



# Town of La Conner

## ENVIRONMENTAL CHECKLIST

Evaluation for  
Agency Use Only

### *Purpose of checklist:*

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

### *Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

### *Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

### **A. BACKGROUND**

1. Name of proposed project, if applicable:  
The Galleria
2. Name of applicant:  
Michael Girdner of Grupa Fiducia, LLC
3. Address and phone number of applicant and contact person:  
Contact Person: Mike  
Underwood, AIA  
1005 4th Street  
Anacortes, WA 98221  
(360) 588-0471



4. Date checklist prepared: August 5th, 2016
5. Agency requesting checklist: Town of La Conner
6. Proposed timing or schedule (including phasing, if applicable):  
Proposed construction: Immediately as soon as permit process is complete.
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 addition or expansion 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.  
The Civil Engineer, CHS Engineers, has performed a site survey and a flood elevation certificate.
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.  
Yes, DOE Shoreline Permit.
10. List any government approvals or permits that will be needed for your proposal, if known.  
Shoreline Substantial Development permit, Conditional Use Permit for residential on second floor, floodplain permit, and building permits from Town of La Conner and Skagit County.
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.)

Remodel and addition to existing structure. The uses to include ground floor retail of approximately 5,092 sf. The upper floor to consist of three residential units totaling approximately 3,267 sf and four office units totaling approx. 1,841 sf. The existing lot coverage by building is approx. 7,325 sf and the proposed is an additional coverage of 1,666 sf for a total building lot coverage of 8,991 sf or 48% of total site. The existing impervious area by parking lot is 7,115 sf which is to remain part of which will be covered by building. The existing lot coverage by deck is 973 sf also to remain.

*- Square footage corrected on Plans.*

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.

512 S 1st Street, La Conner, WA

Quarter: 04 Section: 36 Township: 34 Range: 02

Legal Description: LA CONNER TIDE LANDS 1ST CLASS S36 T34 R2 S 114' OF TR 7 PLATE 18

See Title Sheet A0.0 for additional information regarding property.

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

- a. General description of the site (circle one): (Flat) rolling, hilly, steep slopes, mountainous, other . . . . .

- b. What is the steepest slope on the site (approximate percent slope)?  
Approximately 30% under the boardwalk.
- 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 prime farmland.  
Stiff soil, classification D.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.  
None known or observed.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.  
No grading or filling is proposed.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
No erosion is anticipated, but TESC erosion control best practices will be implemented during the entirety of the construction process.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
Approximately 53% of the site will be covered with buildings. Approximately 40% of the site will be covered with asphalt. The balance will be landscape planters.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
The contractor will provide silt fences at the border of any ground disturbance for protection of sediment deposition to adjacent properties or waterways. TESC BMPs will be implemented as well.

2. **Air**

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed?  
If any, generally describe and give approximate quantities if known.  
No emissions are anticipated to occur or pollute the environment during or after completion of project.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.  
None known or anticipated.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:  
Construction and finish materials specified will be low to no VOC with little to no off-gassing, which typically apply to indoor air quality.

3. **Water**

- a. Surface:
  - (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.

Saltwater - The proposed site is adjacent to the Swinomish Channel.

- (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.

Yes. The proposed project is within 200 feet of the Swinomish Channel. The proposed project does not expand further towards the channel or OHWM.

- (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.

There will be no filling or dredging involved with the proposed project.

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

There will be no surface water diversions or withdrawals involved with the proposed project.

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

Yes. See site plan - A1 zone with BFE 8 FT.

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

No, the proposed project will have no discharge to surface waters. TESC BMPs will be implemented to prevent to adjacent properties or waters.

b. Ground:

- (1) Will ground water be withdrawn, or will water be discharged to ground water?

Give general description, purpose, and approximate quantities, if known.

No ground water will be withdrawn.

- (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.

No waste water will be discharged into the ground.

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.

See Comments Next Page

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

No new waste materials would enter ground or surface waters with this project. The parking area is existing and will remain as is.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:  
Controls of stormwater are noted below.

ITEM C (1) Continuation:

The majority of the runoff will be from roof top, collected by gutter to down spouts, which will tie into the existing public storm drain system. Additional exterior ground water will be collected by footing drains and will be tied into the public storm drain system.

**4. Plants**

a. Check or circle 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
- 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?

Landscaping next to the existing entry ramp will be removed and replanted with native shrubs and ground cover.

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

There are no known threatened or endangered plant species on site.

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

There will be planters along corridors and walkways that will be planted with native shrubs and ground covers.

**5. Animals**

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- (Birds): hawk, heron, eagle, songbirds, other:
- (Mammals): deer, bear, elk, beaver, other: Seals All listed plus shore birds.
- (Fish): bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.  
Steelhead and Chinook Salmon swim through the channel to spawning grounds. The proposed project does not impact the shore nor will it impact the migration of these animals.

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

Bull Trout and Marbled Murrelete, Steelhead and Chinook Salmon swim through the channel to spawning grounds.

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

TESC BMPs will be implemented to protect the Swinomish Channel waters from soil or construction debris runoff during construction.

**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.

Electric for lighting and convenience uses. Natural gas for heating.

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

No.

- c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

High efficiency equipment and numerous windows for natural daylighting. Lighting adjacent to exterior windows will be controlled separately to allow for manual control during daylight hours where lights are unnecessary.

#### 7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. **There are no known environmental health hazards associated with the proposed project.**

1) Describe special emergency services that might be required.

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

- b. Noise

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

There is no noise issues adjacent to the site that would affect the proposed 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.

Short term construction: 8am - 5 pm

Weekends - no construction on weekends

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

On site management will ensure that equipment is not run continuously if not being used. The proposed project is typical wood framed construction. There would be more noise associated in the beginning of the project, but as it is weathered in, construction would be limited to the interior and noise would be minimal.

#### 8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?

Former Bar/Restaurant - Current Art Gallery. Adjacent properties are city streets. The Swinomish Channel is adjacent to the west, which is a boating lane and there is a boat dock directly adjacent to the site offshore. - Benton Street and Washington Avenue are to the north and south.

- b. Has the site been used for agriculture? If so, describe.

No, the site has not been used for agriculture.

- c. Describe any structures on the site.

Former Bar/Restaurant & Current Art Gallery in portion of building.

- d. Will any structures be demolished? If so, what?  
Selective demolition of existing building parts, but the majority of the existing building is to remain.
- e. What is the current zoning classification of the site?  
Commercial / Historic
- f. What is the current comprehensive plan designation of the site?  
Commerical / Historic
- g. If applicable, what is the current shoreline master program designation of the site?  
Historic Commercial Environment (HCE)
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.  
No.
- i. Approximately how many people would reside or work in the completed project?  
Approx. 12 people residing and 12 people working.
- j. Approximately how many people would the completed project displace?  
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any:  
N/A
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Building is designed to fit in with the historic main street, designed with undulations, paint colors, trims, roof lines, etc. to match the historic nature and surrounding environment.

#### 9. **Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.  
Three middle income residential units, ten retail spaces, and four upper floor office spaces.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.  
No residential uses would be eliminated, no retail spaces are being eliminated.
- c. Proposed measures to reduce or control housing impacts, if any:  
The proposed project adds additional housing, which will have a positive affect not only in the residential sector, but of those tenants shopping locally downtown.

#### 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?

A variance has been requested for a single element, which is the historic lighthouse. The remainder of the structure is under the 30' height limit. The principal exterior building material will be horizontal, Hardie lap siding for durability.

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

A portion of Swinomish Channel would be obstructed, but the north half of the property will remain open and there is ample public pathways to the channels edge and the boardwalk which runs the entire length of the property along the waterfront allowing pedestrian views upland and of Rainbow Bridge.

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

The design and character of the proposed structure is keeping with the adjacent buildings and overall aesthetics of the La Conner motif.

#### 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? All lights to be focused downward with shields (times of darkness). Other than windows, no glare producing materials are 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:  
Downward lights with shields.

#### 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
City street parks on the North and South boundaries and waterfront boardwalk on the West along the entire property for pedestrians to stroll and enjoy.
- b. Would the proposed project displace any existing recreational uses? If so, describe.  
The proposed project will not displace any existing recreational uses.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
N/A

#### 13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for national, state, or local preservation registers known to be on or next to the site? If so, generally describe.  
None.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

Existing lighthouse at the building entrance to be maintained. The site formerly served the Bellingham Yacht Club and incorporated a lighthouse motif, which will be maintained as a historical feature.

- c. Proposed measures to reduce or control impacts, if any:  
see B.

#### 14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Access to Parking will be from First Street. Access to the main floor retail and upper floor spaces will be from First Street, the Boardwalk along the bank, from Benton Street, and from Washington Street.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
Yes at 2nd Street and Washington Street (approx. 1 block away).
- c. How many parking spaces would the completed project have? How many would the project eliminate?  
Completed project would have 18 parking spaces on site maintaining all existing parking spaces.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).  
The proposed project will not require improvements to existing roads.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
The proposed project will not use water, rail, or air transport.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.  
Currently unknown, but a traffic analysis may be required as part of the building application package.
- g. Proposed measures to reduce or control transportation impacts, if any:  
To be determined.

*Correct  
Space #*

**15. Public services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.  
Yes. We are increasing the size, therefore we are increasing the need for all the above mentioned services.
- b. Proposed measures to reduce or control direct impacts on public services, if any.  
Fire sprinklers to reduce the ability of fire spreading to adjacent structures.

**16. Utilities**

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity: Puget Sound Energy  
 Natural Gas: Cascade Natural Gas  
 Water: City of La Conner  
 Refuse Service: Waste Management  
 Telephone: Comcast or Frontier  
 Sanitary Sewer: City of La Conner

**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: 

Date Submitted: 8-16-16