

# SEPA<sup>1</sup> Environmental Checklist

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## 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.

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<sup>1</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

## A. Background

[Find help answering background questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)<sup>2</sup>

**1. Name of proposed project, if applicable:**

**2. Name of applicant:**

John and Cheryl Rasar and Miles Sand and Gravel Company

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

Applicant

John Rasar

Phone Number

17684 Allen Rd, Bow, WA 98232

Applicant

Miles Sand & Gravel Company

253-833-3705

400 Valley Ave NE, Puyallup, WA 98372

Contact Person

Bill Lynn

253-620 6416

blynn@gth-law.com

**4. Date checklist prepared:**

July 30, 2025 (Updated May 2026)

**5. Agency requesting checklist:**

Skagit County

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

Non-Project Action to be addressed in Annual Comprehensive Plan Review for 2025

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

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<sup>2</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

The current proposal is a non-Project Action. In the future, it is likely that applications will be submitted for environmental review and permitting of a surface mine consistent with other nearby mining activities

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

This is a non-Project Action but the applicant has submitted geotechnical information to establish that the site contains mineral resources in commercial quantities and quality.

When a specific application for permitting is submitted it will all information required for SEPA and project permitting review. Attached as to this Checklist is a document titled "Applicable Code and SEPA Provisions", indicating some of the provisions that will be applied during any County review process of a site-specific project application. In addition, any proposed project would be subject to review and permitting by the Department of Ecology and the Department of Natural Resources. Mitigation established by all permitting processes will be considered in any future SEPA review under WAC 197-11-330 (1)c.

**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.**

None known. Other sites in the vicinity have permits for surface mining activities.

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

Skagit County Comprehensive Plan Amendment for the non-project comprehensive plan amendment. No other information required at this point in the process since this is a non-project action.

**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 proposed is a non-project action for the inclusion of five parcels (Rasat: P109100, P109099, P109098, P34222; Miles: P34233) totaling 13.93 acres into the Skagit County Mineral Resource Overlay (MRO) due to a mapping error. The five parcels are contiguous with an existing mineral extraction facility within the MRO ensuring the parcels are treated consistently with the adjacent parcels.

**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 proposal is located at 17684 Allen Rd, Bow, WA 98232. Legal Description: A PORTION OF SW1/4 NE1/4, SECTION 13, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M. See Attached site map.

## B.Environmental Elements

### 1. Earth

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#### a. General description of the site:

Generally flat with a slight slop of approximately 6% to the north.

Circle or highlight one: **Flat**, rolling, hilly, steep slopes, mountainous, other:

#### b. What is the steepest slope on the site (approximate percent slope)?

Approximately 6%, less than 10%.

#### 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.

Predominantly glacial outwash sand and gravel; not designated as prime farmland soils of long-term significance.

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

None known in the immediate vicinity.

#### e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

As a non-project action, no filling, grading, or excavation is proposed. Specific site information will be provided when a project permit is proposed.

#### f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

As a non-project action, no land will be disturbed. Specific site information and proposed mitigation will be provided when a project permit is proposed.

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<sup>3</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

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

As a non-project action, no land will be disturbed. Specific site information and proposed mitigation will be provided when a project permit is proposed.

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

As a non-project action, no land will be disturbed. Specific site information and proposed mitigation will be provided when a project permit is proposed.

## **2. Air**

[Find help answering air questions](#)<sup>4</sup>

- 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.**

As a non-project action, no emissions will occur. Specific site information and proposed mitigation will be provided when a project permit is proposed.

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

None.

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

As a non-project action, no emissions will occur. Specific site information and proposed mitigation will be provided when a project permit is proposed.

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<sup>4</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

### 3. Water

[Find help answering water questions](#)<sup>5</sup>

#### a. Surface:

[Find help answering surface water questions](#)<sup>6</sup>

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.**

The proposal area is 750 ft north of the Samish River separated by the BNSF rail line south of the proposal area. The mine east of the proposal area is an in-water mining operation.

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.**

As a non-project action, no land disturbance will occur. Specific site information and proposed mitigation will be provided when a project permit is proposed.

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.**

As a non-project action, no grading or filling will occur. Specific site information and proposed mitigation will be provided when a project permit is proposed.

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

As a non-project action no water will be withdrawn or diverted. Specific site information and proposed mitigation will be provided when a project permit is proposed.

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

No. Based on current FEMA Flood Insurance Rate Map 530151 0235 D.

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<sup>5</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

<sup>6</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

**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.**

As a non-project action, no discharges are proposed. Specific site information and proposed mitigation will be provided when a project permit is proposed.

**b. Ground:**

[Find help answering ground water questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater)<sup>7</sup>

**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 a general description, purpose, and approximate quantities if known.**

As a non-project action, no groundwater withdrawals are proposed. Specific site information and proposed mitigation will be provided when a project permit is proposed.

**2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

As a non-project action, no discharges are proposed. Specific site information and proposed mitigation will be provided when a project permit is proposed.

**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.**

As a non-project action, no changes to current conditions are proposed. Specific site information and proposed mitigation will be provided when a project permit is proposed.

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<sup>7</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

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

As a non-project action, no changes to current conditions are proposed. Specific site information and proposed mitigation will be provided when a project permit is proposed.

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

As a non-project action, no changes to current conditions are proposed. Specific site information and proposed mitigation will be provided when a project permit is proposed.

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

As a non-project action, no changes to current conditions are proposed. Specific site information and proposed mitigation will be provided when a project permit is proposed.

## **4. Plants**

[Find help answering plants questions](#)

**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?**

As a non-project action, no changes to current conditions are proposed. Specific site information and proposed mitigation will be provided when a project permit is proposed.

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

None-known.

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

As a non-project action, no changes to current conditions are proposed. Specific site information and proposed mitigation, including any proposed screening, will be provided when a project permit is proposed.

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

Scotch broom, Himalayan blackberry, Purple loosestrife, Reed canarygrass, and Japanese Knotweed.

## **5. Animals**

[Find help answering animal questions](#)<sup>8</sup>

**a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

- hawk, heron, eagle, songbirds
- Mammals: deer

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

The following are regional threatened species known to be in the lower Skagit County area but have not been documented within the proposal area: Marbled Murrelet, Northern spotted owl, Yellow-billed Cuckoo,

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

Yes, Pacific Flyway

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

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<sup>8</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

As a non-project action, no changes to current conditions are proposed. Specific site information and proposed mitigation will be provided when a project permit is proposed.

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

None-known

## 6. Energy and natural resources

[Find help answering energy and natural resource questions](#)<sup>9</sup>

- 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.**

As a non-project action, use of energy is proposed. Specific site information and proposed mitigation will be provided when a project permit is proposed. Any future project would likely use facilities on adjacent lands where surface mining is ongoing.

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

No impact.

- 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.**

As a non-project action, no energy use is proposed. Specific site information and proposed mitigation will be provided when a project permit is proposed.

## 7. Environmental health

[Health Find help with answering environmental health questions](#)<sup>10</sup>

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

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<sup>9</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

<sup>10</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

As a non-project action, no changes to current conditions are proposed. Specific site information and proposed mitigation will be provided when a project permit is proposed.

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

None-known.

- 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

- 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.**

None. As a non-project action, no changes to current conditions are proposed. Specific site information and proposed mitigation will be provided when a project permit is proposed.

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

None.

- 5. Proposed measures to reduce or control environmental health hazards, if any.**

None. As a non-project action, no changes to current conditions are proposed. Specific site information and proposed mitigation will be provided when a project permit is proposed.

## **b. Noise**

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

None that would affect the proposal. There are existing mining operations in the vicinity.

- 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)?**

None. As a non-project action, no changes to current conditions are proposed. Specific site information and proposed mitigation will be provided when a project permit is proposed. When proposed, the site would be expected to have similar impacts to existing operations.

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

None. As a non-project action, no changes to current conditions are proposed. Specific site information and proposed mitigation will be provided when a project permit is proposed.

## **8. Land and shoreline use**

[Find help answering land and shoreline use questions](#)<sup>11</sup>

- 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.**

Current land use is rural residential to the north, mining to the east, rail and agriculture to the southwest. The proposal will not affect land uses on nearby or adjacent properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because 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 agricultural or forest land of long-term significance will be converted.

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

No.

- c. Describe any structures on the site.**

None.

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

N/A

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

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<sup>11</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

Rural Resource

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

Rural Resource

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

N/A

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

None.

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

None as this is a non-project action. Eventually employment would be consistent with similar nearby operations..

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

None.

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

None.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

None.

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

None.

## 9. Housing

[Find help answering housing questions](#)<sup>12</sup>

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

None. As a non-project action, no changes to current conditions are proposed.

- 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. As a non-project action, no changes to current conditions are proposed.

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<sup>12</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

## 10. Aesthetics

[Find help answering aesthetics questions](#)<sup>13</sup>

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

No structure are present or proposed. As a non-project action, no changes to current conditions are proposed. Specific site information and proposed mitigation will be provided when a project permit is proposed.

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

No impact to views. As a non-project action, no changes to current conditions are proposed. Specific site information and proposed mitigation will be provided when a project permit is proposed.

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

None.

## 11. Light and glare

[Find help answering light and glare questions](#)<sup>14</sup>

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

None. As a non-project action, no changes to current conditions are proposed. Specific site information and proposed mitigation will be provided when a project permit is proposed.

- 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?**

None.

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

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<sup>13</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

<sup>14</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

None at present. Specific site information and proposed mitigation will be provided when a project permit is proposed.

## 12. Recreation

[Find help answering recreation questions](#)

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**  
None.
- 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 proposed.

## 13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)<sup>15</sup>

- 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.**  
No. DAHP WISARRD records did not show any records in or adjacent the project area.
- 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.**  
No. DAHP WISARRD records did not show any records in or adjacent the project area.
- 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.**

No. As a non-project action, no changes to current conditions are proposed. Specific site information and proposed mitigation will be provided when a project permit is proposed.

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<sup>15</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

- 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. As a non-project action, no changes to current conditions are proposed. Specific site information and proposed mitigation will be provided when a project permit is proposed.

## 14. Transportation

[Find help with answering transportation questions](#)<sup>16</sup>

- 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.**

Allen Rd. See attached map.

- 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?**

No. Nearest stop is 3.2 miles away directly or 6.8 miles via public roads.

- c. **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. As a non-project action, no changes to current conditions are proposed. Specific site information and proposed mitigation will be provided when a project permit is proposed.

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

No.

- e. **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?**

None. As a non-project action, no changes to current conditions are proposed.

- f. **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.**

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<sup>16</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

No.

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

None at present for the non-project action. Specific site information and proposed mitigation will be provided when a project permit is proposed.

## 15. Public services

[Find help answering public service questions<sup>17</sup>](#)

**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.

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

None.

## 16. Utilities

[Find help answering utilities questions<sup>18</sup>](#)

**a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

None.

**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 at present for the non-project action. Specific site information and proposed mitigation will be provided when a project permit is proposed.

## C. Signature

[Find help about who should sign<sup>19</sup>](#)

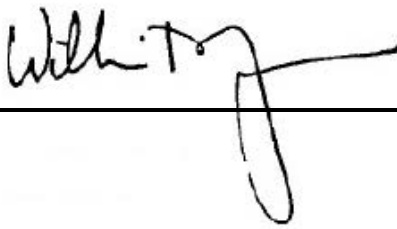
**The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.**

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<sup>17</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

<sup>18</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

<sup>19</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

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Reviewed by Robby Eckroth,  
Skagit County Senior Planner  
on July 07, 2026.

Type name of signee: William T. Lynn

Position and agency/organization: Attorney, Gordon Thomas Honeywell, LLP

Date submitted: 7/7/2026

## D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet<sup>20</sup>](#)

**Do not** use this section 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?**

The proposal is a non-project action consisting of a map correction to include five parcels within the Mineral Resource Overlay. The proposal will not by itself authorize ground disturbance or facility operations. Therefore, no increases in discharges, emissions, hazardous substances or noise will occur.

• **Proposed measures to avoid or reduce such increases are:**

No measures are required because no increases are expected. Any future project development would be subject to separate environmental and permit review.

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

No impact will occur. The amendment does not involve clearing, grading, or changes to vegetation. Wildlife and habitat conditions will remain unchanged. Specific site information and proposed mitigation will be provided when a project permit is proposed.

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<sup>20</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

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

None required for this non-project action. If future activities are proposed, site specific protections would be addressed through project-level review.

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

The proposal will not use or deplete energy or natural resources.

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

None required for this non-project action. Specific site information and proposed mitigation will be provided when a project permit is proposed.

**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?**

The parcels are not mapped as critical areas or designated prime farmlands. The proposal area lies more than 750 ft from the Samish River and is separated by the BNSF rail line. No disturbance to environmentally sensitive areas will occur.

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

No measures are required for this non-project action. Future projects would be subject to separate environmental review, including critical area compliance.

**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 will not introduce new land uses but will correct a mapping error to ensure the parcels are treated consistently with adjacent mineral lands. It is consistent with the Skagit County Comprehensive Plan.

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

None. This is a policy-level mapping correction and is a non-project action. Specific site information and proposed mitigation will be provided when a project permit is proposed.

**6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

No increase in traffic, public services, or utilities will occur. The amendment does not authorize new construction or occupancy. Specific site information and proposed mitigation will be provided when a project permit is proposed.

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

None required for this non-project action. Specific site information and proposed mitigation will be provided when a project permit is proposed.

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

No conflicts are anticipated. The amendment is consistent with RCW 36.70A Growth Management Act requirements to designate mineral lands within the Skagit County Comprehensive Plan.