

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 [\[HELP\]](#)

1. Name of proposed project, if applicable:
Central Storage LLC, Self-Storage Facility
2. Name of applicant:
Reed Fitzpatrick

3. Address and phone number of applicant and contact person:
Reed Fitzpatrick, P. O. Box 369, Vashon, WA 98070. 206-445-4565.
4. Date checklist prepared:
March 26, 2019
5. Agency requesting checklist:
Central Storage LLC
6. Proposed timing or schedule (including phasing, if applicable):
June 1, 2019 to Sept. 1 2019
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No future additions or expansions are connected with this proposal.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Infiltration and Geotechnical Exploration Data Memorandum and MW-01 Groundwater Data through April 2017 Memorandum by Aspect Consulting.
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 applications for governmental approval at this time.
10. List any government approvals or permits that will be needed for your proposal, if known.
King County Clearing and Grading Permit, Master Drainage Plan Permit, and Commercial Building Permit.
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.)
Central Storage LLC is proposing a "mobile unit" storage facility that provides the Vashon island community and potential customers with the use of personal portable storage containers. The storage industry has evolved to mobile units over the last 20 years. Unitized and modular storage is the state of the industry. Portable storage containers will be universal storage containers (usc) z-box® 8' width by 12' width (majority) or similar units. Usc z-box® allows for quick & easy assembly, stable, strong and versatile storage space. The units are to be placed in rows covering 0.33 acres of the 3.68 acre lot.
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 proposed self-storage facility is located at 10010 Cemetery Rd. SW, Vashon, WA 98070, NW ¼ of Section 34, Township 22N., Range 5 W., W.M.

Legal Description:

The south half of the southeast quarter of the northeast quarter of the northeast quarter in Section 6, Township 22 North, Range 3 East, W.M., in King county, Washington; Except the East 130 feet thereof; And except county road; Situate in the County of King, State of Washington. (description above per warranty deed, recoding Number 20110302000563, records of King County, Washington)

B. Environmental Elements [\[HELP\]](#)

1. **Earth** [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____
The property generally slopes from an east to southwest direction.

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

The majority of the site is flat with the steepest slope being 4.5%, although the site was previously used as a stock pile area and there are some residual piles with the steepest slope being 73%.

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.

The soil in the subsurface is mostly consistent throughout the site, it consists of imported fill classified as "Ice Contact Deposits" and sandy loam.

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

There are no surface indications or unstable soils in the immediate area.

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.

The site will need to be cut to prepare the site for flat benched areas for rows of storage containers. Some cut will be used to offset the fill areas. Most of the cut will come from the detention pond required for stormwater mitigation. The area of disturbance is 3.27ac. The earthworks quantities are as follows:

CUT = 8,960 CY

FILL = 3,404 CY

NET = 5,556 CY (CUT)

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Erosion could occur but TESC BMP's will be implemented to minimize erosion.

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

Less than 60% will be covered with impervious surfaces after construction.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
A construction entrance will be installed along cemetery Rd, Silt fencing will be installed along the outer edge of the site with high visibility fencing around drip lines to protect trees. Temporary swale and check dams will be installed to intercept drainage and conveyed to a sediment pond. Most of the site will be covered with mulch either gravelly material or straw. Stock pile will be covered with plastic sheeting.

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During construction, typical construction emissions are expected. There will be a small increase (approximate quantities are unknown) in exhaust emissions from construction vehicles and equipment, and a temporary increase in fugitive dust due to earthwork for the project. The most noticeable increase in emissions and fugitive dust would occur during earthwork and demolition. Exhaust emissions would also be generated from construction worker vehicles and equipment traffic to and from the site. The number of workers at the project site at any one time would vary depending upon the nature and construction phase of the project. These potential air quality impacts would be temporary in nature, occurring during construction activities. The mitigation listed below, in Section 2.c, would ensure that the effects of construction activities on air quality would be minimized. Upon completion of construction, air quality in the vicinity of the site is anticipated to remain the same. Per The SEPA Green House Gas Emissions Worksheet the site will generate approximately 296,135 MTCO_{2e} for the life span of the project, this includes obtaining construction materials, emissions during construction, energy consumed to operate the buildings, and transportation of customers to and from the buildings.

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

There are no off-site sources of emissions or odors that would affect the proposed project.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
The contractor chosen for the proposed project would be required to comply with Puget Sound Clean Air Agency (PSCAA) regulations. Regulations that apply to the proposed project include Regulation I, Section 9.11 prohibiting the emission of air contaminants that would or could be injurious to human health, plant or animal life, or property; and Regulation I, Section 9.15 prohibiting the emission of fugitive dust, unless reasonable precautions are employed to minimize the emissions.

To control fugitive dust and emissions from construction vehicles the following measures will be incorporated during construction if needed include: Spray exposed soil and storage areas with water during dry periods; remove particulate matter deposited on paved, public roads and sidewalks to reduce mud and dust; sweep and wash streets frequently to reduce emissions and equip construction equipment with appropriate emission controls.

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 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.

There is no surface water body in the immediate vicinity.

- 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.

N/A

- 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.

N/A

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

N/A

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

The proposal does not lie within a 100-year floodplain.

- 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.

The proposal does not involve any discharges of waste materials to surface waters.

b. Ground Water: [\[help\]](#)

- 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.

There are no proposed drinking/irrigation water wells.

- 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.

There is no septic tank or on-site waste water that will be discharged.

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.

Runoff will be from the proposed self-storage facility and drive lanes. Runoff will be collected by catch basins and routed to a detention pond.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.
No.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
No.

- 4) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Surface stormwater will be detained in a detention pond and control released to match the 50% of the existing 2yr storm event up to the existing 50yr storm event. The discharge will enter the existing drainage ditch along Cemetery Road.

4. **Plants** [\[help\]](#)

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?

Shrubs, deciduous and evergreen trees will be removed, and a portion of the trees on the south eastern part of the property will remain (41 trees will be removed and 75 trees will remain). Trees and shrubs will be replanted around the perimeter of the site.

- 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:
A combination of native tree's, shrub's, and ground covers will be planted around the perimeter of the site and around the detention pond. Trees in the south east corner will be retained with no new vegetation.
- e. List all noxious weeds and invasive species known to be on or near the site.
None known.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.
Songbirds, racoons, coyote, and deer.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.
None known.
- c. Is the site part of a migration route? If so, explain.
Yes, this site is part of the Pacific Flyaway migration route, however this site is not a known resting stop.
- d. Proposed measures to preserve or enhance wildlife, if any:
N/A
- e. List any invasive animal species known to be on or near the site.
None known.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
During construction, gasoline, & diesel-powered equipment would be used. Electricity will be available and used to serve the storage facility for lighting and security. Solar power may also be used.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No, the proposed building will not block the use of solar energy by adjacent properties.

- 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:
It is proposed that a solar array and battery bank be used for emergency/supplemental power.

7. Environmental Health [\[help\]](#)

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

- 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 known.
- 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 known.
- 4) Describe special emergency services that might be required.
None known.
- 5) proposed measures to reduce or control environmental health hazards, if any:
None known.

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 will not affect the project.
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
On a long-term basis traffic noise off Cemetery Rd. would be created and on short term basis the equipment from clearing the site and installing the containers would also create noise. Construction activities would be restricted to hours and levels designated by King County.

- 3) Proposed measures to reduce or control noise impacts, if any:
Construction activities would be restricted to hours and levels designated by King County. If construction activities exceed permitted noise levels, PSD would instruct the contractor to implement measures to reduce noise impacts to comply with the Noise Control Ordinance, which may include additional muffling of equipment.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
Current use of the site is vacant and unused, adjacent properties are a self-storage facility to the north, single family/farm to the west and mixed use retail to the east. The proposal will not affect current land use on 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?
Not that we are aware of.
- c. 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.
- d. Describe any structures on the site.
There are no structures on the property,
- e. Will any structures be demolished? If so, what?
N/A
- f. What is the current zoning classification of the site?
IPSO Industrial with development conditions VS-P30, and SO-140.
- g. What is the current comprehensive plan designation of the site?
According to King County GIS mapping it is RT.
- h. If applicable, what is the current shoreline master program designation of the site?
N/A
- i. Has any part of the site been classified as a critical area by the city or county? If so, specify.
No.
- j. Approximately how many people would reside or work in the completed project?
It is not anticipated that on-site employees will reside on-site, however, routine maintenance will be necessary, but not on a daily basis.

- k. Approximately how many people would the completed project displace?
None
- l. Proposed measures to avoid or reduce displacement impacts, if any:
None proposed.
- m. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The proposed project is consistent with existing uses.
- n. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
None proposed.

9. **Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
No housing will be provided.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
No housing will be eliminated.
- c. Proposed measures to reduce or control housing impacts, if any:
N/A

10. **Aesthetics** [\[help\]](#)

- a) What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
The height of the proposed structure is 8ft tall, although the units are stackable up to 3 units high, so could possibly be up to 24 ft tall. The exterior would be made out of metal.
- b) What views in the immediate vicinity would be altered or obstructed?
No views will be altered.
- c) Proposed measures to reduce or control aesthetic impacts, if any:
The use of landscaping will be used to enhance and screen the site.

11. **Light and Glare** [\[help\]](#)

- a) What type of light or glare will the proposal produce? What time of day would it mainly occur?
Exterior lighting will be used mainly during the night, for security purposes, controlled by light sensors that automatically turn the lights on at dusk and off during daylight hours.

- b) Could light or glare from the finished project be a safety hazard or interfere with views?
No.
- c) What existing off-site sources of light or glare may affect your proposal?
Light from the existing storage facility to the north.
- d) Proposed measures to reduce or control light and glare impacts, if any:
Light fixtures with cut-off shields.

12. Recreation [\[help\]](#)

- 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

13. Historic and cultural preservation [\[help\]](#)

- a) Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.
No
- 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
- 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
- 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.
No

14. Transportation [\[help\]](#)

- a) Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
The site will take access from Cemetery 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?
The site is currently not served by public transit and will not be served by public transit in the future.

c) How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
The site will add approximately 9 spaces.

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).
The proposal will not require street 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.

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?
There would be minimal vehicular trips to this site, generally self-storage facilities don't generate a large number of trips.

g) Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
No.

h) Proposed measures to reduce or control transportation impacts, if any:
None

15. Public Services [\[help\]](#)

a) Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
No.

b) Proposed measures to reduce or control direct impacts on public services, if any.
None.

16. Utilities [\[help\]](#)

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

- 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.

Electrical, telecommunications and water utilities will be provided. Generally, trench cutting, pipe and conduit laying, backfilling and pavement restoration are usually required for utility installation.

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: Dean A. Furr, P.E.

Name of signee Dean A. Furr, P.E.

Position and Agency/Organization Civil Engineer

Date Submitted: 5/21/19



Section I: Buildings

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO2e)			Lifespan Emissions (MTCO2e)
			Embodied	Energy	Transportation	
Single-Family Home.....	0		98	672	792	0
Multi-Family Unit in Large Building	0		33	357	766	0
Multi-Family Unit in Small Building	0		54	681	766	0
Mobile Home.....	0		41	475	709	0
Education		0.0	39	646	361	0
Food Sales		0.0	39	1,541	282	0
Food Service		0.0	39	1,994	561	0
Health Care Inpatient		0.0	39	1,938	582	0
Health Care Outpatient		0.0	39	737	571	0
Lodging		0.0	39	777	117	0
Retail (Other Than Mall).....		0.0	39	577	247	0
Office		0.0	39	723	588	0
Public Assembly		0.0	39	733	150	0
Public Order and Safety		0.0	39	899	374	0
Religious Worship		0.0	39	339	129	0
Service		0.0	39	599	266	0
Warehouse and Storage	152	98.6	39	352	181	56374
Other		0.0	39	1,278	257	0
Vacant		0.0	39	162	47	0

Section II: Pavement.....

Pavement.....		4,795.21				239761
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Total Project Emissions:

296135

Data entry fields