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

None.

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

None proposed. This is a non-project action.

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

The proposed land has been used for commercial purposes since the home was demolished by The Washington State Department of Transportation in 2018. This redesignation and rezone will bring the zoning and land use designation into alignment with the practical use of the property today.

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

None proposed. This is a non-project action.

9. Housing

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

None. This proposal is a non-project action.

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

No units will be directly eliminated as a result of this proposed rezone.

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

None proposed. This proposal is a non-project action.

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?

Not applicable. This proposal is a non-project action.

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

None.

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

None proposed. This proposal is a non-project action.

11. Light and Glare

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

None. This proposal is a non-project action. Any site-specific development proposal would, unless exempt by 197-11-800, be required to complete a project level SEPA review and comply with applicable standards for lighting.

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

No. This proposal is a non-project action. Any site-specific development proposal would, unless exempt by 197-11-800, be required to complete a project level SEPA review and address any light or glare that may be a safety hazard or interfere with views.

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

None that Consultant is aware of. This proposal is a non-project action. Any site-specific development proposal would, unless exempt by 197-11-800, be required to complete a project level SEPA review.

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

None proposed. This proposal is a non-project action.

12. Recreation

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

Clear Lake Beach, Clear Lake Trailhead.

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

No. This proposal is a non-project action.

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

None proposed. This proposal is a non-project action.

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.

None that consultant is aware of. This proposal is a non-project action. Any site-specific development proposal would, unless exempt by 197-11-800, be required to complete a project level SEPA review and may be required to complete further analysis of historic and cultural resources.

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 that consultant is aware of and no analysis has been completed for this proposed redesignation and rezone as it is a non-project action. Any site-specific development proposal would, unless exempt by 197-11-800, be required to complete a project level SEPA review and may be required to complete further analysis of cultural resources.

- 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.

None that consultant is aware of. This proposal is a non-project action. Any site-specific development proposal would, unless exempt by 197-11-800, be required to complete a project level SEPA review and may be required to complete further analysis of cultural resources.

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

None proposed. This proposal is a non-project action.

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.

State Route 9, Old Day Creek Road.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Skagit Transit Route 305 runs along State Route 9 adjacent to the subject property.

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

None. This proposal is a non-project action and would not directly impact parking.

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

This proposal will not directly require new improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities.

Any future site-specific development would be required, unless exempt by WAC 197-11-800, to complete a project level SEPA review and a project specific transportation impact analysis (TIA) to identify any improvements.

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

No. This is a non-project action.

- 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?

None. This is a non project action. Any future site-specific development would be required, unless exempt by WAC 197-11-800, to complete a project level SEPA review and a transportation impact analysis (TIA) to identify any improvements.

- 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. This proposal is a non-project action.

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

None proposed. This is a non-project action. Any future site-specific development would be required, unless exempt by WAC 197-11-800, to complete a project level SEPA review and a transportation impact analysis (TIA) to identify any improvements.

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.

No. This proposal is a non-project action. Any future site-specific development would be required, unless exempt from WAC 197-11-800, to complete a project level SEPA and identify any increased needs for public services.

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

None proposed. This is a non-project action.

16. Utilities

- a. Circle utilities currently available at the site.

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

Any future site-specific development would be required, unless exempt by WAC 197-11-800, to complete a project level SEPA review. Further, any future development of the site would need to extend sanitary sewer to the site.

- 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.

None proposed. Any future site-specific development would be required, unless exempt by WAC 197-11-800, to identify utilities proposed for the project.

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: *Peter Condyles*

Name of signee: PETER CONDYLES

Position and Agency/Organization: VICE PRESIDENT | TOYER STRATEGIC ADVISORS

Date Submitted: 6/20/2025.

Reviewed by Robby Eckroth, Skagit County PDS Senior Planner,
July 7, 2026

D. Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This non-project proposal is not likely to directly increase discharge to water, emissions to air, etc. Future development of the property, under either zoning designation, would produce surface water runoff that would be addressed through compliance with surface water regulations. SWPPP would also be required at time of development application.

Any future site-specific development proposal would be required, unless exempt from WAC 197-11-800, to complete a project level SEPA review to address impacts that future proposal might have on discharge to water, emissions to air, etc.

Proposed measures to avoid or reduce such increases are:

None proposed. Any future site-specific development proposal would be required, unless exempt from WAC 197-11-800, to complete a project level SEPA review and future development would only be allowed after approval of drainage plans, TESC plans, etc.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

This proposal is not likely to affect plants, animals, fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None proposed. This proposal is a non-project action. Any future site-specific development proposal would be required, unless exempt under WAC 197-11-800, to complete a project level SEPA review.

3. How would the proposal be likely to deplete energy or natural resources?

The proposal is not likely to deplete energy or natural resources. The proposal is a non-project action to change land use and zoning designations. Future development of this site has been anticipated in local and regional land use plans and will occur in some form regardless of the land use designation or zoning. Any future site-specific development proposal would be, unless exempt by WAC 197-11-800, required to complete a project level SEPA review.

Proposed measures to protect or conserve energy and natural resources are:

None proposed. This is a non-project action and would not have any direct impact on energy conservation or natural resources. Any future site-specific development would be required, unless exempt by WAC 197-11-800, to complete a project level SEPA review.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This proposal is a non-project action and not likely to directly use or affect environmentally sensitive areas or areas designated for government protection. Future development of this site has been anticipated and planned for in local and regional land use plans and development will occur in some form regardless of the land use designation or zoning. Any future site-specific development proposal would, unless exempt by WAC 197-11-800, be required to complete a project level SEPA review.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None proposed. The proposal is a non-project action to change land use. Any future site-specific development proposal would be, unless exempt by WAC 197-11-800, required to complete a project level SEPA review and comply with local regulations pertaining to protection of sensitive areas. The County's code establishes regulations to protect environmentally sensitive areas based on the type of sensitive area and not the type of land use designation and zoning.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal is not likely to affect land and shoreline use nor allow or encourage land or shoreline use incompatible with existing plans. The proposed land use designation and zoning are consistent with the adjacency of other land use and zoning designations in the immediate area. The application of the rezone to this site would not be incompatible with adjacent uses.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None proposed. This is a non-project action and does not directly affect any designated shorelines. Any future site-specific development proposal would be, unless exempt by WAC 197-11-800, required to complete a project level SEPA review and comply with local regulations pertaining to protection of sensitive areas or shorelines, if any.

6. How would the proposal be likely to increase demand for transportation or public services and utilities?

This proposal is a non-project action. Any future site-specific development proposal would be, unless exempt by WAC 197-11-800, required to complete a project level SEPA review and complete a transportation impact analysis (TIA) to identify the specific project impacts on the transportation system.

Proposed measures to reduce or respond to such demand(s) are:

None proposed. This is a non-project action. However, any future site-specific development proposal would, unless exempt by WAC 197-11-800, be required to complete a project level SEPA review and a transportation impact analysis (TIA) to identify the specific project impacts on the transportation system.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

This is a non-project action that is not likely to conflict with any local, state, or federal laws or requirements for the protection of the environment.