

PURPOSE OF CHECKLIST

The State Environmental Policy Act (SEPA) Chapter 43,21c RCW requires all government 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 the checklist is to provide information to help you and the agency identifies impacts from your proposal (and to reduce or avoid from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS

The environmental checklist asks you to describe some basic information about your proposal. Government 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 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 government 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 non-project proposals, even though questions may be answered "does not apply". In ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

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

1. Name of the proposed project if applicable

Construction of warehouses

2. Name of applicant: Baha Abulnaga

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

1420 Fruitland Drive, Bellingham WA 98226

Contact person Baha Abulnaga (owner of the property) – Ph 360 9885028

4. Date checklist prepared 04 April 2023

5. Agency requesting checklist City of Sumas

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

–Within 18 months from date of approval

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

The property is small and there won't be room for further expansion. The owner owns a small foundry on the adjacent property 410 West 3rd St that was substantially flooded in November 2021 and seeks to relocate repaired equipment to higher ground in the proposed new warehouse at 411 West 2nd street.

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

A wet land study was prepared by Northwest Wetland Consultants and found that there are 5315 square feet Category IV Low Habit Functioning (less than 4 points) wet land.

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.

We have received approval by USACE – Please refer to attachment 1

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

SEPA,JARPA

within Whatcom county, but there is a possibility to purchase credit in Skagit County, please refer to attachements 2,3.

The site will require a variance permit as the depth is only 110 ft and the city usually require 40 ft clearance from boundary limit to build, leaving a very small area for construction.

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 entire property owned by Mr Abulnaga at 410 West 3rd St and 411 W 2nd St was approved by NWCAA for a foundry as per attached Worksheet of Approved Order to Construct 1125. However the existing building at 410 West 3rd Street was flooded to a height of 26 " and most equipment were damaged causing substantial loss and interruption of business. The building was built in 1995 when the flood level requirements were 6" below the current values. The new building at 411 W 2nd Street will be higher and foundry equipment could be relocated for better future protection from flood damage without needing a complete new OAC.

In Nov 2021, the City of Sumas was flooded. Following the flood, the City issued a letter to Mr Abulnaga indicating that a consultant Tetrach was hired to study whether the building at 410 W 3rd St should be raised or sold to FEMA. The building at 410 W 3rd St is 26 ft high and is built on a 6" concrete slab and piers. It is doubtful that it can be raised.

We therefore propose to move our foundry to a higher elevation within the same site but north of the alley separating 410 West 3rd Street from 411 W 2nd Street. This is possible as it is within the same area designed by the NWCAA worksheet of approved order to construct OAC 1125 as per attachment 6

Due to the easement on vacated Pine street, it is proposed to build 2 separate buildings, one west of easement 72'x100' and one east of easement 72'x60'

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 topographical 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.

411 West Second Street Sumas WA 98295

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

The site is below flood level at 38.96 – base flood elevation is 41.5 ft above sea level, according to attached fill certificate (4). Fill will be required under building up to 43' ASL.

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

1/10 Parking

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.

The *Soil Survey of Whatcom County Area, Washington* published by the U.S.D.A. Soil Conservation Service (now the N.R.C.S.) lists the soils in the entire study area as **(162) Sumas silt loam, drained, 0-2% slopes**. It is a very deep, poorly drained soil on flood plains. It is artificially drained. The surface layer is dark grayish brown silt loam 8" thick. The upper 18 inches of the underlying material is grayish brown mottled silt loam. The lower part includes very dark grayish brown, mottled sand. Permeability is moderately slow, and available water capacity is moderate. The effective rooting depth is limited by a seasonal high water table at a depth of 1-3 feet from November through April.

Northwest Wetland Consultants and found that there are 5315 square feet Category IV Low Habit Functioning (less than 4 points) wet land that would need to be removed. is not connected to stream, pond, or lake, has minimal habitat functions and does not have significant storm water management or flood control functions

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

No

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill

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

Sumas was flooded in 2021 and numerous sites including train railway was washed away but site at 410 West Third street although covered by 2 ft of water resisted erosion. Ecological blocks will have to be installed around the property.

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

20%

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

Concrete blocks 2'x2'x4' will be installed around the building to control erosion surrounding the fill in addition to impervious surface for parking in front of the building. Wetland is not associated with a water course or shoreline. No permanent water within the wetland.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odours, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities.

Two large bag houses are already installed on 410 W 3rd Street, Sumas WA 98295. One is connected to melting furnace, the second is large enough to collect dust from manufacturing activities of existing and proposed buildings.

We have included a copy of the NWCAA worksheet for the approved order to construct OAC 1125 – It covers the entire properties owned by Mr Abulnaga including 411 West 2nd Street and 410 West 3rd Street – see separate attachment

b. Are there any off-site sources of emission or odour 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:

Two large bag houses have been built on the adjacent property 410 West 3rd Street – Sumas WA 98295 – It is not expected that manufacturing will add more dust. If the city allows us to add a new air conduit across the alley between 410 West 3rd Street and 411 West 2nd street – they will be used. Otherwise they will be relocated to 411 West 2nd Street. The attached OAC 1125 from NWCAA dated Jan2013 covered the entire property owned by Mr Abulnaga including 411 W 2nd Street and 410 W 3rd Street.

control system to the bag house

(4) Emission unit and activity exemptions.

Except as provided in subsection (2) of this section, establishment of a new emission unit that falls within one of the categories listed below is exempt from new source review. Modification of any emission unit listed below is exempt from new source review, provided that the modified unit continues to fall within one of the listed categories. The installation or modification of a unit exempt under this subsection does not require the filing of a notice of construction application.

This project is an extension of the foundry covered by OAC 1125. Two large bag houses have been built.

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, and wetland)- If yes, describe type and provide names. If appropriate state what stream or river it flows into.

Yes: Sumas Creek 415 feet from property, which flows into Johnson Creek .

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.

No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetland and indicate the area of the site that would be affected. Indicate source of fill material.

Fill will be purchased from suppliers. We have assumed that filling will be to a height of 6 ft or approximately approximately 3200 cubic yards.

The building and adjacent parking will be over the entire wet land as shown in Appendix C and will cover most of the existing wet land.

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

Stormwater will be collected in pipes and connected to existing ditch or stormwater system

5) Does the proposal lie within a 100-year flood plain? If so note location on the site plan

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

No discharge to surface water. Water runoff from floor cleaning and other maintenance procedures may produce liquid waste. However, volumes of liquid waste are relatively small and do not pose a large pollution problem for foundries.

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

There is an existing ditch north of the property collecting stormwater due to rain.

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 systems(s) are expected

No discharge, the owner has already installed in 1995 a 6" sewer line in the alley connected to the City sewer system. There are no septic tanks on the property.

c. Water Runoff (including storm water)

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

Gutters will direct water to a stormwater collection sump connected to the stormwater system on north of 2nd street.

2) Could waste materials enter ground or control surface, ground and runoff water impacts, if any:

No

d. Proposed measures to reduce or control surface, ground, and runoff water impacts.

Floor in building will be kept dry. The concrete slab has floor drains for safety Purpose to avoid any contact of molten metal with any water that may be on the ground

4. PLANTS

A. Check or circle types of vegetation found on the site:

- Deciduous tree: alder, maple, and aspen, other Yes
- Evergreen tree: fir, cedar, and pine, other Yes
- Shrubs No plants inside building
- Grass No plants inside building
- Pasture No plants inside building
- Crop or grain
- Wet soil plants: cattail, butter crop, bulrush, 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

5315 sq ft of wet lands will be removed

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

None

d. Proposed landscaping, use of native plants, or other measures to

No plants inside building

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; hawks; heron; eagle; songbirds, other

Mammals, deer, bear, elk, beaver, other

Unknown

Fish; bass, salmon, trout, herring, shellfish, other

Unknown

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

None

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

Pacific Flyway

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

None

6. ENERGY AND NATURAL RESOURCES

manufacturing etc.

Electricity for power, natural gas for heat. A gas pipeline is already connected to 410 W 3rd St.

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

No

c. What kind of energy conservation features is included in the plan of this proposal? List other proposed measures to reduce or control energy impacts, if any

Building will be insulated

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.

Fire and heat

Noise will be limited to 70 dBA at fence level

1. Describe special emergency services that might be required

Fire protection equipment, Staff will be trained to deal with incipient fires in accordance with NFPA 500

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

None

b. Noise

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

Standard noise associated with manufacturing of metals will be contained within building

2) What types and levels of noise would be created by or associated with the project on a short term or long term basis (for example: traffic, construction, operation, other) Indicate what hours noise would come from the site

Some noise associated with pumps, fans, sand recycling equipment some truck traffic to deliver raw metals or shipment of castings

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

8) LAND AND SHORELINE USE

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

The current use of the site is industrial warehouse

Adjacent properties are a combination of existing houses (below floodlevel), car repair warehouse, storage warehouse, and a new warehouse under construction by others.

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

No

c. Describe any structures on site

None

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

No

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

Industrial

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

Industrial

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

Urban Conservancy Wetland

h. Has any part of the site been classified as an "environmental sensitive" area? If so, specify.

Yes, site is within 100-year flood plain. North East corner possible wetland

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

10 employees

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 - Area already zoned Industrial –

9. HOUSING

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

No housing units

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

No housing units

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

None

10. AESTHETICS

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

Metal building 26 ft 6" high

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

None

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

Not applicable

11. LIGHT AND GLARE

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

Equipment will be within warehouse.

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

None

12 RECREATION

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

None, this is an industrial area

b. Would the proposed project displace any recreational activity?

No

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

None

13. 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

Property is on second and Third Street

b. Is site currently serviced by public transit? If not, what is the approximate distance to the nearest transit stop?

No

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

No

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)

No

e. How many parking spaces would the completed project have? How many will the project eliminate?

10 parking places will be created

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

20 personal trips by employees

Two to four shipments of goods by truck on the average per day

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

Minimum

14. 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.

I have no idea of the present police or fire department capabilities of the City of Sumas.

The fire extinguishers will comply with the National Fire Protection Agency. Staff will be trained to deal with incipient fires in accordance with NFPA 500

15 UTILITIES

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

City water, sanitary sewer, 3-phase power, natural gas, telephones

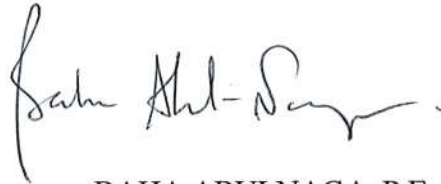
b. Describe the utilities that are proposed to the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which may be needed.

3 Phase Electric Power is available at the property line.
Natural gas is available at the site property.

C. SIGNATURE

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

Signature

A handwritten signature in black ink, appearing to read "Baha Abulnaga", written over a horizontal line.

Name BAHA ABULNAGA, P.E
Date submitted 2024-04-04