Exhibit "10"

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

1. Name of proposed project, if applicable:

Wilbur Ellis New Liquid Fertilizer Tank Farm

2. Name of applicant:

Sound Development Group, LLC, c/o Tammy Zempel

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

Contact:
Sound Development Group, c/o Tammy Zempel
1111 Cleveland Ave, Suite 202
Mount Vernon, WA 98273
360.404.2010

Owner:
Wilbur-Ellis Company, c/o Tiffany Kline
Stanford Place III
4582 S. Ulster St., Suite 400
Denver, CO 80237
269.491.9944

4. Date checklist prepared:

01.20.26

5. Agency requesting checklist:

Skagit County

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

The site improvements include an 8' x 11' air compressor shed, the tote racks and 13 tanks which will be constructed at the time of permit issuance The remaining tanks will be constructed in future phases.

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

The current development will include the construction for 13 tanks with additional space for 11 more, for a total of 24 when complete. The future tanks will be constructed over the next 1-10 years, as the demand from the farming community increases.

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

Geotechnical report, stormwater design and report, critical area report, Wildlife Habitat Study

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.

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

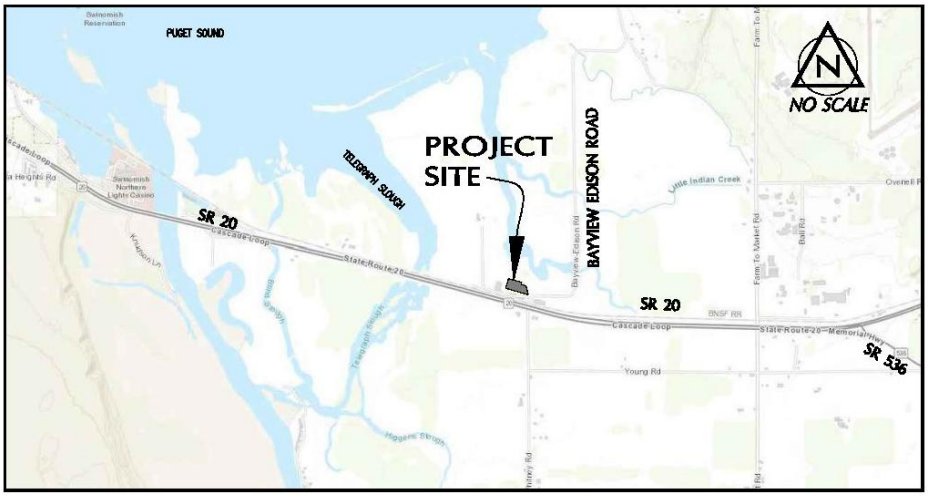
SEPA determination, Land Use permit, civil plan approval, structural plan approval, Special Use permit approval, Master land use application approval.

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.)

It is proposed to construct a new liquid fertilizer tank farm consisting of a concrete containment (approx. 70' x 111.3' in size) with concrete containment load pads along the north and east sides, 20' in width. The liquid fertilizer tank farm was planned under a previous SEPA which expired and the new liquid fertilizer tank farm will be larger in size, requiring a new SEPA.

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 site is located at 13586 Bayview Edison Road, Mount Vernon, WA, Parcel P21188. Legal description is attached.



VICINITY MAP

B. Environmental Elements

1. Earth

a. General description of the site:

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

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

The steepest slope within the work area is approximately 2%, there is an adjacent swale to the west, with side slopes of 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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The soils are rated as a Skagit silt loam, overlain by existing gravel fill. The development area was historically preloaded, with topsoils (agricultural soils).

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

None known

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.

Approximately 1000 CY will be excavated to prepare for the liquid fertilizer farm concrete containment and concrete containment load pads and gravel subgrade, and 1125 CY of finish materials will be imported.

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

Erosion could occur as a result of the proposed construction along the west side of the proposed construction, as it slopes toward the existing biofiltration swale.

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

There will be no change to impervious surface coverage due to this construction, the development area is currently 100% impervious, the proposed construction will replace the gravel with concrete surfaces.

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

As required by Skagit County and the Wash. State Department of Ecology, a temporary erosion and control plan will be implemented on site during construction, utilizing current and modern Best Management Practices, to minimize erosion and sedimentation, and their effects on downstream waters/neighboring properties.

2. Air

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.

Emissions from construction vehicles will result during the construction of the project; after construction, the emissions from customer and employee vehicles and farm support equipment after construction.

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

None known.

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

No measures beyond ensuring that construction equipment during construction of the site are in good repair.

3. Water 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.

The parcel discharges to an unnamed slough, tributary of the Indian Slough to the north, both in the vicinity of the parcel.

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 wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

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

No.

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

Yes, and is designated as an A-7 zone per FEMA map 530151 0250 C, dated 01.03.1985.

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.

b. Ground:

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.

No wells or groundwater withdrawal 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.

No waste discharge to ground 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.

Precipitation will accumulate within the new liquid fertilizer tank farm containment and the loading pad sumps, and will either be 1) pumped to the 10,000-gallon rinsate tank and managed as rinsate water which will be disposed by a third party vendor or agronomically applied or 2) sampled to confirm it is not impacted by fertilizer and discharged to the onsite bioswale.

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, it will not affect stormwater drainage patterns in the vicinity of the project. The proposed tank farm will be constructed on an existing ridge, stormwater from the adjoining site area will continue to flow north and south to the existing biofiltration swales.

The stormwater runoff from the development area historically sheet flowed to the biofiltration swale to the west, conveyed to the existing swale along the south, easterly under the neighbor's access road and discharged to an unnamed slough.

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

Precipitation will accumulate within the tank farm containment and the loading pad sumps, and will either be 1) pumped to the 10,000-gallon rinsate tank and managed as rinsate water which will be disposed by a third party vendor or agronomically applied or 2) sampled to confirm it is not impacted by fertilizer and discharged to the onsite bioswale.

4. Plants

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

a. What kind and amount of vegetation will be removed or altered?

No vegetation will be removed within the tank farm footprint; a new vegetative buffer will be installed along the east boundary, all grasses located here will be removed and replaced with trees, bushes and groundcover.

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

None known.

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

A new vegetative buffer will be installed along the east boundary utilizing native Washington plants per Skagit County Code.

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

Invasive Himalayan blackberry is present along the banks of the Indian Slough.

5. Animals

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.

Indian Slough is approximately 250' to the north and its banks and waters support local wildlife.

Examples include:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

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

No threatened or endangered species are known to be on the site.

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

The site is located along the pacific flyway for migrant birds, as is all of coastal Washington State.

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

None.

d. List any invasive animal species known to be on or near the site.

None Known.

6. Energy and natural resources

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.

PSE electricity, currently serving the site, will provide power needs of the new tank farm: lighting and sump pumps.

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

No.

b. 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.

None, only an accessory building, of 88 sf, is proposed.

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 because of this proposal? If so, describe.

Liquid fertilizers will be stored within some of the proposed tanks within the tank farm.

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.

Gasoline, motor oil and hydraulic fluid will be utilized onsite during construction phase. Liquid fertilizers will be stored in the proposed tanks.

4. Describe special emergency services that might be required.

Normal police, fire and emergency services will be required.

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

The new liquid fertilizer tank farm will have a concrete containment area sized to hold 125% of the largest tank plus displacement volume, which exceeds the Washington ISGP requirement of 110% or 10% of the total volume. A spill prevention plan and operation maintenance guidelines are kept on site, including employee training and good housekeeping.

b. Noise

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

BNRR and SR 20 are immediately south of 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)?

In the short term there will be typical noise due to construction and site improvements, long-term noise will be similar to the current noise generated at the site, noise of plant production, delivery vehicles and private vehicles.

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

None, there will be no increase in noise in the surrounding area after construction as mentioned above; during construction, hours of construction work will be limited to 7:00am to 6:00pm.

8. Land and shoreline use

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.

The Wilbur Ellis site currently operates as production farm support, supplying regional farms with needed farm supplies. No change of use is proposed; no effect to adjoining land uses.

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 farmland will be converted for the tank farm.

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?

The proposal will not be affected by farming or farming practices on the adjoining farmlands.

c. Describe any structures on the site.

There is an existing storage building to the east of the proposed tank farm.

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

No.

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

Agricultural Resource (Ag-NRL)

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

Agricultural Resource (Ag-NRL)

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

Not applicable

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

No

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

The existing staff level of 12-15 will continue to work onsite.

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.

The existing site development with proposed improvements will meet current zoning code and zoning requirements; the site will be reviewed as a Special Use for the expansion of an agricultural support service per SCC 14.16.400. No further measures.

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

None.

9. Housing

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

None.

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.

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?

The proposed tanks will sit within the new concrete containment pad, the largest tanks will be 35' tall.

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

The neighboring farmer to the east will have their view modified; a visual landscape buffer will be installed along that east property line. The other surrounding uses are farmland and industrial.

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

A visual landscape buffer will be installed along that east property line

11. Light and glare

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

Two light poles will be installed within the tank farm footprint, to be utilized during non-daylight hours.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No, the lights will be shielded and downcast.

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:

The lights will be shielded and downcast.

12. Recreation

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

The Bayview Dike Trail is located approximately 0.5 miles north of the site.

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

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, the site was developed in 2014 and a cultural resource survey was prepared at that time by Cascadia Archaeology of Seattle.

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.

None known. The site has been in use, and no evidence during construction of the existing improvements.

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.

Previous cultural resource survey indicated no impacts.

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.

14. Transportation

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 is currently accessed Bayview-Edison Road, a County Road, SR 20 is located south of the site.

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 served by Skagit Transit route 40X and 513, with the closest stop approximately 4 miles east at WSU extension campus on SR 536.

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 road improvements are proposed or required.

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

Yes, BNRR is located immediately south of the site, the Skagit Regional Airport is approximately 2 miles east of the site.

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?

The number of vehicle trips per day will not increase from the existing level of use; due to larger storage availability, vehicle trips may reduce.

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.

No.

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

None.

15. Public services

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 increase is expected, no change of use proposed.

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

None.

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.

Storm Drainage – Stormwater to be managed per description in previous sections.
Electricity- PSE – Existing electric service to site.

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.

Tammy Zempel

Type name of signee: Tammy Zempel

Position and agency/organization: Sound Development Group

Date submitted: 04.18.26

Legal Description:

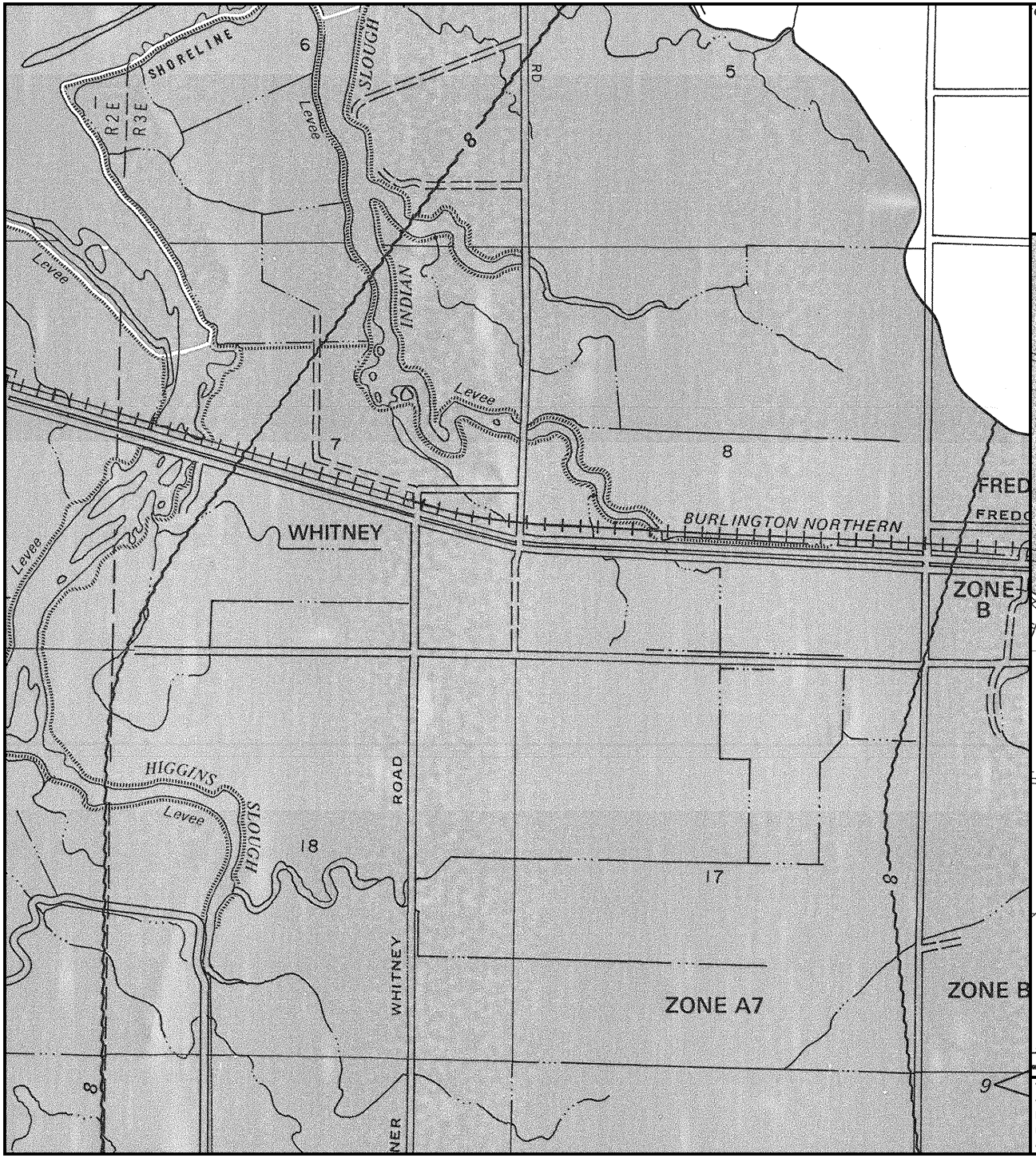
Tract 2, Short Plat No 33-87, approved October 30, 1987, recorded October 30, 1987, in Book 7 of Short Plats, page 197, under Auditor's File No. 8710300035, and being a portion of Government Lots 8, 10 and 11, in Section 7, Township 34 North, Range 3 East, WM, EXCEPT that portion of said Tract 2, conveyed to Skagit County for Bayview Edison Road by Deed recorded May 7, 1992, under Auditor's File No. 9205070083, records of Skagit County, Washington, TOGETHER WITH that certain 30 foot easement over a portion of Tract 1 of said Short Plat, as shown on the face thereof.

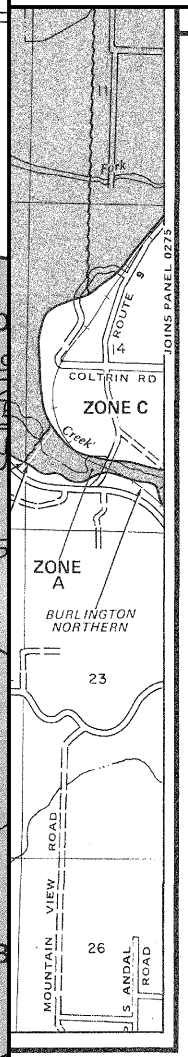
ogram, at (800) 638-6620.

N

APPROXIMATE SCALE

2000 0 2000 FEET





NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

SKAGIT COUNTY, WASHINGTON

(UNINCORPORATED AREAS)

PANEL 250 OF 550

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
530151 0250 C

EFFECTIVE DATE:
JANUARY 3, 1985

Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at https://msc.fema.gov.