



Environmental Checklist

OFFICIAL USE ONLY

Date Received 12/07/20
By Kim Porter

A. Background
1. Name of proposed project, if applicable: The Yellow Deli Restaurant
2. Name of applicant: The Yellow Deli South Bend LLC, c/o Ian Thiessen
3. Address and phone number of applicant and contact person: Ian Thiessen, 418 State Route 105, Raymond, WA 98577 (360) 593-3161
4. Date checklist prepared: October 20 th , 2020
5. Agency requesting checklist: City of South Bend
6. Proposed timing or schedule (including phasing, if applicable): Project Projected to Begin Spring of 2021
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. N/A
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. N/A
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. Building permit, Shoreline Substantial Development permit
10. List any government approvals or permits that will be needed for your proposal, if known. Building permit, Shoreline Substantial Development permit
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. New restaurant building with future expansion space on the second floor.
12. Location of the proposal. 702 West Robert Bush Drive, South Bend, WA 98586
B. Environmental Elements
1. Earth
a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other . . . Flat at street level with retaining wall at rear containing hillside. Steep hillside at rear of property
b. What is the steepest slope on the site (approximate percent slope)? N/A Approximately 40%
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. Clay
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. Hill at rear of lot was unstable before retaining wall construction. Applicant stabilized hillside per city requirements
e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. Some over excavation for foundation and placement of footings will be necessary. Will fill with compactable crushed stone from local sources.

B. Environmental Elements	
f.	Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Excavation for foundation could but will be avoided during rainy season.
g.	About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 80%
h.	Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Excavation will be scheduled out to take place at times of no rain and erosion and sedimentation control measures should be employed in accordance with applicable City, County, and State regulations.
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. Light amounts of dust and odors will be present at times during construction.
b.	Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. N/A None
c.	Proposed measures to reduce or control emissions or other impacts to air, if any: N/A None
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. N/A Ordinary high water mark on Willapa River is approximately 145 feet to the north of the property
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 No
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 No
5)	Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No
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. N/A None
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. N/A No
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. N/A None

B. Environmental Elements
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 from the site will flow into the street and be collected in the street gutter and go into city storm drain.
2) Could waste materials enter ground or surface waters? If so, generally describe. N/A No
d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: N/A None
4. Plants
a. Check or circle types of vegetation found on the site: <input type="checkbox"/> Deciduous tree: alder, maple, aspen, other <input type="checkbox"/> Evergreen tree: fir, cedar, pine, other <input checked="" type="checkbox"/> Shrubs <input checked="" type="checkbox"/> Grass <input type="checkbox"/> Pasture <input type="checkbox"/> Crop or grain <input type="checkbox"/> Wet soil plants: cattail, buttercup, ulrush, skunk cabbage, other <input type="checkbox"/> Water plants: water lily, eelgrass, milfoil, other <input type="checkbox"/> Other types of vegetation:
b. What kind and amount of vegetation will be removed or altered? N/A None
c. List threatened or endangered species known to be on or near the site. N/A None
d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: There will be some small flower beds at the front and right side of the site.
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: <input checked="" type="checkbox"/> Birds: hawk, heron, eagle, songbirds, other <input type="checkbox"/> Mammals: deer, bear, elk, beaver, other <input type="checkbox"/> Fish: bass, salmon, trout, herring, shellfish, other:
b. List any threatened or endangered species known to be on or near the site. N/A None
c. Is the site part of a migration route? If so, explain. N/A No
d. Proposed measures to preserve or enhance wildlife, if any: N/A None


B. Environmental Elements
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. Electricity will be used for all heat, cooling, cooking, etc.....
b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. N/A 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: N/A None
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. N/A No
1) Describe special emergency services that might be required. N/A None
2) Proposed measures to reduce or control environmental health hazards, if any: N/A None
b. Noise
1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Highway Traffic
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. Some noise will be generated by construction 6am - 9pm
3) Proposed measures to reduce or control noise impacts, if any: N/A None
8. Land and shoreline use
a. What is the current use of the site and adjacent properties? Site has been used as a restaurant.
b. Has the site been used for agriculture? If so, describe. N/A No
c. Describe any structures on the site. Retaining wall to rear.
d. Will any structures be demolished? If so, what? N/A The restaurant previously located on the parcel was removed approximately 2 years ago
e. What is the current zoning classification of the site? Commercial District Downtown and Commercial District
f. What is the current comprehensive plan designation of the site? Commercial District Downtown and Commercial District
g. If applicable, what is the current shoreline master program designation of the site? N/A City Waterfront SED
h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. N/A No

B. Environmental Elements
i. Approximately how many people would reside or work in the completed project? 5-15
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: N/A Final review of compliance with city zoning requirements is pending
9. Housing
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. N/A None
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. N/A None
c. Proposed measures to reduce or control housing impacts, if any: N/A None
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? 35 feet high at peak. Exterior will be cedar shakes, beveled siding, and composition roofing.
b. What views in the immediate vicinity would be altered or obstructed? N/A None
c. Proposed measures to reduce or control aesthetic impacts, if any: N/A None
11. Light and glare
a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Project will add soft amber light to the downtown area at night.
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? N/A None
d. Proposed measures to reduce or control light and glare impacts, if any: N/A None
12. Recreation
a. What designated and informal recreational opportunities are in the immediate vicinity? N/A South Bend has formal and informal recreational opportunities, including a waterfront city park within 1,000 feet
b. Would the proposed project displace any existing recreational uses? If so, describe. N/A No
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 None

B. Environmental Elements
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. N/A No
b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. N/A None
c. Proposed measures to reduce or control impacts, if any: N/A None
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. Highway 101 – Will use existing access onto street.
b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? N/A Yes, transit will stop on the block when requested
c. How many parking spaces would the completed project have? How many would the project eliminate? 6 Spaces Onsite The number of off-street parking stalls currently does not meet city requirements; however, the city is considering revising its code provisions to exclude the requirement of off-street parking for parcels adjacent to US 101/Robert Bush Drive between Central Avenue and Ferry Street.
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). N/A No
e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. N/A No
f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. 20 The proposed restaurant could generate up to 40 vehicles per hour; this figure likely would fluctuate seasonally.
g. Proposed measures to reduce or control transportation impacts, if any: N/A None
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. N/A No
b. Proposed measures to reduce or control direct impacts on public services, if any. N/A None
16. Utilities
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. Electricity, Water, Sewer, Refuse
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 by Pacific County PUD #2, Water and Sewer by City of South Bend, Internet by SilverStar Telecom

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: 10/20/20