



HEARING EXAMINER STAFF REPORT *for* DAIRY VALLEY

A. SUMMARY AND PURPOSE OF REQUEST:

Public Hearing Date: August 4, 2016

Application Name/Number: PL16-038 Dairy Valley Site Development Shoreline Variance, Floodplain Development Variance, and Setback Reduction

Project Planner: Marianne Manville-Ailles, Planning Consultant

Project Engineer: Ana Chesterfield

Applicant/Contact: Ravnik & Associates, Inc.; John Ravnik; PO Box 361 Burlington, WA 98233; 360-707-2048.

Owner: Skagit Properties LLC; PO Box 807; Mount Vernon WA 98273.

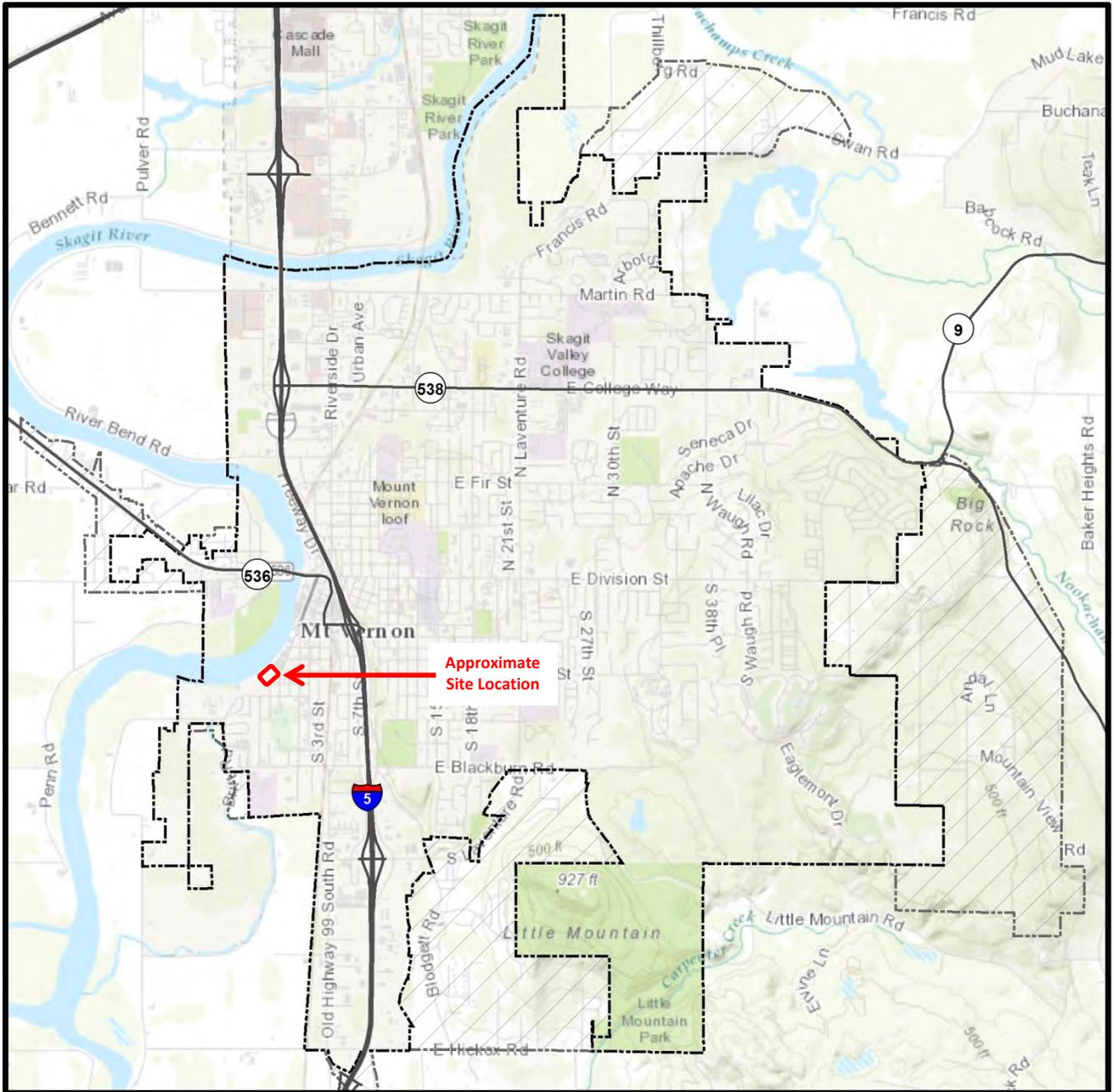
Project Description: The proposal is the construction of a new building and associated asphalt area to replace those areas lost as a result of flood protection construction. The newly constructed building will have a slightly smaller footprint than the existing building.

The existing Dairy Valley building is currently located water ward of the existing levy within the City's regulated floodway. The entire existing Dairy Valley building will be demolished and in this location the City's flood protection measure will be constructed. Dairy Valley's existing building will be demolished by the City as part of the construction of the City of Mount Vernon's flood protection measure project and is not part of the proposal. The demolished building along with roughly one third of its parking and access will be replaced by a new building 10,424 square feet in size and 47,417 square feet of associated impervious surface for truck access, parking, and loading docks. It is anticipated that roughly 3,600 cubic yards of structural fill will be necessary for the construction of the new facilities. The new building will also require utilities to serve it.

The proposed project requires a shoreline variance, a floodplain variance, and a front yard setback reduction. The City will combine all of these permit approvals into one process where the Hearing Examiner will hold a public hearing and will make a recommendation to the City Council who will make the final decision on these approvals.

Project Location: The property is located at 1201 South First Street. The Assessor's Parcel Number is P28950. The site is bound by First Street on the southeast side and the Skagit River on the northwest side. The site is located within a portion of the Northeast ¼ of Section 30, Township 43 North, Range 04 East, W.M. Please see the maps on pages 2 and 3.

VICINITY MAP



AERIAL MAPS



B. EXHIBIT LIST:

- Exhibit A:** Master Land Use Application and Associated Legal Description
- Exhibit B:** Project Narrative and Justification for Project Proposal, and Construction Mitigation Description
- Exhibit C:** City notices and associated information as follows:
1. Notice of Application/Proposed Mitigated Determination of Non-Significance (MDNS); Issued: May 6, 2016; published and mailed to neighbors within 300 feet: May 11, 2016
 2. Final Mitigated Determination of Non-Significance published on February 10, 2010 and its associated Environmental Report Issued: June 6, 2016; published and mailed to neighbors within 300 feet: June 9, 2016
 3. Notice of Public Hearing Issued: July 11, 2016 published and mailed to neighbors within 300 feet: July 14, 2016
 4. Affidavits of mailing, and verification from the Skagit Valley Herald that this notice was published for notices referenced previously
- Exhibit D:** Joint Aquatic Resources Permit Application (JARPA) Form
- Exhibit E:** SEPA Checklist
- Exhibit F:** Site Plan; Construction Plans; Drainage Study dated March 16, 2016; Geotechnical Study dated February 26, 2016
- Exhibit G:** Vicinity Map; Neighborhood Detail Map
- Exhibit H:** Floodplain Variance Analysis
- Exhibit I:** Staff Comments to-date on permit PR16-556

C. GENERAL INFORMATION:

Zoning Designation: Industrial District (M-2).

Comprehensive Plan Designation: Commercial/Industrial (CI).

Existing Site Use: The site is currently the location of Dairy Valley's operations and truck parking. Dairy Valley stores and distributes cooled and frozen dairy products.

Neighborhood characteristics:

North:	Commercial Cold Storage.
South:	First Street Right of Way.
East:	South First Street.
West:	Vacant property owned by City of Mount Vernon and location of the regional stormwater pump.

Access: Off of South First Street.

Site Area: The area of the site parcel totals ± 3.4 acres (information provided by the applicant).

D. APPLICABLE SECTIONS OF THE MOUNT VERNON MUNICIPAL CODE (MVMC):

Title 14 Land Use and Development

Chapter 14.05 Administration of Development Regulations

Title 15 Buildings and Construction

Chapter 15.06 Environmental Policies

Chapter 15.07 Shoreline Management Master Plan

Chapter 15.36 Floodplain Management Standards

Chapter 15.40 Critical Areas

Title 17 Zoning

Chapter 17.60 Industrial District (M-2)

Chapter 17.84 Parking

Chapter 17.93 Landscaping

Chapter 17.102 Nonconforming Buildings or Uses

E. APPLICABLE SECTIONS OF THE MOUNT VERNON COMPREHENSIVE PLAN:

- Land Use Element; and,
- Economic Development Element.

F. DEPARTMENT ANALYSIS:

1. BACKGROUND AND PROCEDURAL DOCUMENTATION:

- On **January 6, 2016** and again on **February 8, 2016** the applicant attended pre-application meetings with City staff.
- On **March 22, 2016** the applicant submitted permit materials to City staff.
- On **March 24, 2016** staff deemed the materials submitted lacking necessary information for further processing [per MVMC 14.05.110(D)].
- On **April 5, 2016** the applicant submitted the required fees.
- On **April 6, 2016** the application was routed to staff for Staff Comments.
- On **April 29, 2016** a Notice of Complete Application was issued.
- On **May 6, 2016** a Notice of Application (NOA) for a Shoreline Variance, Floodplain Development Variance and Proposed Mitigated Determination of Non-Significance

(MDNS) was issued. It was distributed to all properties within 300 feet of the project site as required by 14.05.150(3) and was published in the Skagit Valley Herald on **May 11, 2016**, and the site was posted with a Land Use sign and an affidavit of posting was submitted to the Community & Economic Development Department on **July 12, 2016**.

- Pursuant to the City of Mount Vernon's Environmental Ordinance (Chapter 15.06) and the State Environmental Policy Act (SEPA—RCW 43.21C), following the NOA and proposed MDNS comment period a MDNS was issued for the project on **June 6, 2016**. The MDNS was distributed to all properties within 300 feet of the project site on **June 9, 2016**, and was published in the Skagit Valley Herald on **June 9, 2016**. The appeal period for the MDNS ended on **June 20, 2016**. There were no comments or appeals filed.
- On **July 11, 2016** a Notice of Public Hearing was issued, was distributed to all properties within 300 feet of the project site on **July 14, 2016**, and was published in the Skagit Valley Herald on **July 14, 2016**.

Attached labeled as **Exhibit C** includes copies of the above referenced notices.

2. SHORELINE VARIANCE:

A shoreline variance is required for this application because the proposed building will be constructed prior to the City's new levee being constructed which places the new building on the riverside of the existing levee that 1st Street is constructed on top of.

Once the City's new levee is constructed, Dairy Valley's new building will comply with the 10-foot setback requirement from the new levee.

The City of Mount Vernon adopted its Shoreline Master Program (SMP) in July 2011. Shoreline variances are a "Type III" permit (MVMC 14.05.060). Because a permit for a Floodplain Development Variance and a front yard setback reduction are also sought these three permits will be consolidated and processed together [MVMC 14.05.080(G)].

The Shoreline designation of the site is Urban Mixed Use. Following are select portions of the shoreline management master program code for the Urban Mixed Use designated area.

The Purpose section for areas designated Urban Mixed Use states:

“The purpose of the Urban Mixed-use environmental designation is to both acknowledge the historical presence and allow for the continuation of retail, commercial, office, and industrial uses that currently exist on the City’s shoreline. This designation also recognizes that Mount Vernon no longer has water-dependent commercial, industrial, or transportation uses, or the water-related uses that characterized its “working waterfront” during the nineteenth and early twentieth centuries. Although the Downtown has changed significantly, as have similar riverfront towns, there are existing uses of an industrial nature that remain important to the economic vitality of the City that will continue to operate at their current locations for the foreseeable future.”

The criteria for granting variances is contained in Chapter 3, section D (5) of the SMP and is the same criteria found in WAC 173-27-170 (1) and (2). This criteria is as follows. The staff analysis with regard to each of the listed criteria is provided following each listed item.

- a. **Shoreline variances should be granted in a circumstance where denial of the permit would result in a thwarting of the policy enumerated in the SMA. In all instances, extraordinary circumstances should be shown, and the public interest shall suffer no substantial detrimental effect.**

The need for a shoreline variance has been created by a timing issue related to the construction of the City’s new levee and the applicant’s building. Once the City’s new levee is constructed the new Dairy Valley building will comply with the setbacks from the SMP. The City’s new levee will be creating the public access that the SMP seeks to create.

The timing of the City’s new levee and the new Dairy Valley building is an extraordinary circumstance. There is an overriding public interest to be served with the construction of the City’s new levee that will protect nearby businesses and residents from flooding and will create public access to the Skagit River.

- b. **Variations for development that will be located landward of the ordinary high water mark may be authorized provided the applicant can demonstrate all of the following:**
 - i. **That the strict application of the bulk, dimensional, or performance standards as set forth in the Master Program precludes or significantly interferes with a reasonable permitted use of the property.**
 - ii. **That the hardship is specifically related to the property and is the result of unique conditions, such as irregular lot shape, size, or natural features, in the application of the Master Program and not, for example, from deed restrictions or the applicant’s own actions.**

This is true of the subject site. The hardship that has been created is due to the construction of the new levee by the City of Mount Vernon. The applicant has not created this hardship.

- iii. **That the design of the project will be compatible with other permitted activities in the area and will not cause adverse effects to adjacent properties or the shoreline environmental designation.**

The new Dairy Valley building and associated infrastructure will be compatible with other permitted activities in the area and will not cause adverse effects to adjacent properties or the abutting shoreline. Other permitted activities in the area include Commercial Cold Storage to the north, residential to the east and southeast opposite of the existing levee, and a vacant parcel to the south.

Moving the existing building farther away from the shoreline will be a benefit to the abutting shoreline area.

- iv. **That the variance authorized does not constitute a grant of special privilege not enjoyed by other properties in the area, and will be the minimum necessary to afford relief.**

The subject variance is necessary due to the construction of the City's new levee which necessitates the removal of Dairy Valley's existing building and the construction of a new building on the landward side of the new levee. This is not a special privilege because any other property would be treated the same way.

- v. **That the public interest will suffer no substantial detrimental effect.**

No harm will be done to the shoreline features, resources or uses in the project vicinity by the proposed project. In fact, the shoreline will be better protected once the City's new levee is installed and the existing Dairy Valley building is moved away from the shoreline area.

WAC 179-27-170 (3) requires that compliance with the following also be shown.

- (3) Variance permits for development and/or uses that will be located waterward of the ordinary high water mark (OHWM), as defined in RCW 90.58.030 (2)(b), or within any wetland as defined in RCW 90.58.030 (2)(h), may be authorized provided the applicant can demonstrate all of the following:

- (a) That the strict application of the bulk, dimensional or performance standards set forth in the applicable master program precludes all reasonable use of the property;

The applicant would be unable to operate their existing business without approval to reconstruct their building and associated parking/infrastructure as shown on the accompanying site plans.

- (b) That the proposal is consistent with the criteria established under subsection (2)(b) through (f) of this section; and

The analysis of these criteria is found on pages 7 and 8 of this staff report.

- (c) That the public rights of navigation and use of the shorelines will not be adversely affected.

Shoreline use will be enhanced once the City's new levee is constructed that includes a public trail.

- (4) In the granting of all variance permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example if variances were granted to other developments and/or uses in the area where similar circumstances exist the total of the variances shall also remain consistent with the policies of RCW 90.58.020 and shall not cause substantial adverse effects to the shoreline environment.

The City has taken these criteria into consideration. It would be extremely unlikely that any other property in the City would have the same set of circumstances necessitating a variance.

- (5) Variances from the use regulations of the master program are prohibited.

The applicant is not seeking a variance from the use regulations of the City's SMP.

3. FLOODPLAIN DEVELOPMENT VARIANCE:

A floodplain development variance is required because Dairy Valley will be constructing a new building in the regulated flood way because the building will be constructed before the new levee is completed. Once the new levee is constructed the new building will no longer be located within the regulated floodway.

A floodplain development variance is a Type IV permit (MVMC 14.05.060) requiring an open record hearing before the Hearing Examiner with a recommendation to City Council for final approval. The hearing examiner shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and the variance criteria analyzed within the accompanying **Exhibit H**.

The criteria for approving the variance are in MVMC 15.36.150 (D) (1) through (11); (E) and 15.36.160(D) (1) through (3). The accompanying Exhibit H provides the required analysis for these criteria.

4. FRONT YARD SETBACK REDUCTION:

The front yard setbacks for the subject site are from 1st Street. The portion of 1st Street abutting the subject site is not identified as an arterial roadway. As such, a 10-foot front yard setback is required. However, the Mount Vernon Municipal Code allows reductions in this setback with "good cause shown".

The construction of the City's new levee results in Dairy Valley needing to reconstruct their existing building further away from the Skagit River. Staff asserts that this is good cause to reduce this front yard setback as shown on the accompanying site plans found in **Exhibit F**.

G. STAFF RECOMMENDATION:

Staff recommends **APPROVAL** for the shoreline variance, the floodplain development variance, and front yard setback reduction for, **File No. PL16-038**, subject to compliance with the standards of the Mount Vernon Municipal Code and the following specific requirements:

1. Compliance with the Floodwall Riverbank Slope Encroachment Area Restrictions found within the City's Shoreline Master Program.

H. NOTES TO APPLICANT AND PARTIES OF RECORD:

- A. The SEPA mitigation measures shall be complied with. This mitigation measure is as follows:
1. An erosion control plan is required. Specific emphasis shall be placed on the construction entrance and the protection of existing streets, drainage systems, and adjacent properties.
 2. All exposed soils shall be stabilized by application of suitable BMPs, including but not limited to sod or other vegetation, plastic covering, mulching, or application of base course(s) on areas to be paved.
 3. The following BMPs are recommended to mitigate erosion hazards during construction:
 - a. Schedule or phase construction activity to reduce earthwork activity during winter months.
 - b. Develop a well-conceived site plan that includes ground-cover measures, access roads, and staging areas to reduce the amount of exposed ground during the winter months.
 - c. Install temporary erosion and sediment control (TESC) measures soon after ground clearing.
 - d. Stabilize work areas during wet months and large storm events.
 - e. Revegetate all disturbed areas as soon as possible.
 - f. Control surface runoff and discharge during and following development.
 - g. Store soils to be reused around the site using measures to reduce erosion, such as covering stockpiles with plastic sheeting, using stockpiles in flat areas, and using silt fences around stockpile perimeters.
 - h. Conduct erosion control inspections and turbidity monitoring in accordance with DOE requirements.
 4. Silt sacks will be installed under the grates of all existing and proposed on site catch basins that have the potential to receive stormwater runoff from the project area.
 5. Runoff treatment facilities will incorporate a combination of biofiltration swales, storm-tech media filled cartridges, rain gardens, and filterterra amended soils components.
 6. Construction BMPs such as use of silt fencing, application of seeding or mulching for soil stabilization, or other techniques will be implemented as necessary.
 7. Lighting shall be directed downward and away from adjacent properties to minimize light pollution.
 8. Any person engaged in ground disturbing activity who encounters or discovers historical and/or archeological materials in or on the ground shall:
 - a. Immediately cease any activity which may cause further disturbance;
 - b. Make a reasonable effort to protect the area from further disturbance; and
 - c. Report the presence and location of the material to the proper authorities in the most expeditious manner possible.

- B. The shoreline variance, floodplain development variance, and front yard setback reduction sought by the applicant require that the City's Hearing Examiner make a recommendation, at an open record public hearing that will be forwarded to the City Council, who will make a final decision at a closed record public hearing.

The written recommendation for this project will be issued by the Hearing Examiner within 10 days after the date the record closes. The Hearing Examiner shall reconsider his/her recommendation if a written request is properly filed by the applicant or a party of record within 10 days of the date of the initial recommendation.

A party wishing to file a request for reconsideration of the Hearing Examiner's recommendation shall follow the process outlined within MVMC 14.05.110(H)(4). A copy of this portion of the MVMC can be obtained by contacting the Community & Economic Development Department; or it can be downloaded on the City's web site at: <http://www.ci.mount-vernon.wa.us>.

- C. This approval is limited to the 10,424 square foot building that is shown on the site plans contained within **Exhibit F**. Future expansions of the proposed building, such as what is shown on the site plans labeled as "future building expansion", will require permits that are required at such time that the owner wishes to construct a larger building.
- D. Accompanying this staff report labeled as Exhibit I are copies of the comments to-date from City staff in response to the Fill & Grade Permit (permit #PR16-556) that the applicant has submitted to the City.
- E. **Consistent with WAC 173-27-190:** (1) Each permit for a substantial development, conditional use or variance, issued by local government shall contain a provision that construction pursuant to the permit shall not begin and is not authorized until twenty-one days from the date of filing as defined in RCW 90.58.140(6) and WAC 173-27-130, or until all review proceedings initiated within twenty-one days from the date of such filing have been terminated; except as provided in RCW 90.58.140 (5)(a) and (b).

Consistent with WAC 173-27-200: (1) After local government approval of a conditional use or variance permit, local government shall submit the permit to the department for the department's approval, approval with conditions, or denial. The department shall render and transmit to local government and the applicant its final decision approving, approving with conditions, or disapproving the permit within thirty days of the date of submittal by local government pursuant to WAC 173-27-110.

(2) The department shall review the complete file submitted by local government on conditional use and variance permits and any other information submitted or available that is relevant to the application. The department shall base its determination to approve, approve with conditions or deny a conditional use permit or variance on consistency with the policy and provisions of the act and, except as provided in WAC 173-27-210, the criteria in WAC 173-27-160 and 173-27-170.

(3) Local government shall provide timely notification of the department's final decision to those interested persons having requested notification from local government pursuant to WAC 173-27-130.

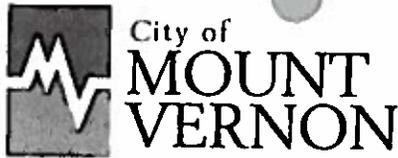


EXHIBIT A
 RECEIVED
 CITY OF MOUNT VERNON

MAR 22 2016

C.E.D. DEPARTMENT
 BY _____

16-038 MASTER LAND USE APPLICATION FORM

FILE NUMBER: _____

PROPERTY OWNER(S): <small>(If there is more than one legal owner, please attach an additional notarized Master Application for each owner)</small>	
NAME: Skagit Properties, LLC (Mike Grahn)	
ADDRESS: PO Box 807	
CITY/STATE:	ZIP:
Mount Vernon, WA	98273
TELEPHONE NUMBER and EMAIL ADDRESS: (360) 661-5403 / mike@dairyvalleydist.com	
APPLICANT (if other than owner):	
NAME: Mike Grahn	
COMPANY: Dairy Valley Distributing <small>(If applicable)</small>	
ADDRESS: PO Box 807	
CITY/STATE:	ZIP:
Mount Vernon, WA	98273
TELEPHONE NUMBER and EMAIL ADDRESS: (360) 848-8900 / mike@dairyvalleydist.com	
CONTACT (If this section is completed, correspondence will only be sent to this individual, if left blank, materials will only be sent to the property owner):	
NAME: John Ravnik, PE	
ADDRESS: PO Box 361	
CITY/STATE:	ZIP:
Burlington, WA	98257
TELEPHONE NUMBER and EMAIL ADDRESS: (360) 707-2048 / jravnik@ravnik.net	

PROJECT INFORMATION	
Project or development name: Dairy Valley Distributing Site Development	
Property/project address(es)/location: 1201 South 1st Street, Mount Vernon, WA <small>A copy of the site legal description from either: 1) a recent title report; or 2) a description written and/or reviewed by a P.L.S., must be attached.</small>	
Skagit County Assessor's parcel number(s): P28950	
Existing land use(s): Storage and distrib. of refrigerated dairy products	
Proposed land uses: Storage and distrib. of refrigerated dairy products	
Existing Comprehensive Plan designation: Commercial/Industrial (CI)	
Proposed Comprehensive Plan designation (if applicable): Commercial/Industrial (CI)	
Existing Zoning designation: M-2, Industrial District.	
Proposed Zoning designation (if applicable): M-2, Industrial District.	
Site Area (sq. ft. or acreage): 2.03 acres	
Project value: \$1,700,000 ±	
Is the site located in any type of environmentally sensitive area?	

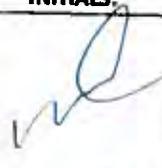
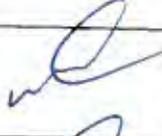
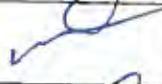
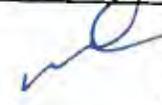
PROJECT CONTACTS

It is imperative that the members of the City Council, Planning Commission and that the Hearing Examiner know all of the people involved with your application so that they can act without any conflict of interest charges or violations of the appearance of fairness doctrine. Therefore, the following information **MUST** be complete and **MUST** be updated when new companies or individuals become involved with your project. **The following persons are associated with this project. Attach additional pages as necessary to ensure complete disclosure:**

Developers:	Address:	Phone and Email Address:
Dairy Valley - Glen Grahn	PO Box 807, Mt. Vernon, WA	661-5483/mike@dairyvalleydist.com
Architect:	Address:	Phone and Email Address:
ACI	17160 Dike Road Mt Vernon, WA	424-6848/jimaxthelm@comcast.net
Engineer:	Address:	Phone and Email Address:
Ravnik & Associates	PO Box 361, Burlington, WA	707-2048/jravnik@ravnik.net
Surveyor:	Address:	Phone and Email Address:
Lisser & Associates		421-7442 / bruce@lisser.com
Title Company:	Address:	Phone and Email Address:
Lender/Loan Officer:	Address:	Phone and Email Address:
Attorney:	Address:	Phone and Email Address:
Contractors:	Address:	Phone and Email Address:
ACI	7160 Dike Road Mt Vernon, WA	424-6848/jimaxthelm@comcast.net
Real Estate Agents:	Address:	Phone and Email Address:
Investors:	Address:	Phone and Email Address:
Other parties providing similar, significant services:	Address:	Phone and Email Address:

ACKNOWLEDGEMENTS

The following statements **MUST** be read and initialed by the property owner. Land Use applications involve many steps and processes; and most applications are conditioned through the process. The following disclosure statements involve items that the Community & Economic Development Department wishes to bring to your attention at the beginning of a project. The following statements in no way contain all of the conditions that could be applied to your project, but rather, are conditions that could seem out of the ordinary to an applicant who does not regularly work with land use codes.

OWNER'S INITIALS:	LAND USE PERMITTING DISCLOSURE STATEMENTS:
	I understand that land use permits do not authorize earth disturbing activities, the removal of vegetation, or the construction of buildings. I understand that additional permits will be required after my land use permitting process is completed. I understand that no earth disturbing activities (including the removal vegetation) may take place until after my land use process is complete, and only after I have received additional permits such as Fill & Grade, Utility, or Right-of-Way permit(s). Additionally, I understand that structures can not be constructed until after my land use permitting processes are complete and I receive a Building Permit(s).
	I understand that if critical areas (wetlands, streams, steep slopes, et cetera) are found on or near my property I will be required to leave an undisturbed buffer area around the critical area. I also understand that depending upon the size and scope of my project that I may be required to enhance a critical area buffer.
	I understand that depending upon the size and scope of my project, I may be required to provide maintenance and/or performance bonds for items such as landscaping, public roads and/or public utilities that I construct or install.
	I understand that depending on the type of critical areas on or near my property I may be required to provide both monitoring and maintenance bonds for work within a critical area buffer. I also understand that if I choose to utilize the ecosystem alternative within the City's Critical Areas Ordinance I will be required to "buy down" the buffer and to enhance the buffer areas left on my property.
	I understand that I am solely responsible for providing complete and accurate information to the City. I understand that if my application is missing information or if inaccurate materials are submitted, my land use process will be delayed. I understand that depending on how inaccurate and how incomplete my application is or becomes, the Community & Economic Development Department could require an entirely new application to be submitted. I understand that when and if conditions change from that which my application originally represented, I am responsible for letting the planner assigned to my project know.
	I understand that I am applying for permits from the City of Mount Vernon only; and that additional permits from other Federal and State agencies will likely be required. I understand that the City of Mount Vernon can not advise me of permits that are required from other agencies, and that I must contact these agencies to make sure I comply with their requirements. These agencies include (but are in no way limited to): Corps of Engineers, Department of Natural Resources, Department of Ecology, and Northwest Clean Air Agency.
	I understand that I may be required to properly and timely post a pink land use sign on my property during my land use permitting process. I understand that I am responsible for making sure that this sign continues to be posted on my property until my land use process is completed; and I understand that I am responsible for removing and disposing of this sign once my land use process is completed.
	I understand that I will be responsible for paying consultants that the City may deem necessary to review certain aspects of my application. I understand that these consultant reviews could include traffic concurrency, critical area, landscaping, et cetera.

Fee Calculations
Please note that CEDD staff uses this area to calculate the application fees for all submittals.

Annexation	\$ _____
Binding Site Plan	\$ _____
Boundary Line Adjustment	\$ _____
Comprehensive Plan Amendment	\$ _____
Conditional Use Permit, Administrative	\$ _____
Conditional Use Permit	\$ _____
Critical Area Permit	\$ _____
Design Review	\$ _____
Environmental Review (SEPA)	\$ _____
Environmental Review with critical areas	\$ _____
Fill and Grade Permit	\$ _____
Landscape Modifications	\$ _____
Major Modification	\$ _____
Master Plan	\$ _____
Non-Conforming	\$ _____
Other Permit Write in Below	
	\$ _____

Plat, Preliminary	\$ _____
Planned Unit Development	\$ _____
Rezones	\$ _____
Shoreline Permits:	
Conditional Use	\$ _____
Substantial Development	\$ _____
Variance	\$ _____
Short Plat, Preliminary	\$ _____
Site Plan Approval	\$ _____
Special Use Permit	\$ _____
Special Use Permit for ADU	\$ _____
Temporary Use Permit	\$ _____
Transportation Concurrency	\$ _____
Variances, Administrative	\$ _____
Variances	\$ _____
Postage	\$ _____
Land Use Signs:	\$ _____

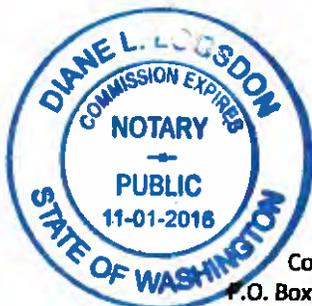
AFFIDAVIT OF OWNERSHIP

Only the property owner or an authorized representative may sign this form. If your title report lists a company, partnership or other owners you must submit evidence that you are authorized to sign on behalf of the entity or others that are listed. If you are an authorized representative you must provide a signed and notarized statement from the property owner(s) that you are authorized to sign on their behalf. Please attached additional signature sheets if there are more than one owner.

I, MICHAEL W. GRAHN declare that I am (please check one) the owner of the property involved in this application, _____ the authorized representative to act for the property owner (proof of authorization must be attached), and that the statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Applicant Signature: 

On this, the 21ST day of MARCH, 2016 before me personally appeared MICHAEL W. GRAHN known to me to be the same person whose name is subscribed to the within Instrument and acknowledged that he/she voluntarily executed the same for the purpose therein contained.



IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Diane L. Loosdon
Notary Public in and for the State of Washington
Residing at MOUNT VERNON
My Appointment Expires 11-1-2016

SUBDIVISION

Issued By:

16-038

Guarantee/Certificate Number:



CHICAGO TITLE INSURANCE COMPANY

620026451

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

SKAGIT PROPERTIES, LLC, a Washington limited liability company

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Chicago Title Insurance Company

By:

President

Chicago Title Company of Washington
425 Commercial
Mount Vernon, WA 98273

Countersigned By:

Authorized Officer or Agent



Attest:

Secretary

CHICAGO TITLE INSURANCE COMPANY

GUARANTEE/CERTIFICATE NO. 620026451

ISSUING OFFICE:

Title Officer: Commercial Unit
 Chicago Title Company of Washington
 425 Commercial
 Mount Vernon, WA 98273
 Fax: (855)394-4817
 Main Phone: (425)258-3683
 Email: Everett.CU@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$250.00	\$21.25

Effective Date: February 18, 2016 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

For APN/Parcel ID(s): P28950 / 340430-0-132-0001

PARCEL A:

That portion of the Northwest Quarter of the Northeast Quarter of Section 30, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 101.1 feet West of the Northeast corner of said Northwest Quarter of the Northeast Quarter, said point being on the Westerly line of First Street, as established in the City of Mount Vernon; running thence along First Street, South 51°49' West 498.1 feet;
 Thence South 59°49' West 110.1 feet;
 Thence North 36°30' West 375 feet, more or less, to the Skagit River;
 Thence North 60°42' East 126 feet, more or less, to the North line of said Section 30;
 Thence East along the North line of said Section 30, 600 feet, more or less, to the point of beginning.

PARCEL B:

That portion of Government Lot 6, Section 19, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning on the Westerly side of First Street, as established in the City of Mount Vernon, 581.5 feet South 20° West from its intersection with a line running due West from the Northwest corner of Block 8 of "Riverside Addition to the Town of Mount Vernon", according to the plat recorded in Volume 2 of plats, page 78, records of Skagit County, Washington;
 Thence South 20° West to the South line of said Government Lot 6;
 Thence West along the said South line of said Lot 6 to the Skagit River;
 Thence North following the bank of said river to a point due West of the point of beginning;
 Thence East to the place of beginning, said Tract being the South 92.5 feet, more or less, of that portion of Government Lot 6, which lies West of First Street in the City of Mount Vernon.

EXCEPT from Parcels A and B above all that portion thereof lying Northerly of a line described as follows:
 Beginning at the intersection of the South line of Snoqualmie Street as shown fronting on Blocks 8 and 9 in "Riverside Addition to the Town of Mount Vernon", according to the plat recorded in Volume 3 of plats, page 24, records of Skagit County, Washington, produced West and the Westerly line of First Street as established in the City of Mount Vernon, Washington;

SCHEDULE A

(continued)

Thence South 20°00' West along the Westerly line of said First Street a distance of 633.48 feet to an angle point in said street line;
 Thence South 52°07' West along the Westerly line of First Street, a distance of 56.68 feet;
 Thence South 55°04' West along the Westerly line of First Street, a distance of 8.47 feet;
 Thence South 51°49' West along the Westerly line of First Street, a distance of 34.84 feet to the true point of beginning of the line herein described;
 Thence South 72°09' West a distance of 57.31 feet;
 Thence South 89°06' West, a distance of 51.48 feet;
 Thence North 70°00' West a distance of 326.0 feet, more or less to the Skagit River.

PARCELS C:

That portion of the Northwest Quarter of the Northeast Quarter of Section 30, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the most Easterly corner of that certain Tract conveyed to Mary McKeown by deed dated September 14, 1892 and recorded September 17, 1892, in Volume 27 of deeds, page 66, (said point being on the Westerly line of First Street as established in the City of Mount Vernon, Washington);
 Thence North 36°30' West along the Northeasterly line of said Mary McKeown tract, a distance of 69.88 feet to the true point of beginning of this description;
 Thence from said true point of beginning continue North 36°30' West along the Northeasterly line of said Mary McKeown tract, a distance of 274.00 feet;
 Thence South 60°49' West, a distance of 45.98 feet;
 Thence South 42°25' East a distance of 199.92 feet;
 Thence South 53°39'08" East, a distance of 84.77 feet to the true point of beginning.

ALL situated in Skagit County, Washington.

Title to said real property is vested in:

SKAGIT PROPERTIES, LLC, a Washington limited liability company

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

SCHEDULE B

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: May 7, 1931
 Auditor's No(s): 243194, records of Skagit County, Washington
 In favor of: City of Mount Vernon, a municipal corporation
 For: Constructing, operating, and maintaining a sewer and manhole
 Affects: Parcel A
5. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: August 17, 1950
 Auditor's No(s): 449738, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: Parcel C
6. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: January 4, 1973
 Auditor's No(s): 778935, records of Skagit County, Washington
 In favor of: Stokely Van Camp, Incorporated
 For: Pipeline and appurtenances
 Affects: Northwesterly portion of said premises and other property
7. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: January 4, 1973
 Auditor's No(s): 778961, records of Skagit County, Washington
 In favor of: Stokely Van Camp, Incorporated
 For: Undisclosed
 Affects: Northwesterly portion of said premises
8. Rights of Diking District No. 3 to maintain dike in First Street in the City of Mount Vernon adjoining a portion of the property described herein, and rights, if any, to damage said property in maintenance of said dike, as established by judgment of verdict in Case No. 2982 of the Superior Court judgment of verdict in Case No. 2982 of the Superior Court of Skagit County, Washington.
 Affects: Parcels A, B, and C
9. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

SCHEDULE B

(continued)

10. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
11. A pending court action as disclosed by a recorded notice:
- | | |
|-------------------|---|
| Plaintiff: | City of Mount Vernon |
| Defendant: | Skagit Properties, LLC et al |
| County: | Skagit |
| Court: | Superior |
| Case No.: | 15-2-01544-6 |
| Nature of Action: | Lis Pendens - pending condemnation action |
| Attorney: | Foster Pepper LLC |
| Recording Date: | December 9, 2015 |
| Recording No.: | 201512090064 |
12. Assessments, if any, levied by City of Mount Vernon.
13. City, county or local improvement district assessments, if any.
14. Note: The Public Records indicate that the address of the improvement located on said Land is as follows:
- 1201 South 1st Street
Mount Vernon, WA 98273
15. Note: FOR INFORMATIONAL PURPOSES ONLY:
- The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:
- PTN NW NE, 30-34-04 AND PTN GOV. LOT 6, 19-34-04
Tax Account No.: P28950 / 340430-0-132-0001
16. Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the seller/borrower must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.
17. Note: Any map furnished with this Commitment is for convenience in locating the land indicated herein with reference to streets and other land. No liability is assumed by reason of reliance thereon.

END OF SCHEDULE B

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778961

GRANT OF EASEMENT AND AGREEMENT

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This is a GRANT OF EASEMENT AND AGREEMENT dated September 20, 1972, between THE MOUNT VERNON CHAMBER OF COMMERCE, a Corporation, hereinafter referred to as "Grantor" and STOKELY VAN CAMP, INC., a corporation, hereinafter referred to as "Grantee".

The Grantor grants and conveys to STOKELY VAN CAMP, INC., a corporation, an easement for the purpose of constructing, installing, maintaining, repairing, replacing, inspecting and operating a pipeline, which easement is situated as described in Exhibit A attached hereto, over, across, under and through the real property described in Exhibit B attached hereto.

The Grantee, its employees, agents and contractors shall also have the right to go upon the real property described in Exhibit B in a reasonable manner for the purpose of ingress and egress for personnel, material and equipment to the easement herein granted for the purpose of exercising the rights herein granted.

All work done in connection with the rights herein granted shall be done in a good and workmanlike manner and the pipeline shall be operated in a careful and prudent manner. The pipeline will be buried to such reasonable depth as not to interfere with the use of the surface of the ground provided that the Grantor will not make any use of the surface which would unreasonably interfere with the rights herein granted.

The Grantee shall indemnify and hold harmless the Grantor from any liability for any damage occasioned to the Grantor's property by reason of the exercise of any of the rights herein granted and shall promptly repair any damage done by the Grantee, its agents, employees or contractors.

This easement shall continue so long as the pipeline is used, and when use of the pipeline is permanently discontinued, the Grantee shall release the said easement and convey the same to the Grantor.

This agreement shall be binding upon and share to the benefit of the heirs, personal representatives, successors and assigns of the parties.

IN WITNESS WHEREOF, the parties have hereto set their hands

Attest:

John C. Hill
Secretary

MOUNT VERNON CHAMBER OF COMMERCE, A Corporation

By William J. Boring President
Grantor

STOKELY VAN CAMP, INC. a Corporation

By John E. Dinkel Vice President
Grantee

43
SEAL COUNTY WASHINGTON
Not Public Seal
JAN 4 - 1973
Annual Paid
Mount Vernon, Washington 98272

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BANNISTER BRUHN & LIVERA
ATTORNEYS AT LAW
616 SOUTH SECOND STREET
MOUNT VERNON, WASHINGTON 98272
TELEPHONE 256-2191

778961

SC7

UNOFFICIAL COPY

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STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT

THIS IS TO CERTIFY that on this day personally appeared before me William T. Bailey and John C. Hill to me known to be the President and Secretary of THE MOUNT VERNON CHAMBER OF COMMERCE, the corporation which executed the above and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

GIVEN under my hand and official seal this 20th day of September, 1972.

Harwood B. ...
Notary Public in and for the State of Washington, residing at Mount Vernon.



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DESCRIPTION OF EASEMENT FOR THE STOKELY-VAN CAMP, INC. EXHIBIT "A"
PIPELINE AT MOUNT VERNON, WASHINGTON.

An Easement, located in Section Nineteen (19) and Section Thirty (30), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian, being Twenty (20) feet in width, lying Ten (10) feet on each side of the following described center-line:

Beginning at the intersection of the South line of Snoqualmie Street as shown fronting on Blocks 8 and 9 in "Riverside Addition to the Town of Mount Vernon", according to the plat recorded in Volume 3 of Plats, page 24, records of Skagit County, Washington, produced West, and the Westerly line of First Street as established in the City of Mount Vernon, Washington; thence S 20° 28' 15"W, along the Westerly line of said First Street, a distance of 633.48 feet to an angle point in said street line; thence S 52° 35' 15"W, along the Westerly line of said First Street, a distance of 56.68 feet; thence S 55° 32' 15"W, along the Westerly line of said First Street, a distance of 8.47 feet; thence S 52° 17' 15"W, along the Westerly line of said First Street, a distance of 34.84 feet; thence S 72° 37' 15"W, along the South line of that tract of land conveyed to Stokely-Van Camp, Inc., as described in paragraph (b) of that deed dated June 29, 1964, and filed June 30, 1964, under Auditor's File No. 652598, a distance of 57.31 feet; thence S 89° 34' 15"W, along the South line of said Stokely-Van Camp, Inc. tract, a distance of 51.48 feet; thence N 69° 31' 45"W, along the South line of said Stokely-Van Camp, Inc. tract, a distance of 319.90 feet to the true point of beginning of this easement center-line description; thence along said easement center-line on the following courses: S 63° 16' 32"W 171.11 feet; S 52° 01' 41"W 198.23 feet; S 61° 16' 50"W 300.69 feet; S 71° 01' 59"W 340.36 feet; S 80° 17' 08"W 170.39 feet; N 88° 27' 43"W 633.37 feet; S 89° 10' 16"W 286.69 feet; N 81° 34' 35"W 345.05 feet; N 77° 05' 06"W 98.77 feet; S 0° 30' 18"W 1027.28 feet to a point on the center-line of that certain county road known as Kimble Road and which point is the point of ending of this easement center-line description, which point bears N 1° 36' 30"E a distance of 2387.43 feet and S 89° 57' 21"E a distance of 1006.89 feet from the West Quarter corner of said Section Thirty (30).

778961

Erwinne D. Legro
ERWINNE D. (Denny) LEGRO
Registered Professional
Engineer & Land Surveyor
LEGRO & JUDY

GML/h1

Official Records

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EXHIBIT "T"

DESCRIPTION:

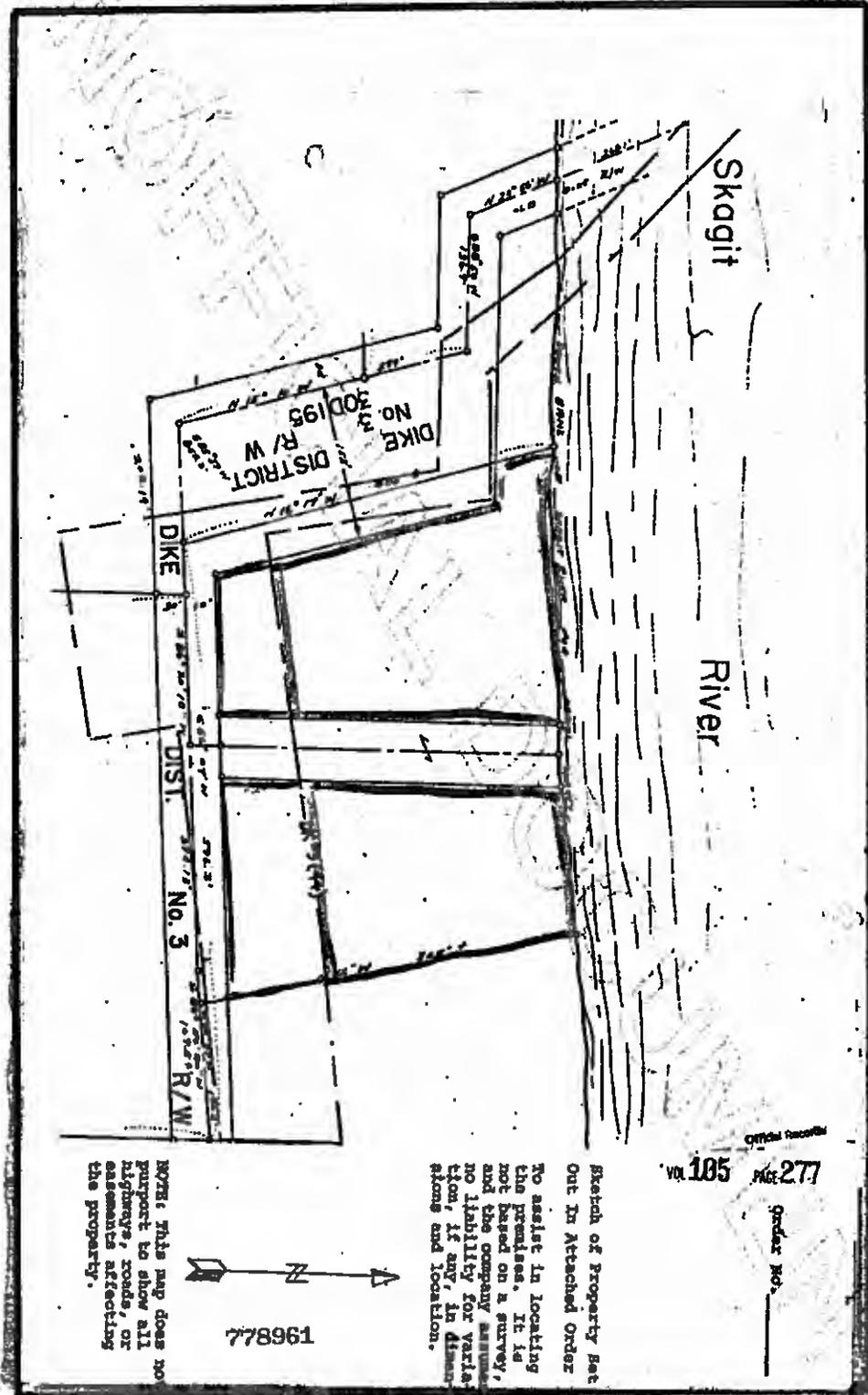
That portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 4 E.W.M., described as follows:

Beginning at a point in First Street 384.5 feet South and 892.0 feet West from the Northeast corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, said point being on the West line of the tract conveyed to Mary McKeownby, deed dated September 14, 1892, and recorded September 17, 1892, in Volume 27 of deeds, page 66, records of Skagit County, Washington, extended South; thence South 59°49' West 153.6 feet; thence South 42° West 100.0 feet; thence South 76°53' West 238.6 feet to a point on the dike; thence South 66°07' West 140.8 feet along the dike; to the true point of beginning; thence from said true point of beginning, run South 86°07' West 455.5 feet; thence North 16°17' West 400 feet, more or less, to the Skagit River; thence Northeasterly along said river to a point North 12° East from the true point of beginning; thence North 12° East to the point of beginning; EXCEPTING all rights of way for Dike and County Roads, ALSO EXCEPT THAT portion thereof lying within a 60 foot strip of land conveyed to Skagit County by deed dated July 14, 1959, recorded July 22, 1959 under Auditor's File No. 588467, lying 30 feet on each side of a line running North from a point on the Skagit River Dike 1058 feet West of the center line of Douglas Street to the Skagit River; ALSO EXCEPT that portion thereof, if any, lying within that certain tract conveyed to Skagit County for dike purposes under Auditor's File No. 20565 in Volume 30 of deeds, page 195.

Situate in the County of Skagit, State of Washington.

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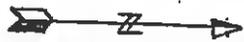


Order No. 105 No. 277

Order No.

Sketch of Property Set
 Out in Attached Order

No assist in locating
 the premises. It is
 not based on a survey,
 and the company assumes
 no liability for varia-
 tion, if any, in dimen-
 sions and location.



778961

NOTE: This map does not
 purport to show all
 highways, roads, or
 easements affecting
 the property.

UNRECORDED

EXHIBIT "T"

DESCRIPTION

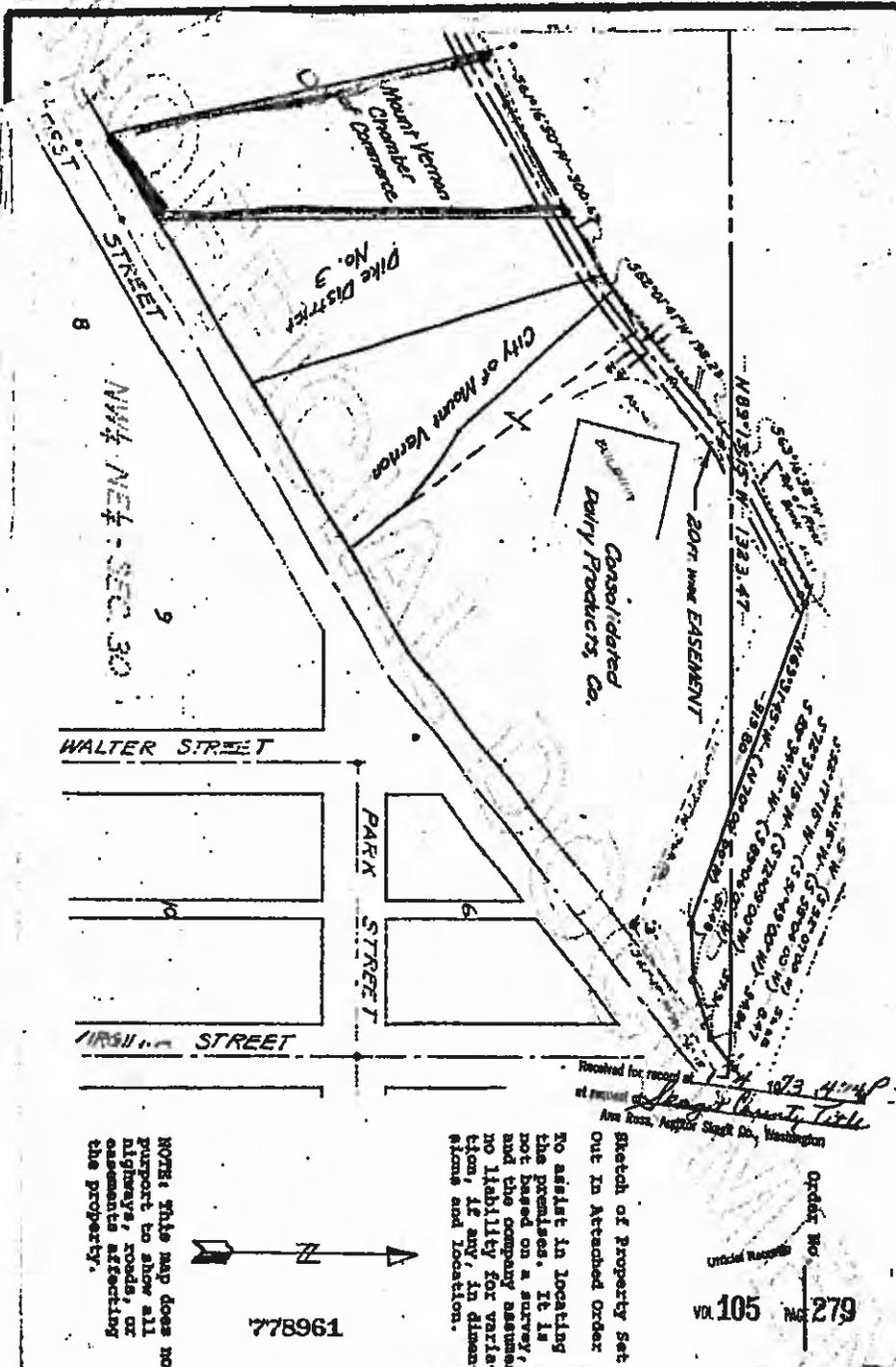
That portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 30, Township 34 North, Range 4 E.W.M., described as follows:

Beginning at a point in First Street 584.5 feet South and 892.0 feet West from the Northeast corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, said point being on the West line of the tract conveyed to Mary McKeown by deed dated September 14, 1892, and recorded September 17, 1892, in Volume 27 of deeds, page 66, records of Skagit County, Washington, extended South; thence South $59^{\circ}49'$ West 86.9 feet; thence North 12° West 425 feet, more or less, to the Skagit River; thence Northeasterly along the Skagit River to a point on the West line of said McKeown tract; thence South along the West line of said McKeown tract to the point of beginning; EXCEPT from the above described tract, any portion thereof lying South of the North line of the right of way of the dike; ALSO EXCEPT that part of First Street lying within said described premises.

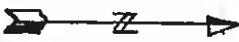
Situate in the County of Skagit, State of Washington.

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NOTE: This map does not purport to show all rights, roads, or easements affecting the property.



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Sketch of Property Set Out in Attached Order to assist in locating the premises. It is not based on a survey, and the company assumes no liability for variations, if any, in dimensions and location.

Order No. 279
Vol. 105

1672

SEAL
JAN 10 1973
F.A.S.

JAN 4 - 1973

778935

GRANT OF EASEMENT AND AGREEMENT

1 This is a GRANT OF EASEMENT AND AGREEMENT dated September 20,
2 1972, between CONSOLIDATED DAIRY PRODUCTS COMPANY, a Washington
3 corporation, hereinafter referred to as "Grantor" and STOKELY VAN
4 CAMP, INC., a corporation, hereinafter referred to as "Grantee".

5 The Grantor grants and conveys to STOKELY VAN CAMP, INC., a
6 corporation, a non-exclusive easement for the purpose of construc-
7 ting, installing, maintaining, repairing, replacing, inspecting
8 and operating a pipeline, which easement is situate as described
9 in Exhibit A attached hereto over, across, under and through the
10 real property described in Exhibit B attached hereto.

11 The Grantee, its employees, agents and contractors shall have
12 the right to go upon the real property described in Exhibit B,
13 in a reasonable manner, only for the purposes of construction
14 of the pipeline and ingress and egress for maintenance purposes.

15 All work done in connection with the rights herein granted
16 shall be done in a good and workmanlike manner and the pipeline
17 shall be operated and cared for in a prudent manner. The pipe-
18 line will be buried to a reasonable depth.

19 The Grantee shall at its sole expense restore any roadway
20 surface and field areas to their original condition promptly
21 after the installation work is completed and immediately after
22 each repair and maintenance operation. The Grantee shall also
23 promptly repair the roadway and any field area where there is
24 any settling of the ground as a result of and following the
25 installation of the pipeline and any repair and maintenance thereof
26 or the exercise of any of the rights herein granted.

27 The Grantee indemnifies and holds harmless the Grantor from any
28 liability for any damage occasioned to the Grantor's property by
29 reason of the exercise of any of the rights herein granted and shall
30 promptly repair any of the damages done by the Grantee, its agents,
31 employees or contractors. The Grantee also agrees to defend and to
hold harmless the Grantor against any and all suits, claims or
judgments against Grantee arising out of the excavation for, construc-
tion of, maintenance of or operation of the pipeline for which this
easement is granted.

32 The Grantor retains the right to use of all of its property,
33 including the area over which and through which the easement is
34 granted in any manner so long as it does not unreasonably interfere
35 with the rights herein granted.

36 The Grantee will not interfere with Grantor's existing pipelines
37 and shall immediately repair any damage done to any of the Grantor's
38 pipelines and agrees to indemnify and hold harmless the Grantor for
39 any damages or interference with the Grantor's existing pipelines.
40 The Grantor reserves the right of entering upon the easement at any
41 time for the purpose of repairing, maintaining, and replacing its
pipelines.

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-1-

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1 This easement shall continue so long as the pipeline is used
2 and when use of the pipeline is permanently discontinued, the Grantee
3 shall release the said easement and recover the same to the Grantor.

4 This agreement shall be binding upon and enure to the benefit
5 of the heirs, personal representatives, successors and assigns of
6 the parties.

7 IN WITNESS WHEREOF, the parties have herunto set their hands.

8 CONSOLIDATED DAIRY PRODUCTS COMPANY,
9 A Washington Corporation

10 By Louis Arrigoni
11 Louis Arrigoni, President Grantor

12 Attest: John A. Soth
13 John A. Soth, Secretary

14 STOKELY VAN CAMP, INC., a corporation

15 By John E. Doods
16 John E. Doods, Vice President Grantee

17 STATE OF WASHINGTON)
18) ss
19 County of King

20 This is to certify that on this day personally appeared before
21 me LOUIS ARRIGONI and JOHN A SOTH, to me known to be the President
22 and Secretary, respectively, of CONSOLIDATED DAIRY PRODUCTS COMPANY,
23 the corporation which executed the above and foregoing instrument, and
24 acknowledged the said instrument to be the free and voluntary act and
25 deed of said corporation, for the uses and purposes therein mentioned,
26 and on oath stated that they are authorized to execute the said
27 instrument and that the seal affixed is the corporate seal of said
28 corporation.

29 GIVEN under my hand and official seal this 2nd day of November
30 1972.

31 778935

Harry J. Schmitz
Notary Public for the State of
Washington, residing at Seattle

DESCRIPTION OF EASEMENT FOR THE STOKELY-VAN CAMP, INC. EXHIBIT "A"
 PIPELINE AT MOUNT VERNON, WASHINGTON.

An Easement, located in Section Nineteen (19) and Section Thirty (30), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian, being Twenty (20) feet in width, lying Ten (10) feet on each side of the following described center-line:

Beginning at the intersection of the South line of Snoqualmie Street as shown fronting on Blocks 8 and 9 in "Riverside Addition to the Town of Mount Vernon", according to the plat recorded in Volume 3 of Plats, page 24, records of Skagit County, Washington, produced West, and the Westerly line of First Street as established in the City of Mount Vernon, Washington; thence S 20° 28' 15"W, along the Westerly line of said First Street, a distance of 633.48 feet to an angle point in said street line; thence S 52° 35' 15"W, along the Westerly line of said First Street, a distance of 56.68 feet; thence S 55° 32' 15"W, along the Westerly line of said First Street, a distance of 8.47 feet; thence S 52° 17' 15"W, along the Westerly line of said First Street, a distance of 34.84 feet; thence S 72° 37' 15"W, along the South line of that tract of land conveyed to Stokely-Van Camp, Inc. as described in paragraph (b) of that deed dated June 29, 1964, and filed June 30, 1964, under Auditor's File No. 652598, a distance of 57.31 feet; thence S 89° 34' 15"W, along the South line of said Stokely-Van Camp, Inc. tract, a distance of 51.48 feet; thence N 69° 31' 45"W, along the South line of said Stokely-Van Camp, Inc. tract, a distance of 319.80 feet to the true point of beginning of this easement center-line description; thence along said easement center-line on the following courses: S 63° 16' 32"W 171.12 feet; S 52° 01' 41"W 198.23 feet; S 61° 16' 50"W 300.69 feet; S 71° 01' 59"W 340.36 feet; S 80° 17' 08"W 170.39 feet; N 88° 27' 43"W 633.37 feet; S 89° 10' 16"W 286.69 feet; N 81° 34' 35"W 345.05 feet; N 77° 05' 06"W 98.77 feet; S 0° 30' 18"W 1027.28 feet to a point on the center-line of that certain county road known as Kimble Road and which point is the point of ending of this easement center-line description, which point bears N 1° 36' 30"E a distance of 1387.43 feet and S 89° 57' 21"E a distance of 1006.89 feet from the West Quarter corner of said Section Thirty (30).

Gwynne D. Legro
 GWYNNE D. (Denny) LEGRO
 Registered Professional
 Engineer & Land Surveyor
 LEGRO & JUDY

GDL/h1

778935

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DESCRIPTION:

EXHIBIT "B"

PARCEL A:

That portion of the northwest 1/4 of the northeast 1/4 of Section 30, Township 34 North, Range 4 E.W.M., described as follows:

Beginning at a point 101.1 feet west of the northeast corner of said northwest 1/4 of the northeast 1/4, said point being on the westerly line of First Street, as established in the City of Mount Vernon; running thence along First Street, south 51°49' West 498.1 feet; thence south 52°49' west 110.1 feet; thence north 36°30' West 375 feet, more or less, to the Skagit River; thence north 60°42' east 126 feet, more or less, to the north line of said section 30; thence east along the north line of said section 30, 600 feet, more or less, to the point of beginning.

PARCEL B:

That portion of Government Lot 6, Section 19, Township 34 North, Range 4 E.W.M., described as follows:

Beginning at the westerly side of First Street, as established in the City of Mount Vernon, 501.5 feet south 20° West from its intersection with a line running due west from the northwest corner of block 8 of RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON, according to the plat recorded in volume 2 of plats, page 78, records of Skagit County, Washington; thence south 20° west to the south line of said Government lot 6; thence West along the said south line of said lot 6 to the Skagit River; thence north following the bank of said river to a point due west of the point of beginning; thence east to the place of beginning, said tract being the south 92.5 feet, more or less, of that portion of government lot six, which lies west of First Street in the City of Mount Vernon.

EXCEPT from parcels (a) and (b) above all that portion thereof lying northerly of a line described as follows:

Beginning at the intersection of the south line of Snoqualmie Street as shown fronting on blocks 8 and 9 in RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON, according to the plat recorded in volume 3 of plats, page 24, records of Skagit County, Washington, produced west and the westerly line of First Street as established in the City of Mount Vernon, Washington; thence south 20°00' West along the westerly line of said First Street a distance of 633.48 feet to an angle point in said street line; thence south 52°07' west along the westerly line of First Street, a distance of 56.68 feet; thence south 55°04' west along the westerly line of First Street, a distance of 8.47 feet; thence south 51°49' West along the westerly line of First Street, a distance of 34.84 feet to the true point of beginning of the line herein described; thence south 72°09' west a distance of 57.31 feet;

thence south 89°06' west, a distance of 51.48 feet; thence north 70°00' west a distance of 326.0 feet, more or less, to the Skagit River.

PARCEL C:

That portion of the northwest 1/4 of the northeast 1/4 of section 30, Township 34 North, Range 4 E.W.M., described as follows:

Beginning at the most easterly corner of that certain tract conveyed to Mary McKeown by deed dated September 14, 1892 and recorded September 17, 1892, in volume 27 of deeds, page 66, (said point being on the westerly line of First Street as established in the City of Mount Vernon, Washington); thence north 36°30' West along the north-easterly line of said Mary McKeown tract, a distance of 69.88 feet to the true point of beginning of this description; thence from said true point of beginning continue north 36°30' west along the north-easterly line of said Mary McKeown tract, a distance of 274.00 feet; thence south 60°49' west, a distance of 45.98 feet; thence south 42°25' east a distance of 199.92 feet; thence south 33°39'08" east, a distance of 84.77 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Recorded for map of 11-29-1898 at request of Skagit County, Wash. Co. Ann. Rec., Mount Skagit Co., Washington

778935

105 MAR 221

poses therein mentioned.

GIVEN under my hand and official seal this 17th day of August, 1950.

Stanley J. [Signature]
Notary Public in and for the State of Washington, residing at Mount Vernon.



RECEIVED FOR RECORD AT
1:01: P. M. Aug. 17, 1950
at request of Pacific Northwest Power, Inc.
EDW. DANIELSON, Auditor
Shugart Co., Washington

449738

EASEMENT—ELECTRIC LINE (WITH ROAD AND OTHER RIGHTS)

L-114 9-47

THIS INDENTURE made this 17th day of June, 1950, between City of Mount Vernon, Washington, a municipal corporation,

hereinafter called "Grantor," and PUGET SOUND POWER & LIGHT COMPANY, a Massachusetts corporation, hereinafter called "Grantee," and

hereinafter called "Mortgagee."

WITNESSETH:

That in consideration of One Dollar (\$1) and other valuable considerations, receipt of which is hereby acknowledged, the grantor hereby grants and conveys to the grantee, its successors and assigns, the right to construct, reconstruct, improve, repair, maintain and operate electric transmission and/or distribution line consisting of poles or towers with necessary braces, guys and anchors, cross-arms, insulators, transmission, distribution and signal wires, transformers and other necessary or convenient facilities and equipment over and across the following described land located in Skagit County, State of Washington:

That part of the Northwest quarter of the Northeast quarter of Section 30 Township 34 North, Range 4 East of the Willamette Meridian embraced within the following described boundaries:

The East half of the following described tract, to-wit:
Beginning at a point on the West side of First Street in the City of Mount Vernon, South 36° West 63 rods and 11 links from the Northeast corner of the Northwest quarter of the Northeast quarter of Section 30, Township 34 North, Range 4 East of the Willamette Meridian, thence North to the bank of the Skagit River; thence North 56°50' East along the bank of said river 70 feet; thence South 36°30' East 410 feet more or less to the West side of First Street; thence Southwesterly along the West side of First Street to the point of beginning.

ALSO that part of Lot 12, Section 19, Township 34 North, Range 4 East of the Willamette Meridian, lying outside of the dike right of way. EXCEPT the following described tracts:

Beginning 24 feet South of the Southwest corner of Lot 1, Block 1, West Mount Vernon; thence South 49.8 feet; thence East to Skagit River; thence North to a point due East of place of beginning; thence West to beginning.

Also commencing 49.8 feet South of center line of Section 19 on East line of Ball Street; thence East to Skagit River; thence down said river 20 feet; thence Southwesterly to a point 196 feet due South of place of beginning; thence North to place of beginning.

EXCEPTING therefrom, the following described tract, to-wit:

Part of Lot 12 of Section 19, Township 34 North, Range 4 East of the Willamette Meridian as follows:

That part of the following tract that lies south of the right of way of Diking District No. 1 commencing at a point 770 feet South and 233 feet East of the center of said Section 19 (variation 20°50' East) thence East 43.8 feet; thence North 60 feet; thence East 70 feet; thence South 35 feet; thence South 17°29' West 355 feet; thence South 17°03' East 222 feet; thence Southwesterly along the bank of the Skagit River to the North and South center line of said Section 19; thence North on said center line to the South line of the dike right of way; thence North-easterly along the said South line of said dike right of way to an intersection with a line drawn East from a point 810 feet South of the center of said Section 19, thence East on said line to a point South of the place of beginning; thence North to the place of beginning.

The center line of each transmission and/or distribution line shall be located as follows:

A strip of land 50 feet in width being 25 feet on either side of the center line described as follows:

Beginning at a point on the Northwest side of First Street 175 feet Southwest of the South line of Park Street; thence North 32°32'49" West to a point on the Northwest side of Dike District No. 3 right of way, which point is the true point of beginning; thence continuing North 32°32'49" West to the East bank of the Skagit River; Also beginning at a point on the Northwest side of First Street in the City of Mount Vernon, Washington, 175 feet Southwest of the South line of Park Street; thence North 32°32'49" West to the East bank of Skagit River, which point is the true point of beginning; thence continuing North 32°32'49" West to the Northwest line of the above tract.

Grantee shall have the right of access to said electric line across the land of the grantor in order to exercise the rights granted by this instrument, including the right to construct, maintain and use a passable road in a convenient location, with necessary bridges and gates, for the purpose of such access to and along said electric line.

Grantee shall have the right, at any and all times, to cut, top and/or trim any and all brush or trees now or hereafter standing or growing upon said land which are or may be within twenty-five (25) feet of the center of said electric line, and also the right to cut, top and/or trim any trees upon said land which, in falling, could come within seven (7) feet of any of the poles, towers, fixtures, guys, conductors or other facilities of said electric line or in any manner be a menace or hazard thereto.

Grantor shall not place, construct or maintain any building or other structure within 50 feet of the center of said electric line, and shall do no blasting whatsoever within a distance of 300 feet from said line unless reasonable notice thereof has been first given to grantee in writing.

The rights herein granted to the grantee shall continue in force until such time as the grantee, its successors or assigns, shall completely remove said electric line from said land or shall otherwise permanently abandon the same. Upon such removal or abandonment all rights hereby granted shall terminate.

Any mortgage or lien held by the mortgagor is hereby released to the extent, but only to the extent necessary to subordinate the said mortgage or lien to the rights hereby granted to the grantee.

IN WITNESS WHEREOF, this instrument has been executed this day of _____ 19__.

Absolutely No Trespassing over my property with any material or machinery to the back of my lot. The right of way being sold only for Sewer.

DATED Dec.12, 1930.

Leatha Schults

STATE OF WASHINGTON }
County of Skagit } SS

On this 13th day of December, A.D.1930, before me, a Notary Public in and for the State of Washington, personally came Leatha Schults to me known to be the individuals described in and who executed the within instrument and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS My hand and official seal the day and year in this certificate first above written.

(SEAL)
W.J.S.Gordon, Notary Public
STATE OF WASHINGTON
Commission Expires Feb 16, 1934

W.J.S.Gordon, Notary Public in and for the State of Washington, residing at Mount Vernon.

Filed for record at the request of the City Clerk of Mount Vernon, May 7th, 1931 at 11:17 O'Clock A.M.

F.E.Bertrand, County Auditor

JH

#243194

By *Puty Harsh* Deputy

#243194

RIGHT OF WAY EASEMENT

THE GRANTOR, SKAGIT COUNTY DAIRYMEN'S ASSOCIATION, a corporation, for and in consideration of ONE DOLLAR, and other valuable consideration in hand paid, grants, bargains, sells and conveys to the CITY OF MOUNT VERNON, a municipal corporation, an easement for the purpose of constructing, operating and maintaining a sewer and manhole upon a strip of land 6 feet in width in the Northwest Quarter of the Northeast Quarter of Section 30, Township 34, N.R. 4 E.W.M., which sewer will be approximately 8 feet under ground, said strip being more particularly described as follows, to-wit:

Commencing at a point from which the southwest corner of the tract now owned by the Skagit County Dairymen's Association, a corporation, bears South 11 degrees West 23 feet; thence North 36 degrees West 115 feet to the West boundary of said tract; situated in the County of Skagit, State of Washington

DATED February 14, 1931.

SKAGIT COUNTY DAIRYMEN'S ASSOCIATION

By W.J.Knutsen, Pat.

S.M.Butler

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS

THIS IS TO CERTIFY that on this 14 day of February, 1931, before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally

**RECORDED AT THE REQUEST OF:
AND AFTER RECORDING RETURN TO:**

Kevin Rogerson
City of Mount Vernon
910 Cleveland Avenue
Mount Vernon, WA 98273



201512090064

Skagit County Auditor \$77.00
12/9/2015 Page 1 of 5 1:13PM

DOCUMENT TITLE(S) (or transactions contained therein): LIS PENDENS [PENDING CONDEMNATION ACTION]
REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 15-2-01544-6
GRANTOR(S) (Last name first, then first name and initials): N/A
GRANTEE(S) (Last name first, then first name and initials): CITY OF MOUNT VERNON
LEGAL DESCRIPTION (abbreviated: i.e., lot, block, plat or section, township, range): Sections 19 and 30, Township 34 N, Range 04E, Skagit County <i>Full Legal Description on Pages 3 and 4 of Document (Exhibit A)</i>
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBERS TAX PARCEL: P28950

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**IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR SKAGIT COUNTY**

In the Matter of the Petition of the City of Mount Vernon to acquire by condemnation certain property and property rights for the improvement of the City's ongoing flood control and improvement project; as contemplated by City of Mount Vernon Ordinance No. 3663,

Case No: 15-2-01544-6

LIS PENDENS

[P28950]

[In re City of Mount Vernon, Flood Control and Improvement (P28950)]

NOTICE IS HEREBY GIVEN that an action has been instituted and is now pending in the Superior Court of the State of Washington for Skagit County, upon the Summons and Petition of the City of Mount Vernon, a Washington municipal corporation.

Said action is to condemn, appropriate, take and damage certain property and property rights for a public purpose, to wit: the acquisition of interests in land for the purpose of construction and operation of the Flood Control and Improvement Project and other related public use in Mount Vernon, Washington. Said action affects title to the real estate situated in Skagit County, Washington, described in Exhibit A attached hereto.

///

///

LIS PENDENS - 1

FOSTER PEPPER PLLC
1111 THIRD AVENUE, SUITE 3400
SEATTLE, WASHINGTON 98101-3299
PHONE (206) 447-4400 FAX (206) 447-9700

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DATED this 9th day of December, 2015.

CITY OF MOUNT VERNON
KEVIN ROGERSON, CITY ATTORNEY,



Kevin Rogerson, WSBA No. 31664
City Attorney, City of Mount Vernon
910 Cleveland Avenue
Mount Vernon, WA 98273-4212
T: 360.336.6203
F: 360.336.6267
Email: kevinr@mountvernonwa.gov

and, FOSTER PEPPER PLLC

P. Stephen DiJulio, WSBA No. 7139
Adrian Urquhart Winder, WSBA No. 38071
Special Counsel for the City of Mount Vernon

LIS PENDENS - 2

FOSTER PEPPER PLLC
1111 THIRD AVENUE, SUITE 3400
SEATTLE, WASHINGTON 98101-3299
PHONE (206) 447-4400 FAX (206) 447-9700

1 **EXHIBIT A**

2 That portion of the Northwest Quarter of the Northeast Quarter of Section 30. Township
 3 34 North, Range 4 East of the Willamette Meridian, described as follows:
 4 Beginning at a point 101.1 feet West of the Northeast corner of said Northwest Quarter of
 5 the Northeast Quarter. said point being on the Westerly line of First Street, as established,
 6 in the City of Mount Vernon; running thence along First Street, South 51°49' West 498.1
 7 feet;
 8 Thence South 59°49' West 110.1 feet;
 9 Thence North 36°30' West 375 feet. more or less. to the Skagit River;
 10 Thence North 60°42' East 126 feet, more or less, to the North line of said Section 30;
 11 Thence East along the North line of said Section 30, 600 feet, more or less, to the point of
 12 beginning.

13 **PARCEL B:**

14 That portion of Government Lot 6. Section 19, Township 34 North, Range 4 East of the
 15 Willamette Meridian, described as follows:
 16 Beginning on the Westerly side of First Street, as established in the City of Mount
 17 Vernon, 581.5 feet South 20° West from its intersection with a line running due West
 18 from the Northwest corner of Block 8 of "Riverside Addition to the Town of Mount
 19 Vernon", according to the plat recorded in Volume 2 of Plats, Page 78, records of Skagit
 20 County, Washington;
 21 Thence South 20° West to the South line of said Government Lot 6;
 22 Thence West along the said South line of said Lot 6 to the Skagit River;
 23 Thence North following the bank of said river to a point due West of the point of
 24 beginning;
 25 Thence East to the place of beginning. said Tract being the South 92.5 feet, more or less,
 26 of that portion of Government Lot 6. which lies West of First Street in the City of Mount
 Vernon.
 EXCEPT from Parcels A and B above all that portion thereof lying Northerly of a line
 described as follows:
 Beginning at the intersection of the South line of Snoqualmie Street as shown fronting on
 Blocks 8 and 9 in "Riverside Addition to the Town of Mount Vernon", according to the
 plat recorded in Volume 3 of Plats, Page 24, records of Skagit County, Washington,
 produced West and the Westerly line of First Street as established in the City of Mount
 Vernon, Washington:
 Thence South 20°00' West along the Westerly line of said First Street a distance of
 633.48 feet to an angle point in said street line;
 Thence South 52°07' West along the Westerly line of First Street, a distance of 56.68
 feet;
 Thence South 55°04' West along the Westerly line of First Street. a distance of 8.47 feet;
 Thence South 51°49' West along the Westerly line of First Street, a distance of 34.84 feet
 to the
 true point of beginning of the line herein described;
 Thence South 72°09' West a distance of 57.31 feet;
 Thence South 89°06' West, a distance of 51.48 feet;
 Thence North 70°00' West a distance of 326.0 feet, more or less, to the Skagit River.

LIS PENDENS - 3

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 SEATTLE, WASHINGTON 98101-3299
 PHONE (206) 447-4400 FAX (206) 447-9700

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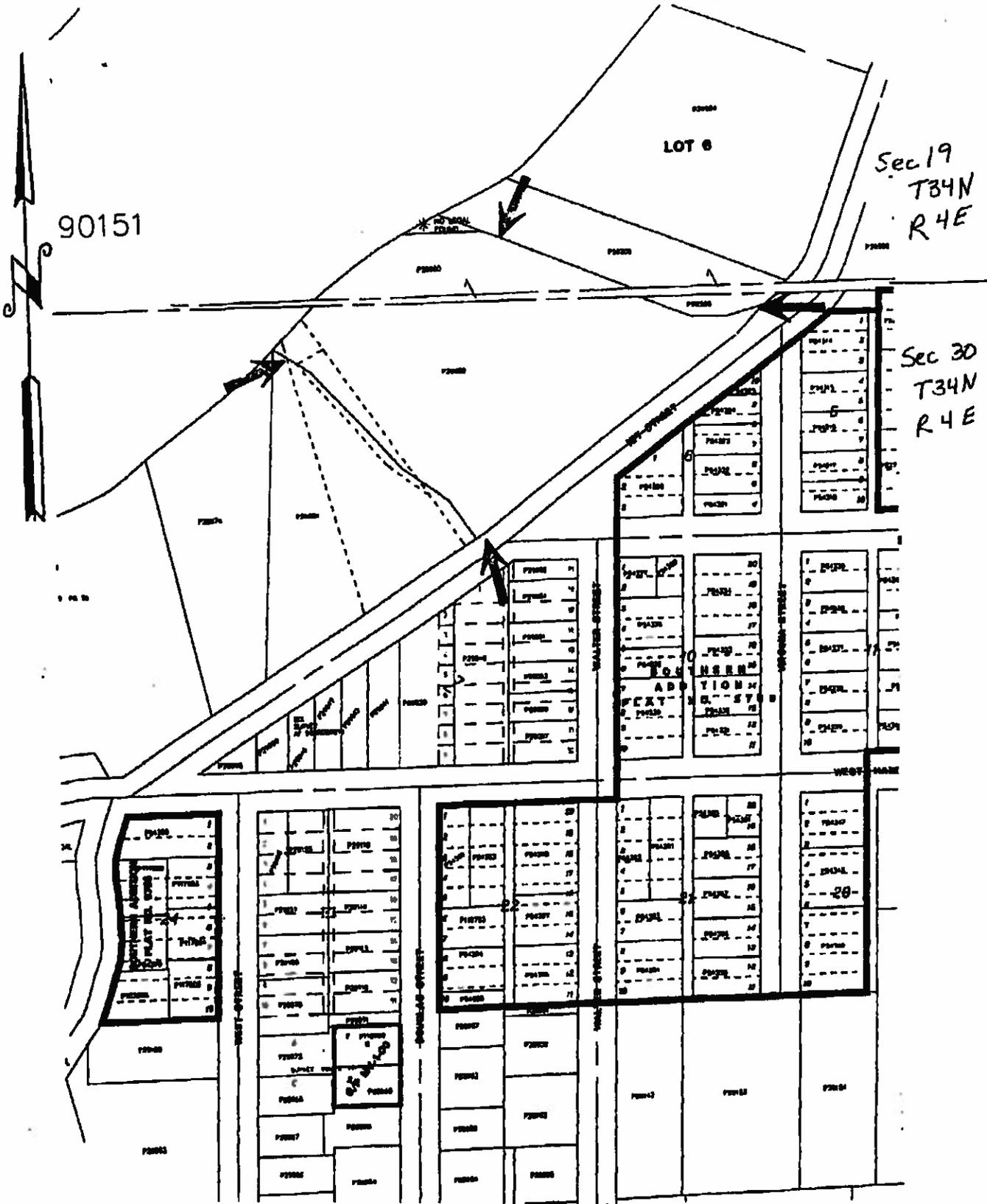
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26**PARCEL C:**

That portion of the Northwest Quarter of the Northeast Quarter of Section 30, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:
Beginning at the most Easterly corner of that certain Tract conveyed to Mary McKeown by deed dated September 14, 1892 and recorded September 17, 1892, in Volume 27 of Deeds, Page 66, (said point being on the Westerly line of First Street as established in the City of Mount Vernon, Washington);
Thence North 36°30' West along the Northeasterly line of said Mary McKeown tract, a distance of 69.88 feet to the true point of beginning of this description:
Thence from said true point of beginning continue North 36°30' West along the Northeasterly line of said Mary McKeown tract, a distance of 274.00 feet;
Thence South 60°49' West, a distance of 45.98 feet;
Thence South 42°25' East a distance of 199.92 feet;
Thence South 53°39'08" East, a distance of 84.77 feet to the true point of beginning.

LIS PENDENS - 4

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FOSTER PEPPER PLLC
1311 THIRD AVENUE, SUITE 3400
SEATTLE, WASHINGTON 98101-3299
PHONE (206) 447-4400 FAX (206) 447-9700



This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the Company assumes no liability for any loss occurring by reason of reliance thereon.

Ravnik & Associates, Inc.

CIVIL ENGINEERING & LAND-USE PLANNING 16-038

PROJECT NARRATIVE & CONSTRUCTION MITIGATION DESCRIPTION FOR DAIRY VALLEY DISTRIBUTING SITE REDEVELOPMENT

PROJECT NARRATIVE

This project proposes a new building to serve the existing Dairy Valley business that is being displaced by the City's new levy construction to better protect the City from Skagit River flooding. The existing 3.4-acre property owned by Dairy Valley Distributing is located on the waterward side of the existing Skagit River dike, aligned with the 1st Street right of way which abuts the site's southeasterly side. At the present time, the existing developed site conditions encompass one building having an approximate footprint area of 12,306 square feet, approximately 33,796 square feet of existing asphalt surfacing, and approximately 55,000 square feet of gravel surfaced area. The utilities that serve this business comprise storm drainage, sanitary sewer discharge to the City's adjacent sanitary sewer facilities, water for domestic purposes, natural gas, and wire utilities. According to Skagit County records, the existing building onsite was constructed in 1900.

The City of Mount Vernon has undertaken an extensive project to construct a new earthen levy adjacent to the Skagit River to protect the downtown Mount Vernon community. The City's proposal for this new levy bisects a portion of the building currently occupied by Dairy Valley. The City proposes to utilize the imminent domain process to acquire the northwesterly third of the Dairy Valley property encompassing approximately 33 acres for their construction of a new levy to replace the old levy currently located along the south side of the site, aligned with the 1st Street right of way. Within the approximate 2.03 acres of property remaining under Dairy Valley's ownership, site development activities to construct a new building, to replace the one to be demolished, are anticipated to start in approximately August 2016. The subject property is zoned M-2, Industrial District with the current comprehensive plan designation being Commercial/Industrial (CI). The property has a shoreline designation of Urban Mixed-use (Medium to high intensity Urban Commercial, Industrial, Residential, Public Access), located behind (land ward) of the City's future earthen levy improvement.

The initial phase of site development comprises one building having a footprint area of approximately 10,424 square feet which will include a surrounding reconstructed asphalt area of approximately 51,000 square feet to accommodate travel lanes for semi-trucks, parking, and truck docks. At the northeasterly end of the remaining Dairy Valley property is an existing asphalt area encompassing approximately 21,058 square feet which will be used as overflow parking for semi-truck drivers. With this initial site development, new utility services will be necessary for the proposed building. These new utility services will involve a sanitary sewer service to convey all sewage waste to

City's waste water treatment plant. All stormwater runoff from the redeveloped site will be collected and treated onsite by use of a grass-lined biofiltration swale, and then discharged into the City of Mount Vernon's regional stormwater pump station which is located just westerly from the 1st Street intersection with Park Lane. As a result of previous coordination meetings with the City of Mount Vernon, the City has informed this project that no stormwater detention is required because the City's regional stormwater pump station has sufficient capacity to receive this project's runoff and the pump discharges directly to the adjacent Skagit River. Drainage facilities will be designed for the collection and treatment of runoff waters from pollution generating surfaces. Skagit PUD owns and operates a network of existing waterlines within the adjacent 1st Street right of way and Park Lane right of way, which will provide the source of water serving this project's domestic water service. Fire protection is required by the City of Mount Vernon which will be incorporated into the site development involving waterlines up to and including 12-inches in diameter.

There is the potential for future building expansion to the northwesterly side and northeasterly side of the currently proposed Dairy Valley building. The total area of this future building expansion encompasses approximately 13,854 square feet and will likely be performed in two separate phases over the next 10 – 20 years. At the time of future building expansion, the truck docks, truck maneuvering, and semi-truck parking area will have to be expanded northeasterly upon the area currently intended for truck driver's personal vehicle parking.

CONSTRUCTION MITIGATION DESCRIPTION

Development activities to construct a new building, to replace the one to be demolished, are anticipated to start in approximately August 2016. During this site's redevelopment phase, there will be an approximate 6 month period where site development activities will be occurring. This will involve excavators, bull dozers, and vibratory equipment for the placement of fill and site surfacing. In the building construction there will be saws and hammers involved in the building construction. Each of these site development activities will typically occur from 7:00am to 6:00pm Monday through Friday. During business operations, the only noises generated will be from cars and semi-trucks entering and exiting the facility.

At the time Dairy Valley begins their site redevelopment, the City will not have yet started their proposed levy improvement project within the immediate area. It will be necessary that silt fence be incorporated into the site development to prevent dirty runoff water from exiting the property. As catch basins are installed, silt sacks will be installed to trap and retain sediment from runoff waters. Since the City of Mount Vernon does not require any detention, and is allowing this site's runoff waters to enter their regional stormwater pump station, temporary siltation ponds with sand filtering devices may be incorporated into the construction phase so runoff water can be cleaned and then pumped into the City's regional pump station.



**NOTICE OF APPLICATION
PROPOSED MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)**

DATE: May 6, 2016

APPLICATION NAME/NUMBER: PL16-038 Dairy Valley Site Development

PROJECT DESCRIPTION: Dairy Valley's existing building will be demolished by the City as part of the construction of the City of Mount Vernon's flood protection measure project. The proposal is the construction of a new building and associated asphalt area to replace those areas lost as a result of flood protection construction. The newly constructed building will have a slightly smaller footprint than the existing building.

The existing Dairy Valley building is currently located water ward of the existing levy. The entire existing Dairy Valley building will be demolished and in this location the City's flood protection measure will be constructed. The demolished building along with roughly one third of its parking and access will be replaced by a new building 10,424 square feet in size and 47,417 square feet of associated impervious surface for truck access, parking, and loading docks. It is anticipated that roughly 3,600 cubic yards of structural fill will be necessary for the construction of the new facilities. The new building will also require utilities to serve it.

The project site is located within a highly urbanized setting. The Skagit River is located immediately to the northwest of the site. Commercial Cold Storage is located to the northeast. First Street is located to the southeast. The City of Mount Vernon regional stormwater pump station is located to the southeast of the site.

The proposed project requires SEPA review, a shoreline variance, a flood plain development variance, a building permit and a fill and grade permit. The City will combine the land use permit approvals into one permitting process.

PROJECT LOCATION: The property is located at 1201 South First Street. The Assessor's Parcel Number is P28950. The site is bound by First Street on the southeast side and the Skagit River on the northwest side. The site is located within a portion of the Northeast ¼ of Section 30, Township 43 North, Range 04 East, W.M.

APPLICANT/CONTACT: Ravnik & Associates, Inc.; John Ravnik, PO Box 361 Burlington, WA 98233; 360-707-2048.

OWNER: Skagit Properties LLC; PO Box 807; Mount Vernon WA 98273.

Optional Determination Of Non-Significance (DNS): As the Lead Agency, the City of Mount Vernon has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Mount Vernon is using the Optional DNS process to give notice that a DNS is likely to be issued. Comment periods for the project and the proposed DNS are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance (DNS). A 10-day appeal period will follow the issuance of the MDNS.

The following conditions have been identified that may be used to mitigate the impacts of the proposal: (Note: These conditions are in addition to mitigation required by the development regulations):

1. An erosion control plan is required. Specific emphasis shall be placed on the construction entrance and the protection of existing streets, drainage systems, and adjacent properties.
2. All exposed soils shall be stabilized by application of suitable BMPs, including but not limited to sod or other vegetation, plastic covering, mulching, or application of base course(s) on areas to be paved.
3. The following BMPs are recommended to mitigate erosion hazards during construction:
 - a. Schedule or phase construction activity to reduce earthwork activity during winter months.
 - b. Develop a well-conceived site plan that includes ground-cover measures, access roads, and staging areas to reduce the amount of exposed ground during the winter months.
 - c. Install temporary erosion and sediment control (TESC) measures soon after ground clearing.
 - d. Stabilize work areas during wet months and large storm events.
 - e. Revegetate all disturbed areas as soon as possible.
 - f. Control surface runoff and discharge during and following development.
 - g. Store soils to be reused around the site using measures to reduce erosion, such as covering stockpiles with plastic sheeting, using stockpiles in flat areas, and using silt fences around stockpile perimeters.
 - h. Conduct erosion control inspections and turbidity monitoring in accordance with DOE requirements.
4. Silt sacks will be installed under the grates of all existing and proposed on site catch basins that have the potential to receive stormwater runoff from the project area.
5. Runoff treatment facilities will incorporate a combination of biofiltration swales, storm-tech media filled cartridges, rain gardens, and filterra amended soils components.
6. Construction BMPs such as use of silt fencing, application of seeding or mulching for soil stabilization, or other techniques will be implemented as necessary.
7. Lighting shall be directed downward and away from adjacent properties to minimize light pollution.
8. Any person engaged in ground disturbing activity who encounters or discovers historical and/or archeological materials in or on the ground shall:
 - a. Immediately cease any activity which may cause further disturbance;
 - b. Make a reasonable effort to protect the area from further disturbance; and
 - c. Report the presence and location of the material to the proper authorities in the most expeditious manner possible.

PERMIT APPLICATION DATE: April 5, 2016

NOTICE OF COMPLETE APPLICATION: April 29, 2016

PERMITS/REVIEW REQUESTED: SEPA Review, Shoreline Variance, and Flood Plain Development Variance.

OTHER PERMITS/APPROVALS THAT MAY BE REQUIRED: Fill & Grade, Building Permit, Utility and Right-of-Way Permits.

CONSISTENCY OVERVIEW

LAND USE: The site zoning is Industrial District (M-2) and the Comprehensive Plan designation is Commercial Industrial (CI).

SHORELINE DESIGNATION: Urban

DEVELOPMENT REGULATIONS USED FOR PROJECT MITIGATION: The proposal is subject to the City's Comprehensive Plan and Zoning Code, Critical Areas Ordinance, Floodplain Management Requirements, the Shoreline Management Master Program, Drainage and Engineering Requirements and other applicable local, state and federal regulations as appropriate.

CONTACT PERSON FOR COMMENTS: Marianne Manville-Ailles; Community and Economic Development Department, City of Mount Vernon, 910 Cleveland Ave., Mount Vernon, WA 98273; 360-336-6214; mma@sseconsultants.com.

Comments on this Notice of Application must be submitted, in writing, no later than **4:30 PM May 25, 2016**. Comments should be as specific as possible. Any person may comment on the application and request a copy of the decision once it is made. Questions about this proposal, requests for additional notification by mail and/or appeal procedures should be directed to the contact person listed herein. Any person who submits written comments will automatically become a 'party of record' and will be notified of any decision made regarding this proposal. The application and supporting documentation are available for review at the Community & Economic Development Department located at City Hall. Copies will be provided upon request at the cost of reproduction.

ISSUED: May 6, 2016

PUBLISHED: May 11, 2016

Sent To: DOE, COE, WDFW, CTED, DOT, DNR, MVSD, SVC, SKAT, Skagit System Cooperative, NWAPA, PUD, AT&T, CNG, PSE, Dike & Drainage Districts (as applicable) and Verizon

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION



FINAL MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

DATE: June 6, 2016

APPLICATION NAME/NUMBER: PL16-038 Dairy Valley Site Development

PROJECT DESCRIPTION: Dairy Valley's existing building will be demolished by the City as part of the construction of the City of Mount Vernon's flood protection measure project. The proposal is the construction of a new building and associated asphalt area to replace those areas lost as a result of flood protection construction. The newly constructed building will have a slightly smaller footprint than the existing building.

The existing Dairy Valley building is currently located water ward of the existing levy. The entire existing Dairy Valley building will be demolished and in this location the City's flood protection measure will be constructed. The demolished building along with roughly one third of its parking and access will be replaced by a new building 10,424 square feet in size and 47,417 square feet of associated impervious surface for truck access, parking, and loading docks. It is anticipated that roughly 3,600 cubic yards of structural fill will be necessary for the construction of the new facilities. The new building will also require utilities to serve it.

The project site is located within a highly urbanized setting. The Skagit River is located immediately to the northwest of the site. Commercial Cold Storage is located to the northeast. First Street is located to the southeast. The City of Mount Vernon regional stormwater pump station is located to the southeast of the site.

The proposed project requires SEPA review, a shoreline variance, a flood plain development variance, a building permit and a fill and grade permit. The City will combine the land use permit approvals into one permitting process.

PROJECT LOCATION: The property is located at 1201 South First Street. The Assessor's Parcel Number is P28950. The site is bound by First Street on the southeast side and the Skagit River on the northwest side. The site is located within a portion of the Northeast ¼ of Section 30, Township 43 North, Range 04 East, W.M.

APPLICANT/CONTACT: Ravnik & Associates, Inc.; John Ravnik; PO Box 361 Burlington, WA 98233; 360-707-2048.

OWNER: Skagit Properties LLC; PO Box 807; Mount Vernon WA 98273.

LEAD AGENCY: Mount Vernon Community & Economic Development Department. The lead agency for this proposal has determined that this project does not have a probable adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and

comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158.

The following conditions have been identified that may be used to mitigate the impacts of the proposal: (Note: These conditions are in addition to mitigation required by the development regulations):

1. An erosion control plan is required. Specific emphasis shall be placed on the construction entrance and the protection of existing streets, drainage systems, and adjacent properties.
2. All exposed soils shall be stabilized by application of suitable BMPs, including but not limited to sod or other vegetation, plastic covering, mulching, or application of base course(s) on areas to be paved.
3. The following BMPs are recommended to mitigate erosion hazards during construction:
 - a. Schedule or phase construction activity to reduce earthwork activity during winter months.
 - b. Develop a well-conceived site plan that includes ground-cover measures, access roads, and staging areas to reduce the amount of exposed ground during the winter months.
 - c. Install temporary erosion and sediment control (TESC) measures soon after ground clearing.
 - d. Stabilize work areas during wet months and large storm events.
 - e. Revegetate all disturbed areas as soon as possible.
 - f. Control surface runoff and discharge during and following development.
 - g. Store soils to be reused around the site using measures to reduce erosion, such as covering stockpiles with plastic sheeting, using stockpiles in flat areas, and using silt fences around stockpile perimeters.
 - h. Conduct erosion control inspections and turbidity monitoring in accordance with DOE requirements.
4. Silt sacks will be installed under the grates of all existing and proposed on site catch basins that have the potential to receive stormwater runoff from the project area.
5. Runoff treatment facilities will incorporate a combination of biofiltration swales, storm-tech media filled cartridges, rain gardens, and filterra amended soils components.
6. Construction BMPs such as use of silt fencing, application of seeding or mulching for soil stabilization, or other techniques will be implemented as necessary.
7. Lighting shall be directed downward and away from adjacent properties to minimize light pollution.
8. Any person engaged in ground disturbing activity who encounters or discovers historical and/or archeological materials in or on the ground shall:
 - a. Immediately cease any activity which may cause further disturbance;
 - b. Make a reasonable effort to protect the area from further disturbance; and
 - c. Report the presence and location of the material to the proper authorities in the most expeditious manner possible.

ENVIRONMENTAL DETERMINATION APPEAL PROCESS: Appeals of the environmental determination must be filed in writing on or before 4:30 PM on **June 20, 2016** (10 days from the date of publication). Appeals must be filed in writing together with the required \$100.00 application fee to: Hearing Examiner, City of Mount Vernon, PO Box 809, Mount Vernon, WA 98273. Appeals to the Examiner are governed by City of Mount Vernon Municipal Code Section 15.06.215. Additional information regarding the appeal process may be obtained from the staff 'Contact Person' listed below.

The application and supporting documentation are available for review at the Community & Economic Development Department located at City Hall. Copies will be provided upon request at the cost of reproduction.

CONTACT PERSON: Marianne Manville-Ailles; Community and Economic Development Department, City of Mount Vernon, 910 Cleveland Ave., Mount Vernon, WA 98273; 360-336-6214; mma@sseconsultants.com.

RESPONSIBLE PERSON: BOB HYDE,
COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

DATE _____ **SIGNATURE** _____

ISSUED: June 6, 2016

PUBLISHED: June 9, 2016



SEPA ENVIRONMENTAL REVIEW STAFF REPORT

A. BACKGROUND

APPLICATION NAME: PL16-038 Dairy Valley Site Development

PROJECT DESCRIPTION: Dairy Valley's existing building will be demolished by the City as part of the construction of the City of Mount Vernon's flood protection measure project. The proposal is the construction of a new building and associated asphalt area to replace those areas lost as a result of flood protection construction. The newly constructed building will have a slightly smaller footprint than the existing building.

The existing Dairy Valley building is currently located water ward of the existing levy. The entire existing Dairy Valley building will be demolished and in this location the City's flood protection measure will be constructed. The demolished building along with roughly one third of its parking and access will be replaced by a new building 10,424 square feet in size and 47,417 square feet of associated impervious surface for truck access, parking, and loading docks. It is anticipated that roughly 3,600 cubic yards of structural fill will be necessary for the construction of the new facilities. The new building will also require utilities to serve it.

The project site is located within a highly urbanized setting. The Skagit River is located immediately to the northwest of the site. Commercial Cold Storage is located to the northeast. First Street is located to the southeast. The City of Mount Vernon regional stormwater pump station is located to the southeast of the site.

The proposed project requires SEPA review, a shoreline variance, a flood plain development variance, a building permit and a fill and grade permit. The City will combine the land use permit approvals into one permitting process.

PROJECT LOCATION: The property is located at 1201 South First Street. The Assessor's Parcel Number is P28950. The site is bound by First Street on the southeast side and the Skagit River on the northwest side. The site is located within a portion of the Northeast ¼ of Section 30, Township 43 North, Range 04 East, W.M.

APPLICANT/CONTACT: Ravnik & Associates, Inc.; John Ravnik, PO Box 361 Burlington, WA 98233; 360-707-2048.

OWNER: Skagit Properties LLC; PO Box 807; Mount Vernon WA 98273.

PROJECT MANAGER: Marianne Manville-Ailles, Planning Consultant to Community & Economic Development

B. RECOMMENDATION

Based on analysis of probable impacts from the proposal, the Responsible Official has made the following Environmental Determination:

DETERMINATION OF NON-SIGNIFICANCE		DETERMINATION OF NON - SIGNIFICANCE - MITIGATED.	
<input type="checkbox"/>	Issue DNS with a 10 day Appeal Period.	<input checked="" type="checkbox"/>	Issue DNS-M with a 10 day Appeal Period.
		<input type="checkbox"/>	Issue DNS-M with 15 day Comment Period followed by a 10 day Appeal Period.

C. MITIGATION MEASURE

The following conditions have been identified that may be used to mitigate the impacts of the proposal: (Note: These conditions are in addition to mitigation required by the development regulations):

1. An erosion control plan is required. Specific emphasis shall be placed on the construction entrance and the protection of existing streets, drainage systems, and adjacent properties.
2. All exposed soils shall be stabilized by application of suitable BMPs, including but not limited to sod or other vegetation, plastic covering, mulching, or application of base course(s) on areas to be paved.
3. The following BMPs are recommended to mitigate erosion hazards during construction:
 - a. Schedule or phase construction activity to reduce earthwork activity during winter months.
 - b. Develop a well-conceived site plan that includes ground-cover measures, access roads, and staging areas to reduce the amount of exposed ground during the winter months.
 - c. Install temporary erosion and sediment control (TESC) measures soon after ground clearing.
 - d. Stabilize work areas during wet months and large storm events.
 - e. Revegetate all disturbed areas as soon as possible.
 - f. Control surface runoff and discharge during and following development.
 - g. Store soils to be reused around the site using measures to reduce erosion, such as covering stockpiles with plastic sheeting, using stockpiles in flat areas, and using silt fences around stockpile perimeters.
 - h. Conduct erosion control inspections and turbidity monitoring in accordance with DOE requirements.
4. Silt sacks will be installed under the grates of all existing and proposed on site catch basins that have the potential to receive stormwater runoff from the project area.

5. Runoff treatment facilities will incorporate a combination of biofiltration swales, storm-tech media filled cartridges, rain gardens, and filterra amended soils components.
6. Construction BMPs such as use of silt fencing, application of seeding or mulching for soil stabilization, or other techniques will be implemented as necessary.
7. Lighting shall be directed downward and away from adjacent properties to minimize light pollution.
8. Any person engaged in ground disturbing activity who encounters or discovers historical and/or archeological materials in or on the ground shall:
 - a. Immediately cease any activity which may cause further disturbance;
 - b. Make a reasonable effort to protect the area from further disturbance; and
 - c. Report the presence and location of the material to the proper authorities in the most expeditious manner possible.
 - d.

ADVISORY NOTES TO APPLICANT

The following notes are supplemental information provided in conjunction with the environmental determination. Because these notes are provided as information only, they are not subject to the appeal process for environmental determinations.

D. ENVIRONMENTAL IMPACTS

In compliance with RCW 43.21C. 240, project environmental review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

1. EARTH

Impacts: Roughly 3,600 cubic yards of structural fill will be necessary for the construction of the new facilities. .

Mitigation Measures: Listed within the applicant's environmental checklist as well as required compliance with the City's existing standards and regulations for erosion control. Construction best management practices will be utilized to minimize erosion and sedimentation. Staff has deemed these standards sufficient to control sedimentation and erosion.

The contractor will be required to employ Best Management Practices as prescribed in the Department of Ecology's *Storm Water Management Manual for Western Washington*. These standards will be in place prior to construction activity and maintained throughout the project.

Nexus: MVMC Titles 12, 13 and 15; and in addition, the DOE *Storm Water Management Manual for Western Washington*

2. WATER

Impacts: The existing structure will be by a new building 10,424 square feet in size and 47,417 square feet of associated impervious surface for truck access, parking, and loading docks.

Stormwater from the new impervious surfaces will be directed to a grass lined biofiltration swale. The runoff will then be directed to a storm drain pump station where it will be directed to the City's storm water pump station and ultimately discharged to the Skagit River.

Mitigation Measures: Listed within the applicant's environmental checklist and shown on their construction plans, as well as compliance with City, State and Federal regulations. Runoff during construction will be handled in conformance with the City's regulations and standards. A NPDES permit from the State of Washington Department of Ecology for construction activities will likely be required as part of this project.

Nexus: MVMC Titles 12, 13 and 15; DOE *Storm Water Management Manual for Western Washington*.

E. COMMENTS OF REVIEWING DEPARTMENTS

The proposal has been circulated to City Departmental / Divisional Reviewers for their review. Where applicable, comments received are incorporated into the text of this report as Mitigation Measures or Notes to Applicant.

- Copies of all Review Comments are contained in the Official File.
- Copies of received Review Comments are attached to this report.

ENVIRONMENTAL DETERMINATION APPEAL PROCESS: Appeals of the environmental determination must be filed in writing on or before 4:30 PM JUNE 20, 2016 (10 days from the date of publication).

Appeals must be filed in writing together with the required application fee to: Hearing Examiner, City of Mount Vernon, P.O. Box 809, Mount Vernon, WA 98273. Appeals to the Examiner are governed by City of Mount Vernon Municipal Code Section 15.06.215. Additional information regarding the appeal process may be obtained from the City of Mount Vernon Community & Economic Development Department (360)336-6214. This MDNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on this DNS. There is a 10 day appeal period.



NOTICE OF HEARING

DATE: July 14, 2016

APPLICATION NAME/NUMBER: PL16-038 Dairy Valley Site Development

PROJECT DESCRIPTION: The proposal is the construction of a new building and associated asphalt area to replace those areas lost as a result of flood protection construction. The newly constructed building will have a slightly smaller footprint than the existing building.

The existing Dairy Valley building is currently located water ward of the existing levy. The entire existing Dairy Valley building will be demolished and in this location the City's flood protection measure will be constructed. Dairy Valley's existing building will be demolished by the City as part of the construction of the City of Mount Vernon's flood protection measure project and is not part of the proposal. The demolished building along with roughly one third of its parking and access will be replaced by a new building 10,424 square feet in size and 47,417 square feet of associated impervious surface for truck access, parking, and loading docks. It is anticipated that roughly 3,600 cubic yards of structural fill will be necessary for the construction of the new facilities. The new building will also require utilities to serve it.

PROJECT LOCATION: The property is located at 1201 South First Street. The Assessor's Parcel Number is P28950. The site is bound by First Street on the southeast side and the Skagit River on the northwest side. The site is located within a portion of the Northeast ¼ of Section 30, Township 43 North, Range 04 East, W.M.

APPLICANT/CONTACT: Ravnik & Associates, Inc.; John Ravnik; PO Box 361 Burlington, WA 98233; 360-707-2048.

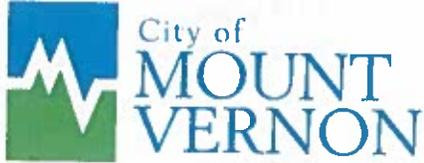
OWNER: Skagit Properties LLC; PO Box 807; Mount Vernon WA 98273.

CONTACT PERSON FOR COMMENTS: Marianne Manville-Ailles; Community and Economic Development Department, City of Mount Vernon, 910 Cleveland Ave., Mount Vernon, WA 98273; 360-336-6214; mma@sseconsultants.com.

Public Hearing: A Public Hearing is scheduled before the Mount Vernon Hearing Examiner on **August 4, 2016 beginning at 10:00 am** City of Mount Vernon City Hall 910 Cleveland Avenue; Mount Vernon. Any person may attend the Public Hearing and comment on the proposal. Public comments will be accepted until 4:30 PM on August 3, 2016. Comments may also be submitted at the hearing. Comments should be as specific as possible. Any person may comment on the application and request a copy of the decision once it is made. Questions about this proposal, requests for additional notification by mail and/or appeal procedures should be directed to the contact person listed herein. Any person who submits written comments will automatically become a 'party of record' and will be notified of any decision made regarding this proposal. The application and supporting documentation are available for review at the Community & Economic Development Department located at City Hall. Copies will be provided upon request at the cost of reproduction.

ISSUED: July 11, 2016

PUBLISHED: July 14, 2016

**AFFIDAVIT OF MAILING**

I, **Linda Beacham**, hereby declare as follows:

1. I am an employee of the City of Mount Vernon, Mount Vernon, Washington, a United States citizen, over the age of eighteen years, and am competent to testify to the matters set forth herein.
2. On **July 14, 2016** I mailed via the United States mail to the following parties the **PL16-038 Notice of Public Hearing** (before Hearing Examiner)
See attached lists

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct. Executed in Mount Vernon this **14th** day of **July, 2016**.



Linda Beacham

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PO Box 1167
Mount Vernon, WA 98273

Michael & Melissa Klingele
701 W. Hazel St.
Mount Vernon, WA 98273

Scott Pinkey
1213 Virginia St.
Mount Vernon, WA 98273

City & Dike Dist. 3
Attn: Judith Olson
PO Box 324
Conway, WA 98238

Mario & Maria Mendoza
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Mount Vernon, WA 98273

William Lubbe
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Mount Vernon, WA 98273

Janice Rinesmith
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Mount Vernon 28 LLC
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Seattle, WA 98112

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Skagit Unitarian & Universal Fellowship
PO Box 1203
Mount Vernon, WA 98273

Rachel VanHouten
803 W. Hazel St.
Mount Vernon, WA 98273

Jose & Maria Cervantes
1305 Virginia St.
Mount Vernon, WA 9827

**AFFIDAVIT OF MAILING**

I, **Linda Beacham**, hereby declare as follows:

1. I am an employee of the City of Mount Vernon, Mount Vernon, Washington, a United States citizen, over the age of eighteen years, and am competent to testify to the matters set forth herein.
2. On **June 7, 2016** I mailed via the United States mail, and email, to the following parties the **PL16-038 Final MDNS & Environmental Report**
See attached lists

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct. Executed in Mount Vernon this **7th** day of **June, 2016**


Linda Beacham

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**AFFIDAVIT OF MAILING**

I, Linda Beacham, hereby declare as follows:

1. I am an employee of the City of Mount Vernon, Mount Vernon, Washington, a United States citizen, over the age of eighteen years, and am competent to testify to the matters set forth herein.
2. On May 11, 2016 I mailed via the United States mail, and email, to the following parties the PL16-038 NOA & PMDNS
See attached lists: Agencies (NOA, PMDNS, SEPA)
Property Owners

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct. Executed in Mount Vernon this 11th day of May, 2016.

Linda Beacham
Linda Beacham

Commercial Cold Storage
PO Box 1167
Mount Vernon, WA 98273

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 (360)424-3251

ORDER CONFIRMATION

Salesperson: Jeanette Kales

Printed at 05/11/16 08:59 by jka30

Acct #: 210458

Ad #: 1456607

Status: N

CITY OF MOUNT VERNON - LEGALS
 PO BOX 809
 MOUNT VERNON WA 98273

Start: 05/12/2016 Stop: 05/12/2016
 Times Ord: 1 Times Run: ***
 STDS 1.00 X 42.90 Words: 1098
 Total STDS 43.00
 Class: 0001 LEGAL NOTICES
 Rate: SVHOR Cost: 679.40
 # Affidavits: 1

Contact:

Phone: (360)336-6214
 Fax#: (360)336-6283
 Email: sandy@mountvernonwa.gov
 Agency:

Ad Descrpt: SVH-1456607
 Given by: *
 Created: jka30 05/06/16 14:39
 Last Changed: jka30 05/11/16 08:59

PUB	ZONE	EDT	TP	START	INS	STOP	SMTWTFS
SVH	A	97	W	05/12/16	1	05/12/16	SMTWTFS
WEB	A	97	W	05/12/16	1	05/12/16	SMTWTFS

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

 Name (print or type)

 Name (signature)

(CONTINUED ON NEXT PAGE)



16-038



US Army Corps of Engineers - Seattle District

EXHIBIT-D
AGENCY USE ONLY

WASHINGTON STATE Joint Aquatic Resources Permit Application (JARPA) Form^{1,2} [\[help\]](#)

USE BLACK OR BLUE INK TO ENTER ANSWERS IN THE WHITE SPACES BELOW.

Date received: _____

Agency reference #: _____

Tax Parcel #(s): _____

Part 1--Project Identification

1. Project Name (A name for your project that you create. Examples: Smith's Dock or Seabrook Lane Development) [\[help\]](#)

Dairy Valley Distributing Site Development

Part 2--Applicant

The person and/or organization responsible for the project. [\[help\]](#)

2a. Name (Last, First, Middle)

Mike Grahn

2b. Organization (If applicable)

Dairy Valley Distributing

2c. Mailing Address (Street or PO Box)

P.O. Box 807

2d. City, State, Zip

Mount Vernon, WA 98273

2e. Phone (1)

(360) 661-5483

2f. Phone (2)

()

2g. Fax

()

2h. E-mail

mike@dairyvalleydist.com

¹Additional forms may be required for the following permits:

- If your project may qualify for Department of the Army authorization through a Regional General Permit (RGP), contact the U.S. Army Corps of Engineers for application information (206) 764-3495.
- If your project might affect species listed under the Endangered Species Act, you will need to fill out a Specific Project Information Form (SPIF) or prepare a Biological Evaluation. Forms can be found at <http://www.nws.usace.army.mil/Missions/CivilWorks/Regulatory/PermitGuidebook/EndangeredSpecies.aspx>.
- Not all cities and counties accept the JARPA for their local Shoreline permits. If you need a Shoreline permit, contact the appropriate city or county government to make sure they accept the JARPA.

²To access an online JARPA form with [\[help\]](#) screens, go to

http://www.epermitting.wa.gov/site/alias_resourcecenter/jarpa_jarpa_form/9984/jarpa_form.aspx.

For other help, contact the Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.

Part 3—Authorized Agent or Contact

Person authorized to represent the applicant about the project. (Note: Authorized agent(s) must sign 11b of this application.) [\[help\]](#)

3a. Name (Last, First, Middle)			
John Ravnik, P,E,			
3b. Organization (If applicable)			
Ravnik & Associates, Inc			
3c. Mailing Address (Street or PO Box)			
P.O. Box 361			
3d. City, State, Zip			
Burlington, WA 98233			
3e. Phone (1)	3f. Phone (2)	3g. Fax	3h. E-mail
(360) 707-2048	()	(360) 707-2216	jrvnik@ravnik.net

Part 4—Property Owner(s)

Contact information for people or organizations owning the property(ies) where the project will occur. Consider both **upland and aquatic** ownership because the upland owners may not own the adjacent aquatic land. [\[help\]](#)

- Same as applicant. (Skip to Part 5.)
- Repair or maintenance activities on existing rights-of-way or easements. (Skip to Part 5.)
- There are multiple upland property owners. Complete the section below and fill out [JARPA Attachment A](#) for each additional property owner.
- Your project is on Department of Natural Resources (DNR)-managed aquatic lands. If you don't know, contact the DNR at (360) 902-1100 to determine aquatic land ownership. If yes, complete [JARPA Attachment E](#) to apply for the Aquatic Use Authorization.

4a. Name (Last, First, Middle)			
4b. Organization (If applicable)			
Skagit Properties, LLC			
4c. Mailing Address (Street or PO Box)			
PO BOX 807			
4d. City, State, Zip			
MOUNT VERNON, WA 98273			
4e. Phone (1)	4f. Phone (2)	4g. Fax	4h. E-mail
(360) 848-8900	()	()	

Part 5—Project Location(s)

Identifying information about the property or properties where the project will occur. [\[help\]](#)

- There are multiple project locations (e.g. linear projects). Complete the section below and use [JARPA Attachment B](#) for each additional project location.

5a. Indicate the type of ownership of the property. (Check all that apply.) [\[help\]](#)

- Private
 Federal
 Publicly owned (state, county, city, special districts like schools, ports, etc.)
 Tribal
 Department of Natural Resources (DNR) – managed aquatic lands (Complete [JARPA Attachment E](#))

5b. Street Address (Cannot be a PO Box. If there is no address, provide other location information in 5p.) [\[help\]](#)

1201 South 1st Street

5c. City, State, Zip (If the project is not in a city or town, provide the name of the nearest city or town.) [\[help\]](#)

Mount Vernon, WA 98273

5d. County [\[help\]](#)

Skagit County

5e. Provide the section, township, and range for the project location. [\[help\]](#)

¼ Section	Section	Township	Range
NE 1/4	30	34	04

5f. Provide the latitude and longitude of the project location. [\[help\]](#)

- Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83)

48.413482 N lat / -122.343053 W long

5g. List the tax parcel number(s) for the project location. [\[help\]](#)

- The local county assessor's office can provide this information.

P28950

5h. Contact information for all adjoining property owners. (If you need more space, use [JARPA Attachment C.](#)) [\[help\]](#)

Name	Mailing Address	Tax Parcel # (if known)
COMMERCIAL COLD STORAGE INC	PO BOX 1167	340419-0-160-0001
	MOUNT VERNON, WA 98273	340419-0-161-0000
CITY & DIKE DIST 3 ATTN JUDITH OLSON	PO BOX 324	340430-0-133-0000
	CONWAY, WA 98238	
CITY OF MOUNT VERNON	PO BOX 809	340430-0-153-0005
	MOUNT VERNON, WA 98273	3758-006-010-0003
LUBBE WILLIAM J	1211 VIRGINIA ST	3758-006-009-0006
	MOUNT VERNON, WA 98273	

5i. List all wetlands on or adjacent to the project location. [\[help\]](#)

None

5j. List all waterbodies (other than wetlands) on or adjacent to the project location. [\[help\]](#)

Skagit River to the northwest

5k. Is any part of the project area within a 100-year floodplain? [\[help\]](#)

Yes* No Don't know **Currently the subject property is within a 100-year floodplain zone A1 with a base flood elevation of 27.6 per the FIRM map for the City of Mount Vernon. However, this project is being driven by a larger City project proposed to build a new Skagit River dike along the northerly side of the subject property. The proposed location of the City's new dike requires the existing Dairy Valley building to be demolished for new dike construction. The new location of the Dairy Valley building as noted herein will ultimately be located landward (south) of the new dike which will change the property's flood plain designation to being outside of the flood plain.*

5l. Briefly describe the vegetation and habitat conditions on the property. [\[help\]](#)

The subject property where the new building is proposed is currently covered with asphalt and gravel surfacing, with areas of sparse grass and shrubs along the southeasterly side of the site. Refer to the attached Aerial Photo Exhibit.

5m. Describe how the property is currently used. [\[help\]](#)

The property is currently used for the Dairy Valley Distributing business which stores and distributes cooled and frozen dairy products.

5n. Describe how the adjacent properties are currently used. [\[help\]](#)

The adjacent property to the northeast is used by Commercial Cold Storage which is a seafood storage and processing facility. Along the south and southeast side is the existing river dike with property behind being used for single family residential purposes. To the northwest is the Skagit River, and what will be the future dike.

5o. Describe the structures (above and below ground) on the property, including their purpose(s) and current condition. [\[help\]](#)

The existing Dairy Valley building is located northerly of the site where the new building is proposed. This existing building is to be removed for the construction of the new Skagit River dike project being done by the City of Mount Vernon, Washington. There are no other structures onsite.

5p. Provide driving directions from the closest highway to the project location, and attach a map. [\[help\]](#)

From I-5, take exit 226 WA-536 W/Broad St/E Kincaid St in Mount Vernon and head west on Kincaid Street. Turn left on South 2nd Street, then take right onto Park Street. The subject property will be on the right at the intersection of 1st Street and Park Street, northerly of the existing dike. Refer to the attached Vicinity Map.

Part 6—Project Description

6a. Briefly summarize the overall project. You can provide more detail in 6b. [\[help\]](#)

The existing property owned by Dairy Valley Distributing encompasses approximately 3.4 acres located on the waterward side of the City's existing dike which is aligned with the 1st street right of way. At the present time, the existing developed site conditions encompass one building (12,306 square feet), existing asphalt surfacing (approximately 33,796 square feet), and gravel surfaced area (approximately 55,000 square feet). The utilities that serve this existing business consist of storm drainage, sanitary sewer, water, natural gas, and various wire utilities. According to Skagit County records, the existing building onsite was constructed in 1900. Per aerial photograph information dated 1969, the site previously supported a very large building of which the presently existing building is approximately 25%.

As previously noted, the City of Mount Vernon has undertaken an extensive levy improvement program adjacent to the Skagit River to protect the downtown Mount Vernon community. The City's proposal for this new levy bisects the remaining onsite portion of existing building currently occupied by Dairy Valley. The City proposes to utilize the imminent domain process to acquire the northwesterly third of the Dairy Valley property for construction of a new Skagit River levy to replace the existing levy currently aligned with the 1st Street right of way along the southeastern portion of the site. A new building to serve Dairy Valley is proposed to be constructed within the property remaining landward (southerly) of the new dike. Site development activities for this new building are anticipated to start late summer of 2016 based on approval of necessary permits. The first phase of site development proposes the construction of one new building having a footprint area of approximately 10,424 square feet with a surrounding reconstructed asphalt area of approximately 51,000 square feet. The site will be designed to accommodate travel lanes for semi-trucks, parking, and truck docks. At the northeasterly end of the remaining Dairy Valley property is an existing asphalt area which will be used as overflow parking for semi-truck drivers. With this first phase of site development, new utility services will be necessary to serve the proposed building. New utility services will include a sanitary sewer service, stormwater provisions, waterline as need for domestic water and fire protection, along with power, telephone, cable, and fiber optic services as needed for the new building. Sanitary sewer will be conveyed to the adjacent, public, sanitary sewer main located in Park Avenue, while all stormwater runoff from the redeveloped site will be collected and treated onsite, and then discharged into the City's regional stormwater pump station which is located just westerly from the 1st Street intersection with Park Lane. Existing domestic water service presently serving the existing Dairy Valley Building may also be used to serve the proposed building subject to the quantity of fixture units within the proposed building. Water for fire protection as required will also be provided to the new site development. There is a network of existing waterlines within the adjacent rights of way which will provide water to serve the domestic and fire protection needs of this project.

There is the potential for future building expansion to the northwesterly side and northeasterly side of the currently proposed new Dairy Valley building. The total area of this future building expansion will likely be performed in two separate phases over the next 10 – 20 years. At the time of future building expansion, the truck docks, truck maneuvering, and semi-truck parking area will have to be expanded northeasterly upon the area currently intended for truck drivers personal vehicle parking.

6b. Describe the purpose of the project and why you want or need to perform it. [help]

The purpose of the project is to construct a new building and associated site redevelopment needed to serve the Dairy Valley Distributing business. This site redevelopment and new building are proposed to replace the existing Dairy Valley building which will be demolished for the construction of a new levy for the Skagit River by the City of Mount Vernon.

6c. Indicate the project category. (Check all that apply) [help]

- Commercial
 Residential
 Institutional
 Transportation
 Recreational
 Maintenance
 Environmental Enhancement

6d. Indicate the major elements of your project. (Check all that apply) [help]

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Aquaculture | <input type="checkbox"/> Culvert | <input type="checkbox"/> Float | <input type="checkbox"/> Retaining Wall (upland) |
| <input type="checkbox"/> Bank Stabilization | <input type="checkbox"/> Dam / Weir | <input type="checkbox"/> Floating Home | <input checked="" type="checkbox"/> Road |
| <input type="checkbox"/> Boat House | <input type="checkbox"/> Dike / Levee / Jetty | <input type="checkbox"/> Geotechnical Survey | <input type="checkbox"/> Scientific Measurement Device |
| <input type="checkbox"/> Boat Launch | <input type="checkbox"/> Ditch | <input checked="" type="checkbox"/> Land Clearing | <input type="checkbox"/> Stairs |
| <input type="checkbox"/> Boat Lift | <input type="checkbox"/> Dock / Pier | <input type="checkbox"/> Marina / Moorage | <input checked="" type="checkbox"/> Stormwater facility |
| <input type="checkbox"/> Bridge | <input type="checkbox"/> Dredging | <input type="checkbox"/> Mining | <input type="checkbox"/> Swimming Pool |
| <input type="checkbox"/> Bulkhead | <input type="checkbox"/> Fence | <input type="checkbox"/> Outfall Structure | <input checked="" type="checkbox"/> Utility Line |
| <input type="checkbox"/> Buoy | <input type="checkbox"/> Ferry Terminal | <input type="checkbox"/> Piling/Dolphin | |
| <input type="checkbox"/> Channel Modification | <input type="checkbox"/> Fishway | <input type="checkbox"/> Raft | |

Other:

6e. Describe how you plan to construct each project element checked in 6d. Include specific construction methods and equipment to be used. [\[help\]](#)

- Identify where each element will occur in relation to the nearest waterbody.
- Indicate which activities are within the 100-year floodplain.

Land Clearing – Land clearing will only occur as needed and is expected to include the removal of light grass and brush for the new building and associated parking and driveway areas. Silt fencing, and other erosion controls as needed will be included within the project's civil plans to assure no dirty runoff is discharged from the project area. These activities will be performed with heavy construction equipment as needed. Land clearing areas will occur approximately over 190 feet from the Skagit River located to the north and will be landward of the newly proposed river levy being constructed by the City of Mount Vernon.

Roads- Roads will include parking and driveway areas needed to serve the redeveloped site. A majority of the road improvements will be performed in areas where either existing asphalt or compacted gravel areas currently exist. Roads are built using a bull dozer, excavator, grader and other heavy equipment as needed. New and reconstructed parking and driveway areas will occur no closer than 190 feet from the Skagit River which is located to the north. Additionally, these improvements will be performed landward of the newly proposed river levy being constructed by the City of Mount Vernon.

Stormwater Facility- Storm drainage facilities will be constructed onsite using a bull dozer, excavator, grader and other heavy equipment as needed. Onsite facilities will be provided to treat all runoff waters from pollution generating impervious surfaces. All treated runoff waters and roof runoff water will be conveyed to the City's regional storm water pump station located southwest from the project area approximately 200 feet. It is likely, due to this site's terrain and grade change that developed stormwater runoff will be pumped from a new stormwater pump to the City's regional stormwater pump facility.

Utilities-Utilities will be installed to serve the new building and site improvements generally using excavators to create a 2-foot to 3-foot deep trenches, 2- to 3-foot deep trench with backfill over the pipes. Installation of new utilities for this project not be any closer than 190 feet from the Skagit River which is located to the north. These improvements will be performed landward of the newly proposed river levy being constructed by the City of Mount Vernon.

6f. What are the anticipated start and end dates for project construction? (Month/Year) [\[help\]](#)

- If the project will be constructed in phases or stages, use [JARPA Attachment D](#) to list the start and end dates of each phase or stage.

Phase I: Start date: Summer, 2016 End date: Spring, 2017 See JARPA Attachment D

6g. Fair market value of the project, including materials, labor, machine rentals, etc. [\[help\]](#)

\$1,700,000

6h. Will any portion of the project receive federal funding? [\[help\]](#)

- If **yes**, list each agency providing funds.

Yes No Don't know

Part 7–Wetlands: Impacts and Mitigation

- Check here if there are wetlands or wetland buffers on or adjacent to the project area.
(If there are none, skip to Part 8.) [\[help\]](#)

7a. Describe how the project has been designed to avoid and minimize adverse impacts to wetlands. [help]
<input checked="" type="checkbox"/> Not applicable
7b. Will the project impact wetlands? [help]
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know
7c. Will the project impact wetland buffers? [help]
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know
7d. Has a wetland delineation report been prepared? [help]
<ul style="list-style-type: none"> If Yes, submit the report, including data sheets, with the JARPA package.
<input type="checkbox"/> Yes <input type="checkbox"/> No <i>NA</i>
7e. Have the wetlands been rated using the Western Washington or Eastern Washington Wetland Rating System? [help]
<ul style="list-style-type: none"> If Yes, submit the wetland rating forms and figures with the JARPA package.
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know <i>NA</i>
7f. Have you prepared a mitigation plan to compensate for any adverse impacts to wetlands? [help]
<ul style="list-style-type: none"> If Yes, submit the plan with the JARPA package and answer 7g. If No, or Not applicable, explain below why a mitigation plan should not be required.
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable <i>NA</i>
7g. Summarize what the mitigation plan is meant to accomplish, and describe how a watershed approach was used to design the plan. [help]
N/A

7h. Use the table below to list the type and rating of each wetland impacted, the extent and duration of the impact, and the type and amount of mitigation proposed. Or if you are submitting a mitigation plan with a similar table, you can state (below) where we can find this information in the plan. [\[help\]](#)

Activity (fill, drain, excavate, flood, etc.)	Wetland Name ¹	Wetland type and rating category ²	Impact area (sq. ft. or Acres)	Duration of impact ³	Proposed mitigation type ⁴	Wetland mitigation area (sq. ft. or acres)

¹ If no official name for the wetland exists, create a unique name (such as "Wetland 1"). The name should be consistent with other project documents, such as a wetland delineation report.

² Ecology wetland category based on current Western Washington or Eastern Washington Wetland Rating System. Provide the wetland rating forms with the JARPA package.

³ Indicate the days, months or years the wetland will be measurably impacted by the activity. Enter "permanent" if applicable.

⁴ Creation (C), Re-establishment/Rehabilitation (R), Enhancement (E), Preservation (P), Mitigation Bank/In-lieu fee (B)

Page number(s) for similar information in the mitigation plan, if available: _____

7i. For all filling activities identified in 7h, describe the source and nature of the fill material, the amount in cubic yards that will be used, and how and where it will be placed into the wetland. [\[help\]](#)

NA

7j. For all excavating activities identified in 7h, describe the excavation method, type and amount of material in cubic yards you will remove, and where the material will be disposed. [\[help\]](#)

NA

Part 8—Waterbodies (other than wetlands): Impacts and Mitigation

In Part 8, "waterbodies" refers to non-wetland waterbodies. (See Part 7 for information related to wetlands.) [\[help\]](#)

Check here if there are waterbodies on or adjacent to the project area. (If there are none, skip to Part 9.)

8a. Describe how the project is designed to avoid and minimize adverse impacts to the aquatic environment. [\[help\]](#)

Not applicable

This project is proposed to allow for the construction of a new river levy to contain the Skagit River located northerly of the project area. The construction of a new building and site landward of the existing building and proposed dike will minimize any adverse impact to the Skagit River. Stormwater treatment will be designed for the redeveloped site to assure runoff waters are clean before leaving the site. In addition, erosion and sedimentation controls will be incorporated within the site design.

8b. Will your project impact a waterbody or the area around a waterbody? [\[help\]](#)

Yes No

8c. Have you prepared a mitigation plan to compensate for the project's adverse impacts to non-wetland waterbodies? [\[help\]](#)

- If Yes, submit the plan with the JARPA package and answer 8d.
- If No, or Not applicable, explain below why a mitigation plan should not be required.

Yes No Not applicable

No mitigation plan has been prepared as no impacts are anticipated with this project

8d. Summarize what the mitigation plan is meant to accomplish. Describe how a watershed approach was used to design the plan.

- If you already completed 7g you do not need to restate your answer here. [\[help\]](#)

N/A

8e. Summarize impact(s) to each waterbody in the table below. [\[help\]](#)

Activity (clear, dredge, fill, pile drive, etc.)	Waterbody name ¹	Impact location ²	Duration of impact ³	Amount of material (cubic yards) to be placed in or removed from waterbody	Area (sq. ft. or linear ft.) of waterbody directly affected

¹ If no official name for the waterbody exists, create a unique name (such as "Stream 1") The name should be consistent with other documents provided.

² Indicate whether the impact will occur in or adjacent to the waterbody. If adjacent, provide the distance between the impact and the waterbody and indicate whether the impact will occur within the 100-year flood plain.

³ Indicate the days, months or years the waterbody will be measurably impacted by the work. Enter "permanent" if applicable.

8f. For all activities identified in 8e, describe the source and nature of the fill material, amount (in cubic yards) you will use, and how and where it will be placed into the waterbody. [\[help\]](#)

N/A

8g. For all excavating or dredging activities identified in 8e, describe the method for excavating or dredging, type and amount of material you will remove, and where the material will be disposed. [\[help\]](#)

N/A

Part 9—Additional Information

Any additional information you can provide helps the reviewer(s) understand your project. Complete as much of this section as you can. It is ok if you cannot answer a question.

9a. If you have already worked with any government agencies on this project, list them below. [\[help\]](#)

Agency Name	Contact Name	Phone	Most Recent Date of Contact
City of Mount Vernon City Engineer	Ana Chesterfield	(360) 336-6214	Feb 9 th , 2016
City of Mount Vernon Planning Director	Bob Hyde	(360) 336-6214	Feb 9 th , 2016
City of Mount Vernon Public Works Director	Esco Bell	(360)336-6204	Feb 9 th , 2016

9b. Are any of the wetlands or waterbodies identified in Part 7 or Part 8 of this JARPA on the Washington Department of Ecology's 303(d) List? [\[help\]](#)

- If Yes, list the parameter(s) below.
- If you don't know, use Washington Department of Ecology's Water Quality Assessment tools at: <http://www.ecy.wa.gov/programs/wq/303d/>.

Yes No

Portions of the Skagit River are listed on the 303(d) list however, the portion of the river located adjacent to this project shows no water quality concerns. Refer to the attached 303(d) map.

9c. What U.S. Geological Survey Hydrological Unit Code (HUC) is the project in? [\[help\]](#)

- Go to <http://cfpub.epa.gov/surf/locate/index.cfm> to help identify the HUC.

17110007 Lower Skagit

9d. What Water Resource Inventory Area Number (WRIA #) is the project in? [\[help\]](#)

- Go to <http://www.ecy.wa.gov/services/gis/maps/wria/wria.htm> to find the WRIA #.

3 - Lower Skagit - Samish

9e. Will the in-water construction work comply with the State of Washington water quality standards for turbidity? [\[help\]](#)

- Go to <http://www.ecy.wa.gov/programs/wq/swqs/criteria.html> for the standards.

Yes No Not applicable

9f. If the project is within the jurisdiction of the Shoreline Management Act, what is the local shoreline environment designation? [\[help\]](#)

- If you don't know, contact the local planning department.
- For more information, go to: http://www.ecy.wa.gov/programs/sea/sma/laws_rules/173-26/211_designations.html.

Rural Urban Natural Aquatic Conservancy Other _____

9g. What is the Washington Department of Natural Resources Water Type? [\[help\]](#)

- Go to <http://www.dnr.wa.gov/forest-practices-water-typing> for the Forest Practices Water Typing System.

Shoreline Fish Non-Fish Perennial Non-Fish Seasonal

9h. Will this project be designed to meet the Washington Department of Ecology's most current stormwater manual? [\[help\]](#)

- If No, provide the name of the manual your project is designed to meet.

Yes No

Name of manual: 2012 Department of Ecology Stormwater Manual

9i. Does the project site have known contaminated sediment? [\[help\]](#)

- If Yes, please describe below.

Yes No

9j. If you know what the property was used for in the past, describe below. [\[help\]](#)

Site was previously owned and operated by Dairygold as a distributing facility.

9k. Has a cultural resource (archaeological) survey been performed on the project area? [\[help\]](#)

- If Yes, attach it to your JARPA package.

Yes No Per the DAHP website a archaeological survey was performed in 2007 on the site and was found negative for archaeology sites per the report prepared by Berger in 2008

9l. Name each species listed under the federal Endangered Species Act that occurs in the vicinity of the project area or might be affected by the proposed work. [\[help\]](#)

None known of within and directly adjacent to the site. There may be some located further off site within the Skagit River.

9m. Name each species or habitat on the Washington Department of Fish and Wildlife's Priority Habitats and Species List that might be affected by the proposed work. [\[help\]](#)

None known of within and directly adjacent to the site. There may be some located further off site within the Skagit River.

Part 10–SEPA Compliance and Permits

Use the resources and checklist below to identify the permits you are applying for.

- Online Project Questionnaire at <http://apps.oria.wa.gov/opas/>.
- Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.
- For a list of addresses to send your JARPA to, click on [agency addresses for completed JARPA](#).

10a. Compliance with the State Environmental Policy Act (SEPA). (Check all that apply.) [\[help\]](#)

- For more information about SEPA, go to www.ecy.wa.gov/programs/sea/sepa/e-review.html.

A copy of the SEPA determination or letter of exemption is included with this application.

A SEPA determination is pending with City of Mount Vernon (lead agency). The expected decision date is MDNS.

I am applying for a Fish Habitat Enhancement Exemption. (Check the box below in 10b.) [\[help\]](#)

This project is exempt (choose type of exemption below).

Categorical Exemption. Under what section of the SEPA administrative code (WAC) is it exempt?

Other: _____

SEPA is pre-empted by federal law.

10b. Indicate the permits you are applying for. (Check all that apply.) [\[help\]](#)

LOCAL GOVERNMENT

Local Government Shoreline permits:

- Substantial Development Conditional Use Variance
 Shoreline Exemption Type (explain): _____

Other City/County permits:

- Floodplain Development Permit Critical Areas Ordinance

STATE GOVERNMENT

Washington Department of Fish and Wildlife:

- Hydraulic Project Approval (HPA) Fish Habitat Enhancement Exemption – [Attach Exemption Form](#)

You must submit a check for \$150 to Washington Department of Fish and Wildlife, unless your project qualifies for an exemption or alternative payment method below. **Do not send cash.**

Check the appropriate boxes:

- \$150 check enclosed. Check # _____
Attach check made payable to Washington Department of Fish and Wildlife.
- My project is exempt from the application fee. (Check appropriate exemption) _____
- HPA processing is conducted by applicant-funded WDFW staff.
Agreement # _____
- Mineral prospecting and mining.
- Project occurs on farm and agricultural land.
(Attach a copy of current land use classification recorded with the county auditor, or other proof of current land use.)
- Project is a modification of an existing HPA originally applied for, prior to July 10, 2012.
HPA # _____

Washington Department of Natural Resources:

- Aquatic Use Authorization
Complete [JARPA Attachment E](#) and submit a check for \$25 payable to the Washington Department of Natural Resources.
Do not send cash.

Washington Department of Ecology:

- Section 401 Water Quality Certification

FEDERAL GOVERNMENT

United States Department of the Army permits (U.S. Army Corps of Engineers):

- Section 404 (discharges into waters of the U.S.) Section 10 (work in navigable waters)

United States Coast Guard permits:

- Private Aids to Navigation (for non-bridge projects)



Planning & Development Services

~~1800 Continental Place~~ Mount Vernon, Washington 98273

Phone: (360) 416-1320 Fax: (360) 416-1340

336-6714

16-038

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

- SEPA FEE \$ _____
- PUBLICATION FEE \$ _____
- STAMPED ENVELOPES FOR OWNERS OF RECORD WITHIN 300' OF ALL PARCEL BOUNDARIES. INCLUDE MAP AND LIST OF ADDRESSES.

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.

Forms online:

<http://www.skagitcounty.net/PlanningAndPermit/Documents/Forms/SEPA/Environmental%20Checklist.pdf> OR
<https://fortress.wa.gov/lcy/publications/summarypages/ecy05045.html>

A. BACKGROUND

1. Name of proposed project, if applicable:

Dairy Valley Distributing Site Development

2. Name of applicant:

*Dairy Valley Distributing
Mike Grahn*

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

*Applicant: Mike Grahn
PO Box 807
1201 S 1st St.
Mount Vernon, WA 98273
360-661-5483
Email: mike@dairyvalleydist.com*

*Contact: John Ravnik
Ravnik & Associates
1633 Lindamood Lane, PO Box 361
Burlington, WA 98233
360-707-2048
Email: jraunik@ravnik.net*

4. Date checklist prepared:

February 15, 2016

5. Agency requesting checklist:

City of Mount Vernon

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

The City of Mount Vernon has undertaken an extensive levy improvement and levy relocation program along the Skagit River which will significantly protect local, adjoining properties from flood waters. In 2016 or potentially 2017, the City will be constructing their new levy through property currently owned by Dairy Valley. The construction of this new levy bisects the existing Dairy Valley Building onsite, necessitating Dairy Valley's proposed site development as represented herein. Subject to the schedule of land-use permitting for the new Dairy Valley site, construction of the initial phase of site development may proceed as early as August 2016. The initial phase of development encompasses an area of approximately 2.03 acres upon which an approximate 10,424 square foot building will be constructed, approximately 47,417 square feet of new asphalt surfacing will be constructed for parking, driveways, and semi-truck maneuvering area, and approximately 21,058 square feet of existing asphalt will be preserved as an area where truck drivers can park their personal vehicles. As noted on the accompanying Developed Conditions exhibits for this SEPA, Dairy Valley also has incorporated future building expansion to the northwest and northeast of their currently proposed building. Subject to economic demands, it is likely this future building expansion will be performed in two phases over the next 10 – 20 years.

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

None other than noted herein.

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

As part of the City's new Skagit River Levy Improvement Plan, a fish and wildlife habitat assessment was performed as a component within the City's Environmental Impact statement. This fish and wildlife habitat assessment investigation is relevant to Dairy Valley's site development because the area investigated adjoins the proposed site development for Dairy Valley. Recently, a new Geotechnical investigation was conducted within the footprint of proposed site development to identify underlying soil and granular conditions.

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, the City of Mount Vernon is pursuing the ^{eminent} imminent domain procedure to acquire that portion of the Dairy Valley property necessary for the City's Levy improvement project.

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

In addition to this SEPA, the following land use approvals and issued permits will be necessary for this project:

- *Shoreline Substantial Development Permit Approval*
- *Department of Ecology acceptance of Shoreline Substantial Development Permit issuance.*
- *~~Potential variance for Dike setback.~~*
- *Flood Plain Development permit. — Flood Plain Variance*
- *Department of Ecology Notice of Intent for General Stormwater Discharge.*
- *Fill & Grade permit.*
- *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.)

The existing property owned by Dairy Valley Distributing encompasses approximately 3.4 acres located on the water ward side of the City's existing dike which is aligned with the 1st street right of way. At the present time, the existing developed site conditions encompass one building having an approximate footprint area of 12,306 square feet, approximately 33,796 square feet of existing asphalt surfacing, and approximately 55,000 square feet of gravel surfaced area. The utilities that serve this business comprise storm drainage, sanitary sewer discharge to the City's adjacent sanitary sewer facilities, water

for domestic purposes, natural gas, and wire utilities. According to Skagit County records, the existing building onsite was constructed in 1900. Per aerial photograph information dated 1969, the site previously supported a very large building of which the presently existing building is approximately 25%. Historically when the subject property supported the entire building, having a footprint area on the order of 40,000-50,000 square feet, the site was owned and operated by Dairygold as a distributing facility.

As previously noted, the City of Mount Vernon has undertaken an extensive levy improvement program adjacent to the Skagit River to protect the downtown Mount Vernon community. The City's proposal for this new levy bisects a portion of the onsite building currently occupied by Dairy Valley. The City proposes to utilize the imminent domain process to acquire the northwesterly portion of the Dairy Valley property encompassing approximately 1.33 acres for construction of their new levy to replace the old levy currently aligned with the 1st Street right of way. Within the approximate 2.03 acres remaining under Dairy Valley's ownership, site development activities are anticipated to start in approximately August 2016. The initial phase of site development will comprise one building having a footprint area of approximately 10,424 square feet which will include a surrounding reconstructed asphalt area of approximately 51,000 square feet to accommodate travel lanes for semi-trucks, parking, and truck docks. At the northeasterly end of the remaining Dairy Valley property is an existing asphalt area encompassing approximately 21,058 square feet which will be used as overflow parking for semi-truck drivers. With this initial site development, new utility services will be necessary for the proposed building. These new utility services will involve a sanitary sewer service which will convey all sewage waste to the City of Mount Vernon's adjacent, public, sanitary sewer main located in Park Avenue and proceeds westerly, eventually conveying all sewage to the City's waste water treatment plant. All stormwater runoff from the redeveloped site will be collected and treated onsite, and then discharged into the City of Mount Vernon's regional stormwater pump station which is located just westerly from the 1st Street intersection with Park Lane. As a result of previous coordination meetings with the City of Mount Vernon, the City has informed this project that no stormwater detention is required because the City's regional stormwater pump station discharges directly to the adjacent Skagit River. In the course of site development, drainage facilities will be designed for the treatment of runoff waters which will involve a variety of components such as rain gardens, filter cartridges, bio-filtration swales, and flow-tech components. The existing domestic water service presently serving the existing Dairy Valley Building may also be used to serve the proposed building subject to the quantity of fixture units within the proposed building. Skagit PUD owns and operates a network of existing waterlines within the adjacent 1st Street right of way and Park Lane right of way, which is the source of water serving this project's domestic water service. Fire protection is required by the City of Mount Vernon which will be incorporated into the site development involving waterlines up to and including 12 inches in diameter.

Sanitary sewer pipe not larger than 8" diameter and storm drainage piping likely not larger than 18" in diameter will be used in this project.

As noted on the accompanying Developed Conditions exhibit, there is the potential for future building expansion to the northwesterly side and northeasterly side of the currently proposed Dairy Valley building. The total area of this future building expansion encompasses approximately 13,854 square feet and will likely be performed in two separate phases over the next 10 – 20 years. At the time of future building expansion, the truck docks, truck maneuvering, and semi-truck parking area will have to be expanded northeasterly upon the area currently intended for truck drivers personal vehicle parking.

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 subject property is located in the northeast quarter of Section 30, Township 34N, Range 4E as well as the southeast quarter of Section 19, Township 34N, Range 4E. Please refer to the two Assessor Maps accompanying this SEPA package submittal. The site address is 1201 S 1st Street.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

(circle one): **Flat, rolling**, hilly, steep slopes, mountainous, other, *the subject property is relatively flat with no significantly steep slopes. Adjacent to the southeasterly side of the subject property is the existing Skagit River dike which is aligned with the 1st Street right of way. The side slopes of this dike have a slope on the order of 2:1.*

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

Approximately 10-15%.

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.

Per the Soil Conservation Service the onsite soils are identified as #152, Urban Land, Mount Vernon and Field each consisting of a very fine sandy loam over stratified silty loam and fine sand. These soils all within the hydrologic group "C" and have a consistent infiltration capacity of at least 2 inches per hour. Much of the area proposed for Dairy Valley's site redevelopment is within the approximated footprint of the area historically occupied by the entire building previously operating onsite? A recent geotechnical investigation has identified historically placed gravel fill materials in the footprint of the proposed building and the proposed asphalt improvements. Other than encountering these native soils during utility excavations, there should be no other need for having to perform excavation within the native soils.

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

NO.

- 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.

Presently, the Dairy Valley parcel consists of approximately 3.4 acres, of which 2.03 acres will be remaining after the City's acquisition of property necessary for their Skagit River Levy improvement project. Within the footprint area of the proposed building having 10,424 square feet, approximately 1600 cubic yards of gravel structural fill will be necessary for this building construction. Along the southwesterly side of the proposed building, at the proposed driveway entrance into the property, gravel structural fill will be necessary for driveway and parking construction. Northeasterly from the proposed building, approximate 4-foot-high truck docks will be provided which will help to keep the site development at lower elevations. Within this initial phase of site development encompassing approximately 51,000 square feet of new asphalt surfacing, an estimated 2400 cubic yards of gravel structural fill will be necessary. The structural fill for this project will very likely be obtained from a gravel pit facility in Skagit County.

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

Yes, as soils and previously placed fill materials are exposed to direct rainfall, erosion can occur.

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

After the City has acquired 1.33 acres for their levy improvement program, the remaining ownership of 2.03 acres will be available for Dairy Valley's use in site development. At the present time, within this 2.03 acres, approximately 70-80% of the site is covered with the combination of asphalt and gravel. When the initial phase of site development has been completed, the 10,424 square foot building will encompass 12% of the site, the 51,000 square feet of asphalt surfacing will encompass 58% of the site, and the existing asphalt as an overflow passenger vehicle parking will accommodate the northeasterly 24% of the site. Adjoining the northwesterly site of the 1st Street right of way is a 10' wide strip of property to be landscaped as part of these site improvements. In the future, at the time of full building expansion, the building area may be as large as 23,175 square feet which will encompass 27% of the site. At the northeasterly end of the site, existing asphalt surfacing will have to be redeveloped to be structurally sufficient for supporting semi-trucks. Through the various phases of proposed and future site development, the City's minimum requirement of landscaping at least 7% of this Industrially-zoned site will be provided.

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

At the time Dairy Valley begins their site redevelopment, the City will not have yet started their proposed levy improvement project within the immediate area. It will be necessary that silt fence be incorporated into the site development to prevent dirty runoff water from exiting the property. As catch basins are installed, silt sacks will be installed to trap and retain sediment from runoff waters. Since the City of Mount Vernon does not require any detention, and is allowing the discharge of this site's runoff waters to enter their regional stormwater pump station, temporary siltation ponds with sand filtering devices may be incorporated into the construction phases so that runoff water can be cleaned and then pumped into the City's regional pump station.

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.

At the present time, the active Dairy Valley operation generates emissions from trucks and cars operating upon their property, and from heating equipment. During the course of site redevelopment, emissions will be generated from construction equipment such as excavators, dump trucks, and vibratory rollers. Once the site construction has been completed, the extent of emissions from the redeveloped site will very likely be similar to the current emissions generated. New equipment used in the site redevelopment will likely have much better efficiencies and operating capacities than the older equipment in the current building.

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

NO.

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

During construction, construction equipment will be maintained. The installation of heating equipment within the new building will conform to local energy codes. Semi-trucks will be maintained for efficient emissions.

3. Water

- a. Surface Water:

- 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.

Within the remaining land available for Dairy Valley's redevelopment, encompassing 2.03 acres, the Skagit River will be located approximately 150' northwest. There are no other known water bodies on or within the immediate vicinity of the project area.

- 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, as depicted on the Developed Conditions exhibit accompanying this SEPA application package, the closest point of the proposed site redevelopment will be approximately 150' from the edge of Skagit River. All extent of site development however, will be located land ward from the City's new levy improvement program.

- 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, not applicable.

- 4) Will the proposal require surface water withdrawals or diversions? Give 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.

At the present time, the subject property is located within flood zone A-1 as depicted on the Flood Insurance Rate Map having a community panel # of 530158 0002 B with an effective date of January 3, 1985. The City of Mount Vernon has been issued a CLOMR which recognizes that at such time as the City has completed their levy improvement program, all landward from to this new levy improvement project will be recognized as being outside the 100 year flood plain.

- 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 Water:

- 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.

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.

No waste materials 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.

At the time of preparing final civil construction plans, a drainage analysis report will be prepared. This report will identify the developed runoff rates from the 2.03 acres of developed property owned by Dairy Valley. The City of Mount Vernon owns and operates an adjacent stormwater pump station which has a direct discharge to the Skagit River. Due to the capacity of this pump station and its discharge to the adjacent Skagit River, which is recognized as an exempt water body, the redevelopment for Dairy Valley is not required to provide any detention. Within the site development, stormwater runoff rates will be calculated using the WWHM method for the purposes of sizing runoff treatment facilities. Runoff treatment facilities will incorporate a combination of bio-filtration swales, storm-tech media filled cartridges, rain gardens, and filterterra amended soil components. Runoff waters from all pollution generating impervious surfaces will be treated as required by the City of Mount Vernon and Department of Ecology standards

prior to being discharged into the City's regional pump station. Roof runoff waters are considered to be clean and will be conveyed directly to the City's regional stormwater pump station without any further treatment.

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.

This project does not alter or effect drainage patterns in the vicinity of the site. Presently, although not specifically known, it is considered that the existing site runoff waters already enter the Skagit River. With this redevelopment, developed runoff waters will be treated and then conveyed to the City's regional stormwater pump station for direct discharge into the Skagit River.

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

As noted, runoff treatment provisions will be incorporated into the site development for all runoff waters from pollution generating impervious surfaces.

4. Plants

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?

Within the 2.03 acres of developable property retained by Dairy Valley, approximately 0.1 acres are covered in a very sparse grass condition with shrubs along the perimeter edge of the property adjoining the adjacent 1st Street right of way.

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

None are known.

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

The subject property is zoned M-2 along the northerly downhill side of the current levy which is aligned with the 1st Street right of way. Adjoining zoning to the southerly side is also M-2 and adjoining zoning to the north is C-L. Landscape screening is not required to the southwesterly side adjoining additional M-2 zoning north nor to the northeasterly side adjoining the C-L zoning. Due to the subject property's terrain and the separation caused by the dike upon 1st Street, the development of this property is not highly noticeable to the R-3 zoning on the opposite southeasterly side of south 1st Street. As required by the City of Mount Vernon's landscape code, a minimum 7% of the site shall be landscaped which, for this project, will involve the street frontage landscaping and some interior landscaping adjacent to parking areas.

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

There are no know noxious weeds or invasive plant species on or near the site.

5. Animals

- 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. Examples include:

birds: hawk, heron, eagle, songbirds, other: rabbits, mice
 mammals: deer, bear, elk, beaver, other:
 fish: bass, salmon, trout, herring, shellfish, other _____

As referenced in the City's EIS for their levy improvement program, there are many fish species in the Skagit River.

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

None within the site. Some recognized fish species exist in the adjacent Skagit River.

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

Many portions of Skagit County are located within the Pacific flyway, and with the Skagit River in the vicinity, it is possible that this project area is located within a migration route.

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

The Stormwater runoff from this development will be treated prior to being discharged from the subject property. When this project has been completed, and when the City of Mount Vernon has completed their levy improvement program, the closest edge of this property to the Skagit River will be approximately 150' which, within that area, contains the new levy constructed by the City of Mount Vernon. Other than runoff treatment, no other measures are proposed to preserve or enhance wildlife.

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

No invasive animal species are known to exist on or near the site.

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 heating, lighting, and equipment operation.
Natural gas may also be used 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:

The design and construction of this building will conform to the international building code requirements.

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.

No, this business is limited to the storage of dairy products and their distribution. Other than 404a, 408a and R-22 which are typical chemicals used in refrigeration system, there are no other toxic chemicals involved in this site operation.

- 1) Describe any known or possible contamination at the site from present or past uses.

None known of.

- 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.

- 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.

- 4) Describe special emergency services that might be required.

None other than what would be expected with most businesses.

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

None other than Dairy Valley has created a Safety Program for their business.

b. Noise

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

There are no existing noises in the area which will have an affect on this 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)? Indi- cate what hours noise would come from the site.

During this site's redevelopment phase, there will be an approximate 6 month period where site development activities will be occurring. This will involve excavators, bull dozers, and vibratory equipment for the placement of fill and site surfacing. In the building construction there will be saws and hammers involved in the building construction. Each of these site development activities will typically occur from 7:00am to 6:00pm Monday through Friday. Upon the development of this property, the only noises generated will be from cars and semi-trucks entering and exiting the facility.

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

None other than the maintenance of Dairy Valley vehicles.

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.

Within the 2.03 acres of land being retained by Dairy Valley, a portion of it exists as asphalt surfacing where trucks are maneuvering when accessing the existing building and portions of the site are graveled where employee vehicles and semi-trucks are parked. Adjacent off site property to the northeast is owned and operated by Commercial Cold Storage which is a storage facility for frozen seafood. Southeasterly from this project area is the 1st Street right of way which along its southeasterly side is comprised of residential development. Southwesterly from this project area is land owned by the City of Mount Vernon where the referenced regional stormwater pump station is located. Northwesterly from this project area will be the footprint of the City of Mount Vernon's new levy project, adjoined along its northwesterly side by the Skagit River. The project herein for redevelopment of the Dairy Valley property will not have any negative effect on current land uses and adjacent properties. The redevelopment proposal herein for Dairy Valley will simply be a continuation and relocation of current ongoing activities involving the storage and distribution of refrigerated dairy products.

- 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?

The presently existing building occupied by Dairy Valley consist of the remaining portion of the building that at one time was approximately 4 times larger, owned and operated by Dairygold. Per Skagit County records, the original building was constructed in approximately 1900. In review of 1937 aerial photograph information obtained from Skagit County, the subject property was bordered to its northeasterly side and southwesterly side with lightly vegetated properties containing trees. There is no evidence that would suggest

the subject property has ever been used as a farm land or a working forest land.

- 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:

No, because there are no working farm or forest land businesses within the area.

- c. Describe any structures on the site.

Presently, there is one existing building on the property presently owned by Dairy Valley. A portion of this building is located on property that will be acquired by the City of Mount Vernon for their levy improvement program. At the present time, the building occupied by Dairy Valley encompasses approximately 12,300 square feet. Historically when the property was developed at its full potential for Dairygold, there was likely on the order of 40,000 to 50,000 square feet of building onsite.

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

As part of the City of Mount Vernon's levy improvement plan, scheduled for construction during the latter part of 2016 or 2017, the City will demolish the existing Dairy Valley building.

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

M-2, Industrial District.

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

Commercial/Industrial (CI)

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

That portion of land being retained by Dairy Valley has a shoreline designation of Urban Mixed-use (Medium to high intensity Urban Commercial, Industrial, Residential, Public Access), located behind (land ward) of the City's future earthen levy improvement.

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

None other than the Skagit River having its closest edge approximately 150' from the closest boundary of the remaining property owned by Dairy Valley.

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

No individuals will reside at this facility. Presently, Dairy Valley employees approximately 17 people. The completed redevelopment for the site will not cause a significant change in employment count.

- j. Approximately how many people would the completed project displace?

None.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

None, not applicable

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed redevelopment herein for Dairy Valley will involve a public advertising of this SEPA, this project's associated shoreline substantial development permit because of the proximity within 200' of the Skagit River, and a comprehensive review by City staff.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

There are no nearby agricultural or forest lands within the vicinity of this project.

9. Housing

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

Does not apply.

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

Does not apply.

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

Does not apply.

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 building will have a peak height of approximately 28 feet.

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

At such time as the City of Mount Vernon has completed their new levy improvement project, there will technically be a new levy on the northwesterly side of this Dairy Valley site redevelopment and the old abandoned levy along the southeasterly side, aligned with the 1st Street right of way. The site development proposed herein for Dairy Valley will not alter or obstruct any views due to the levy berms both northwest and southeast of the project area.

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

Other than the planting of landscape improvements along the 1st Street right of way frontage ok as is internal landscape islands, and soft color tones for the proposed building, no other measures are proposed nor anticipated, for any aesthetic impacts.

11. Light and glare

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

Pole mounted lighting within the parking lot and drivelane areas, together with building-mounted lights, will be used only during dark hours for the safety of employees and the maneuvering of semi-trucks through the property.

- 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:

All site lighting provided onsite will be hooded and shielded to direct light down upon driving and pedestrian surfaces for safety purposes.

12. Recreation

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

In the immediate vicinity of this project, the only directly adjacent recreational amenity is the Skagit River. Approximately 2 blocks south from this project site is the existing Sherman Anderson ball park and the Skagit County fairgrounds.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

This project will not cause any displacement or disruptions to recreational facilities in the area.

- 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 located on or near the site? If so, specifically describe.

Yes, the existing building presently occupied by Dairy Valley was constructed in 1900 per Skagit County records. As part of the City's levy improvement program, the City will be responsible for demolishing the current Dairy Valley facility to make way for their project.

- 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.

There are no known land marks, features or evidence of Indian or historic uses upon the subject property. The Washington State Department of Archeology and Historic Preservation has been contacted in regards to any elements of significance in the vicinity of

this project. The DAHP project-review sheet, EZ1N, has been prepared and submitted to the DAHP, and is included within this SEPA application package to the City of Mount Vernon.

- 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.

As noted above, the Department of Archeology and Historic Preservation has been contacted in regards to any elements of significance near this project.

- 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.

If during the course of construction any significant evidence is identified, local authorities will be contacted. However, the vast majority of site being redeveloped for the new Dairy Valley facility is within the footprint of land that was previously developed in the early 1900's for the Dairygold facility.

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.

At the present time, the existing Dairy Valley facility is accessed by a private driveway proceeding westerly from the 1st Street intersection with Park Street. This same point of access will be used with the redeveloped 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 nearest Skagit Transit stop is located at the intersection of Cleveland & Hazel.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Approximately 11 new parking spaces will be provided for the 17 employees that will work at the proposed site. Additional area will be allocated onsite for semi-trucks and truck access lanes at the truck dock approach to the proposed building. This proposal will not eliminate any parking.

- 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).

NO.

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

There is no water, rail, or air transportation in the immediate vicinity of this project. Although the closest edge of the Skagit River is within approximately 150' to the closest border of this property, the Skagit River is not used as a transportation facility other than for recreational purposes.

- 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?

Approximately 17 employees will work at the site. Approximately 9 trucks leave the site between 2 am and 5 am each day and generally return mid-afternoon, around 2 pm. In addition there are approximately 3-4 deliveries to the site per day. This is anticipated to be the same volumes as what occur at the existing Dairy Valley business currently leaving this site area.

- 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.

This project is not located in the vicinity of any agricultural and forest production activities and as such, does not create any interference with these type of activities.

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

This proposed redevelopment is a relocation of the existing Dairy Valley facility to its new location approximately 150' away. This project, upon its initial phase of completion, will not generate any increase in traffic. The present building occupied by Dairy Valley encompasses approximately 12,306 square feet which will be replaced by the new building having a footprint area of approximately 10,500 square feet. Only in the future if and when building expansions occur will there be an application for traffic concurrency and a payment of impact fees.

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.

In its present state, the Dairy Valley facility has needs for public services such as fire protection, police protection, and health care. The redevelopment and relocation for the new Dairy Valley facility will not generate an increase in the amount of public service needs.

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

None. The new building will be more technologically advanced than the old 1900 building.

16. Utilities

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: drainage

- 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.

Sanitary sewer service for the proposed building will involve the installation of either a 6", 8", or 12" diameter sewer pipe to be connected to the City's existing gravity sewer main near the southerly most corner of the subject property abutting the 1st Street right of way.

Storm drainage facilities will be constructed onsite to treat all runoff waters from pollution

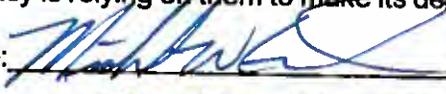
generating impervious surfaces. All treated runoff waters and roof runoff water will be conveyed to the City's regional storm water pump station located southwest from the project area approximately 200 feet. It is likely, due to this site's terrain and grade change that developed stormwater runoff will be pumped from a new stormwater pump to the City's regional stormwater pump facility.

Wire utilities for power, telephone, television cable, and possibly fiber optic will be extended underground to serve the proposed building. The provider for these services respectfully is Puget Sound Energy, Frontier, Comcast, and Blackrock Cable.

Water for domestic use to the proposed building will be obtained from either using the existing water meter presently serving the existing building or, from a new domestic water service connected to the existing water line located in the 1st Street right of way. These water lines are owned and operated by Skagit PUD. Installation of the domestic water service will also include installation of back flow protection. If required by the Mount Vernon Fire Department, fire protection measures will be incorporated into the site. This may involve the installation of an additional offsite hydrant within the 1st Street right of way. Onsite fire protection measures may include building sprinklers, additional fire hydrants, and water mains up to and including 12" in diameter.

C. SIGNATURE

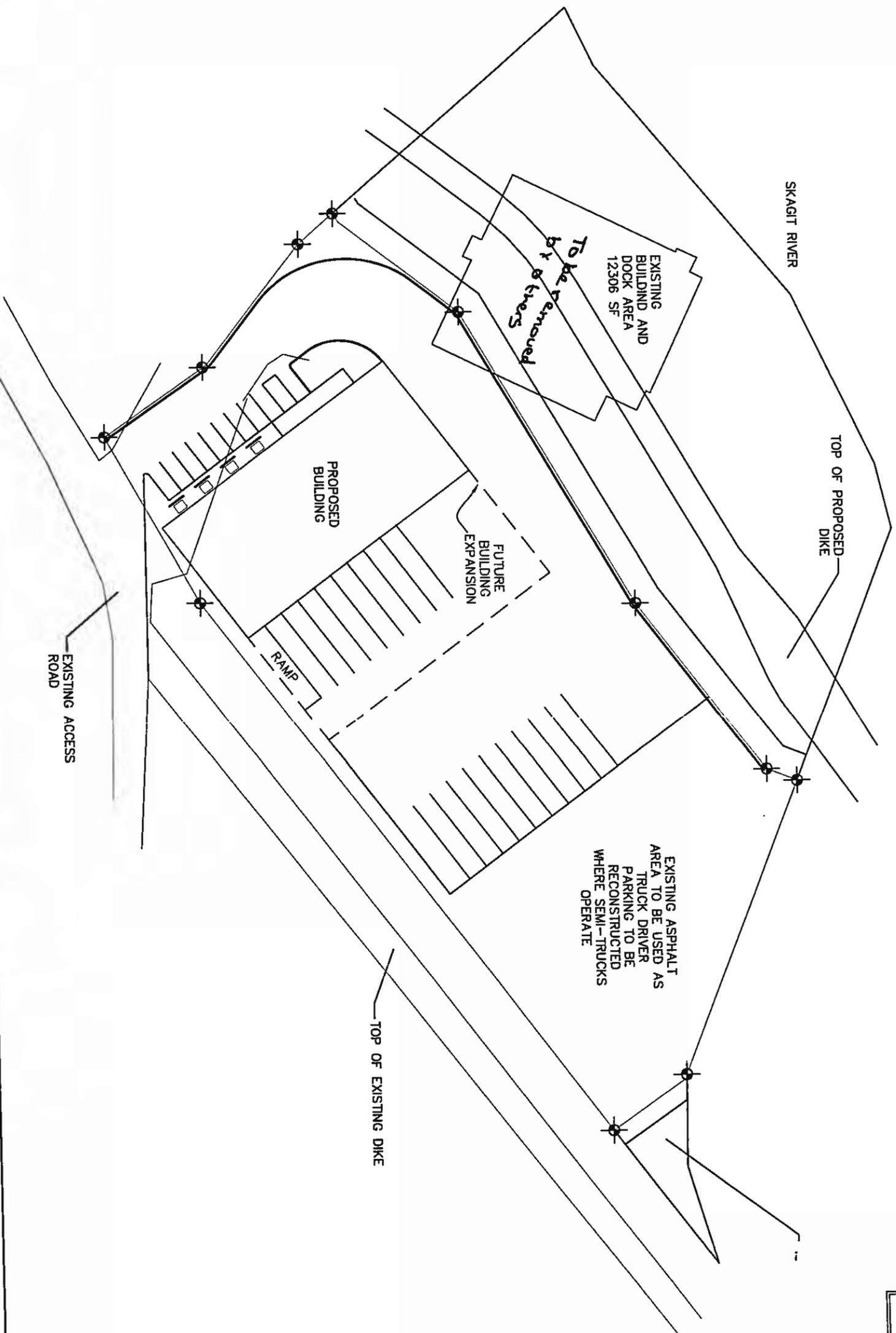
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee MICHAEL V. GRAHN

Position and Agency/Organization VP OPERATIONS DAIRY VALLEY DISTRIBUTING

Date Submitted: 3/22/14



CALL TWO BUSINESS DAYS BEFORE YOU DIG
1-800-424-5555



REV. NO.	REVISION	DATE	BY	APPROVED

Ravnik & Associates, Inc.
 CIVIL ENGINEERING & LAND-USE PLANNING
 108 E. GILKEY RD./P.O. BOX 361
 BURLINGTON, WA 98233
 PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:

PRELIMINARY LAYOUT

PLAN STATUS:

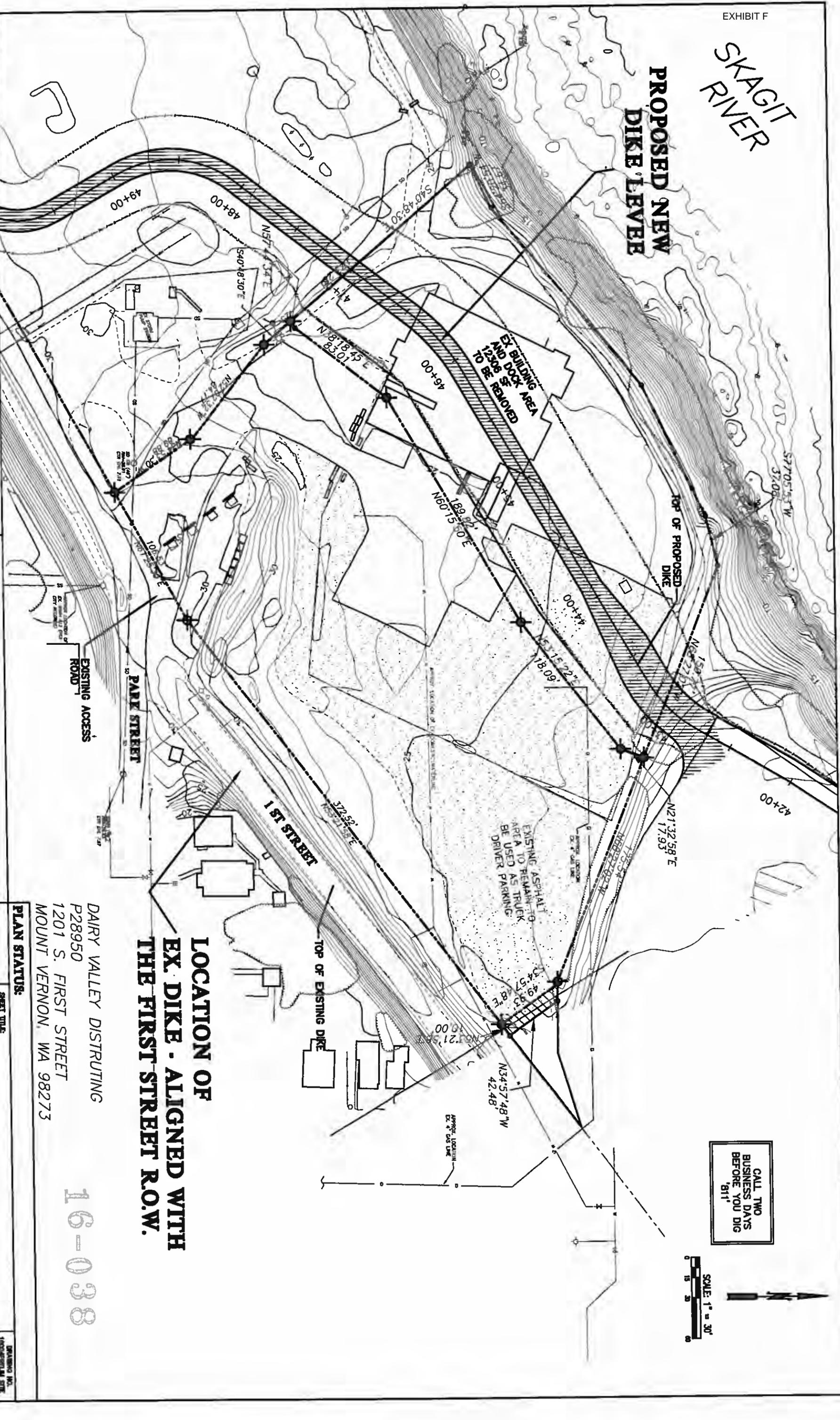
SCALE: 1" = 30'
 DRAWN BY:
 CHECKED BY:
 DATE: 02.09.16

SITE REDEVELOPMENT FOR DAIRY VALLEY

DRAWING NO. XXXXX.dwg
 JOB NO. XXXXX
 SHEET NO. X OF X

SKAGIT RIVER

PROPOSED NEW DIKE LEVEE



EX-BUILDING AREA
AND DOCK AREA
TO BE REMOVED

EXISTING ASPHALT
AREA TO REMAIN TO
BE USED AS TRUCK
DRIVER PARKING

CALL TWO
BUSINESS DAYS
BEFORE YOU DIG
'811'



LOCATION OF EX. DIKE - ALIGNED WITH THE FIRST STREET R.O.W.

DAIRY VALLEY DISTRUTING
P28950
1201 S. FIRST STREET
MOUNT VERNON, WA 98273

16-038

NO.	REVISION	DATE	BY	APPROVED

Ravnik & Associates, Inc.
 CIVIL ENGINEERING & LAND-USE PLANNING
 163 LINDABOOD LANE/P.O. BOX 361
 HURLETTINGTON, VA 22033
 TEL: (560) 707-2948 FAX: (560) 707-2216

SHEET DESCRIPTION:
EXISTING CONDITIONS
EXHIBIT

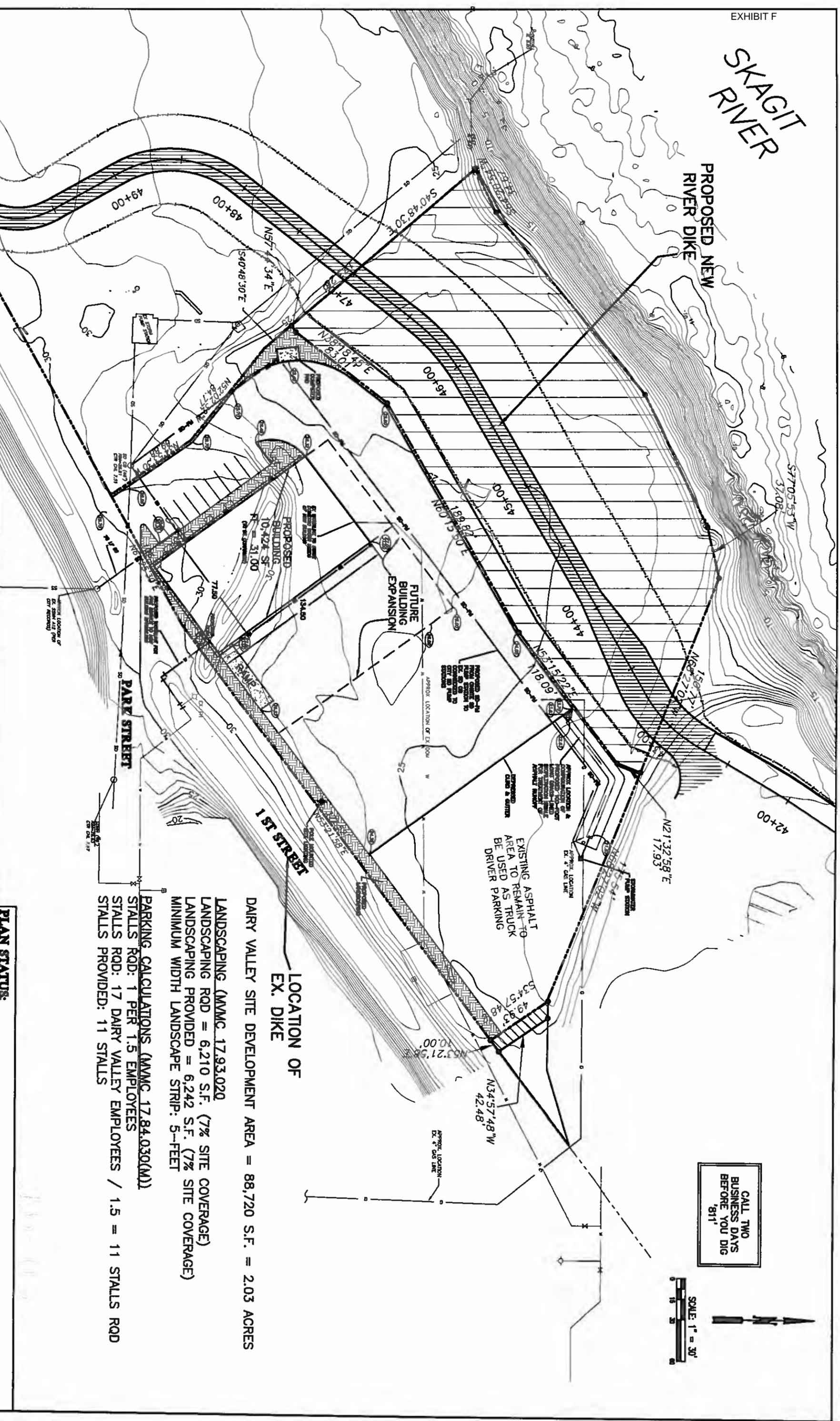
SCALE: 1" = 30'
 DRAWN BY:
 CHECKED BY:
 DATE: 02.18.16

SHEET TITLE:
SITE REDEVELOPMENT
 FOR
DAIRY VALLEY DISTRIBUTING
 SECTION 30, T. 34N, R. 4 E, W.M.

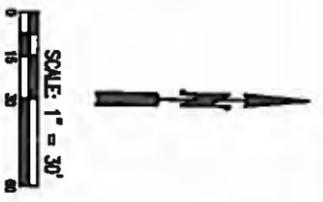
DRAWING NO.:
 PROJECT/SITE:
 JOB NO.:
 SHEET NO.:
 1 OF 2

SKAGIT RIVER

PROPOSED NEW RIVER DIKE



CALL TWO BUSINESS DAYS BEFORE YOU DIG '811'



LOCATION OF EX. DIKE

DAIRY VALLEY SITE DEVELOPMENT AREA = 88,720 S.F. = 2.03 ACRES

LANDSCAPING (MMWC 17.93.020)

LANDSCAPING ROD = 6,210 S.F. (7% SITE COVERAGE)

LANDSCAPING PROVIDED = 6,242 S.F. (7% SITE COVERAGE)

MINIMUM WIDTH LANDSCAPE STRIP: 5- FEET

PARKING CALCULATIONS (MMWC 17.84.030(M))

STALLS ROD: 1 PER 1.5 EMPLOYEES

STALLS ROD: 17 DAIRY VALLEY EMPLOYEES / 1.5 = 11 STALLS ROD

STALLS PROVIDED: 11 STALLS

REV. NO.	REVISION	DATE	BY	APPROVED

Ravnik & Associates, Inc.
 CIVIL ENGINEERING & LAND-USE PLANNING
 1633 LINDAWOOD LANE/PO. BOX 361
 BURLINGTON, WA 98223
 PH: (800) 707-2048 FAX: (800) 707-2216

SHEET DESCRIPTION:

SITE PLAN EXHIBIT

PLAN STATUS:

SCALE: 1" = 30'

DRAWN BY: _____

CHECKED BY: _____

DATE: 02/18/16

SHEET TITLE: **SITE REDEVELOPMENT FOR DAIRY VALLEY DISTRIBUTING SECTION 30, T. 34N, R. 4 E, W.M.**

DRAWING NO. 16004/RESUB SITE 02/00/16/09

JOB NO. 16004

SHEET NO. 2 OF 2

Ravnik & Associates, Inc.

CIVIL ENGINEERING & LAND-USE PLANNING

16-038

Drainage Summary
For
Dairy Valley Redevelopment
1201 South 1st Street, Mount Vernon, WA
March 16, 2016

This Drainage Summary has been prepared to accompany this project's preliminary planning documents and SEPA submittal to the City of Mount Vernon. This summary is preliminary in nature however, the civil construction will include a final drainage report will be prepared for this project to more specifically provide design information necessary site for construction.

The Dairy Valley site was originally 3.4 acre in size, however the City of Mount Vernon is currently working on the Imminent Domain process to obtaining the northwestern 1.33 acres of the subject property for the construction of a new dike to contain the Skagit River located northerly of the project site. The existing site contains a 12,306 square foot building used by Dairy Valley as a distributing business. This building will be demolished to allow for construction of the new City dike, therefore a new building to serve the existing business is needed within the southerly 2.03 acre of ownership to be retained by Dairy Valley. The new building will be approximately 10,424 square feet, with approximately 1.09 acres of the site being redeveloped with new asphalt surfacing, with the easterly 0.52 acres of the site being retained in its existing impervious condition for overflow employee parking.

The site will be graded to promote runoff waters from new pollution generating impervious surfaces (PGIS) to enter a biofiltration swale located within the northeasterly portion of the site. Runoff will enter the west end of a grass-lined biofiltration swale where it will be routed within the swale bottom 60-feet northeasterly, then 40 feet southeasterly, then enter a storm drain pump station located at the biofiltration swale's southeast most end. Waters from this pump station will be pumped via a forcemain pipe west, then southwest, ultimately entering the City's storm water pump station located along the west side of the Dairy Valley site. Runoff waters from the new building roof is considered clean, or non-pollution generating surface (NPGIS), and does not require treatment by the proposed biofiltration swale. Roof drains will collect roof runoff and route them westerly, directly to the City's storm drainage pump station. No stormwater detention is required for this project since runoff from the newly developed site will be routed directly to the City's stormwater pump station located along the west side of the this project, which discharges directly to the Skagit River, which is an unrestrained waterbody.

The currently adopted 2005 Department of Ecology Stormwater Manual requires the use of a continuous model software to calculate runoff values, therefore WWHM software will be used to determine both the necessary water quality flow rates which must be provided treatment via the biofiltration swale, and the developed flow rates for the various storm events needed to size the proposed onsite stormwater pump station and forcemain piping.

The developed conditions for this site are anticipated to generate the following water quality and runoff rates per WWHM analysis for the 47,417 square feet (1.09 acres) of new/redeveloped asphalt area to be routed to the biofiltration swale.

15-minute Water Quality Flow Rate = 0.1791 cfs
2-year Developed Storm Event = 0.3082 cfs
10-year Developed Storm Event = 0.5100 cfs
25-year Developed Storm Event = 0.6262 cfs
100-year Developed Storm Event = 0.8184 cfs

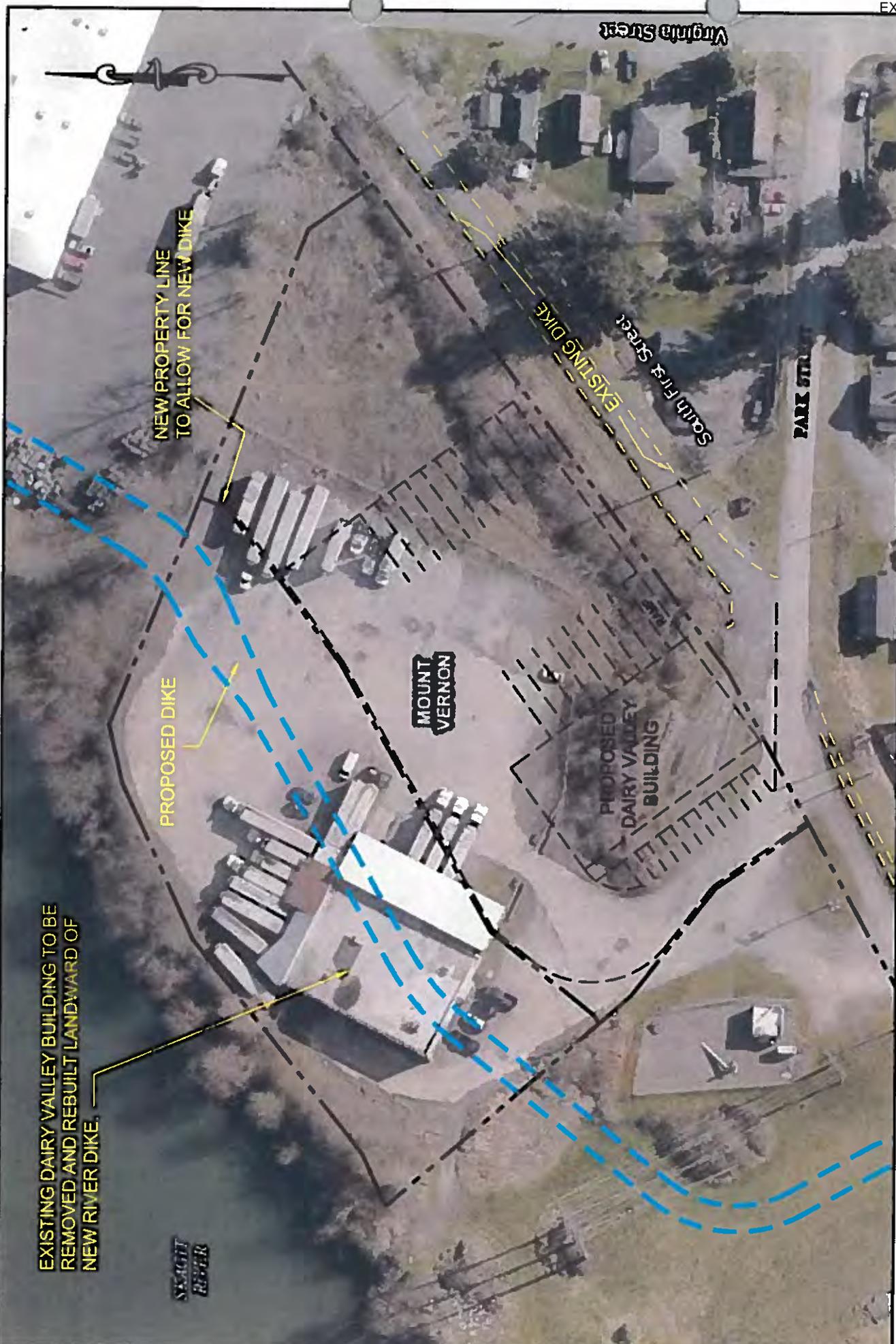
Based on the 15-minute water quality flow rate of 0.1791 cfs calculated for this project, a 100-foot long biofiltration swale having a longitudinal slope of 1%, 3:1 side slopes, and having a 5.34-foot wide bottom is sufficient to provide water quality provision for the 1.09 acres of new and redeveloped PGIS proposed with this project as required by DOE standards.

The onsite stormwater pump station and associated forcemain piping will be a duplex station to convey a minimum 0.3 cfs, or which is equivalent to one-half of the 25-year developed runoff rate. During large rainfall events, both pumps will work simultaneously and can also rely on backed-up runoff volume within the swale.

Stormwater will be mitigated by grading the site and installing various types of curbing to convey developed runoff waters to the proposed site's water quality provisions, currently proposed to be an open, grass-lined biofiltration swale to be located within the northeast corner of the site to remain in Dairy Valley ownership. The proposed biofiltration swale will provide water quality provision's as required per the 2005 DOE Stormwater Manual for this project. Developed waters released from the biofiltration swale will be released into an onsite stormwater pump station which will pump runoff westerly, within underground forcemain piping, to the City owned stormwater pump station located on the property abutting the project's west side. This City-Owned and operated stormwater pump station discharges stormwater directly to the Skagit River, which is an unrestricted water body, therefore no detention is required as the City has expressed that this pump station has sufficient capacity to also serve this project.

Accompany Documents:

Aerial Photo
Vicinity Map
Existing Conditions Exhibit
Site Plan Exhibit
Design Calcs for Biofiltration Swale-Dairy Valley Redevelopment



EXISTING DAIRY VALLEY BUILDING TO BE REMOVED AND REBUILT LANDWARD OF NEW RIVER DIKE.

NEW PROPERTY LINE TO ALLOW FOR NEW DIKE

PROPOSED DIKE

EXISTING DIKE

MOUNT VERNON

PROPOSED DAIRY VALLEY BUILDING

Virginia Street

Scoti Fire Street

PARIS ST



SHEET DESCRIPTION

Ravnik & Associates, Inc.
 CIVIL ENGINEERING & LAND-USE PLANNING
 100 LEONARD LANE, BOX 36
 SUITE 200, WYOMING, WY 83091
 P.O. BOX 10000, FALL GUY, MISSISSIPPI

DAIRY VALLEY

SCALE: N.T.S.
 DRAWN BY: DJR
 JOB NO.: 10004
 DATE: 02.12.16

AERIAL PHOTO



VICINITY MAP

SCALE: 1"=400'
 DRAWN BY: DLR
 JOB NO. 18004
 DATE: 02.12.16

DAIRY VALLEY

SHEET DESCRIPTION:

Ravnik & Associates, Inc.
 CIVIL ENGINEERING & LAND-USE PLANNING
 133 LINDWOOD LANE/PO. BOX 34
 BURLINGTON, VA 22153
 PH: (540) 767-2343 FAX: (540) 767-2315



Design Calcs for Biofiltration Swale-Dairy Valley Redevelopment

(Serving 1.09 acre Basin Area)

I. Preliminary Steps

P-1. Water quality design flow rate (cfs) from the WWHM Model: Total Basin Area: 1.09 ac
 Q = 0.179 cfs Adjustment Factor: 2.50 (Since using WWHM WQ Rates)

P-2. Assume the slope is 1.00 percent.

P-3. Assume vegetation will be a grass-legume mixture and moderate-frequency of mowing.

II. Design for Biofiltration Swale Capacity

D-1. Set winter grass height at 5" and the design flow depth (y) at 3 inches

D-2. Use n = 0.20 to n2 = 0.30

D-3. Base the design on a trapezoidal shape, with a side slope Z = 3.

D-4a. Calculate the bottom width, b:

Where:

n = 0.2 y = 0.25 ft

Q = 0.18 cfs, s = 0.01

Z = 3

$$b = \frac{(AF) \times Q \times n}{1.49Y^{1.67}S^{0.5}} - Zy$$

b = 5.34 ft *Min. width, if b1 is greater than max. value (10 ft) then investigate using divider*

b = 5.34 ft *(Choose to use 2.00 ft for swale bottom)*

D-4b. Calculate the top width (T):

T = b + 2yZ

T = 6.84 ft

D-5. Calculate the cross-sectional area (A):

A = by + Zy²

A = 1.52 ft²

D-6. Calculate the flow velocity (V):

V = $\frac{Q}{A}$ ft/s

V = 0.118 ft/s

V = 0.118 < 1.0 ft/s OK

D-7. Calculate the length (L)

L = Vt (60sec/min)

L = 63.52 ft

t=9 min per DOE

Trial No.	b (ft)	T (ft)	A (ft ²)	V (ft/s)	L (ft)
2	2.00	3.00	0.69	0.261	140.67
3	2.50	3.75	0.81	0.220	119.03
4	3.00	4.50	0.94	0.191	103.16
5	3.50	5.25	1.06	0.169	91.02
6	4.00	6.00	1.19	0.151	81.44
7	4.50	6.75	1.31	0.136	73.69
8	5.00	7.50	1.44	0.125	67.28
9	5.50	8.25	1.56	0.115	61.90
10	6.00	9.00	1.69	0.106	57.31
11	6.50	9.75	1.81	0.099	53.36
12	7.00	10.50	1.94	0.092	49.92
13	7.50	11.25	2.06	0.087	46.89
14	8.00	12.00	2.19	0.082	44.21

Based on the geometry of the site, a bottom width=5.34 ft & length of 63.52 ft are suitable for the site.

Materials Testing & Consulting, Inc.

Geotechnical Engineering • Materials Testing • Special Inspection • Environmental Consulting



February 26, 2016

16-038

Jim Axthelm, *President*
Axthelm Construction, Inc.
17160 Dike Road
PO Box 2947
Mount Vernon, WA 98273
(360) 424-6848
axthelmreception@comcast.net

Subject: Dairy Valley Building Geotechnical Investigation – 1201 South 1st Street, Mount Vernon, Washington
Geotechnical Engineering & Consulting Services

MTC Project No.: 16B015

Dear Mr. Axthelm:

This letter transmits our Geotechnical Engineering Report for the above-referenced project. Materials Testing & Consulting, Inc. (MTC) performed this geotechnical engineering study in accordance with our Proposal for Geotechnical Services, dated January 25, 2016.

We would be pleased to continue our role as your geotechnical engineering consultants during the project planning and construction. We also have a keen interest in providing materials testing and special inspection during construction of this project. We will be pleased to meet with you at your convenience to discuss these services.

We appreciate the opportunity to provide geotechnical engineering services to you for this project. If you have any questions regarding this report, or if we can provide assistance with other aspects of the project, please contact us at (360) 755-1990.

Respectfully Submitted,
MATERIALS TESTING & CONSULTING, INC.

A handwritten signature in black ink, appearing to read 'Kurt W. Parker'.

Kurt W. Parker, L.G.
Senior Project Geologist

A handwritten signature in black ink, appearing to read 'David Rauch'.

David Rauch, P.E.
Engineering Division Manager

Attachment: Geotechnical Engineering Report

Corporate • 777 Chrysler Drive • Burlington, WA 98233 • Phone 360.755.1990 • Fax 360.755.1980
SW Region • 2118 Black Lake Blvd. S.W. • Olympia, WA 98512 • Phone 360.534.9777 • Fax 360.534.9779
NW Region • 805 Dupont, Suite #5 • Bellingham, WA 98225 • Phone 360.647.6061 • Fax 360.647.8111
Kitsap Region • 5451 N.W. Newberry Hill Road, Suite 101 • Silverdale, WA 98383 • Phone/Fax 360.698.6787

Visit our website: www.mtc-inc.net

GEOTECHNICAL ENGINEERING INVESTIGATION

**PROPOSED DEVELOPMENT – DAIRY VALLEY GEOTECHNICAL
INVESTIGATION**
1201 SOUTH 1ST STREET
MOUNT VERNON, WASHINGTON

Prepared for:

Jim Axthelm, *President*
Axthelm Construction, Inc.
17160 Dike Road
PO Box 2947
Mount Vernon, WA 98273

Prepared by:



2-26-2016

A handwritten signature in black ink that reads "Kurt W. Parker".

Kurt W. Parker, L.G.
Senior Project Geologist



2-26-2016

David Rauch, P.E.
Engineering Division Manager

MATERIALS TESTING & CONSULTING, INC. (MTC)

777 Chrysler Drive
Burlington, Washington 98233
Phone: (360) 755-1990
Fax: (360) 755-1980

February 26, 2016
MTC Project Number: 16B015

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1.0 INTRODUCTION

1.1 GENERAL

This report presents findings and recommendations of Materials Testing & Consulting, Inc.'s (MTC) geotechnical engineering study conducted for design and construction of the proposed Dairy Valley building site. The proposed project site is located on a developed lot with address of 1201 South First Street on the northwest side of the road, with an existing building to the immediate west. The location vicinity and site plans of the project site and proposed development features are shown in Figures 1 and 2 of Appendices A and B.

1.2 PROJECT DESCRIPTION

It is our understanding that the project consists of constructing a new building structure and associated access and parking facilities on the southeast side of the site. The development will repurpose a site used historically in multiple facets as a supply building, warehouse, and storage lot dating back to the early 20th Century. The current Dairy Valley Distributing building is to the northwest, to be demolished, and much of the site is clear of vegetation and surfaced with gravel fill or older asphalt. A dike structure marginal to the Skagit River comprises the eastern boundary of the property. The proposed building footprint is approximately rectangular and about 14,400 square feet in size (90 feet wide by 160 feet long) at the south-east part of the project area. Construction style is anticipated to be slab-on-grade flooring with metal or wood framing and siding. The northwest and north sections of the property will become parking and access areas. Existing grade varies by location on site and final building location was approximated during field investigations.

A conceptual site plan (February 19, 2014) was provided by the client for use in this study. MTC anticipates building construction will employ shallow perimeter and spread footings and slab-on-grade floors of relatively light loads if feasible. It is assumed that loads will be typical for the type and materials of construction and that no unusually large or vibratory loads are expected.

MTC should be allowed to review the final plans and specifications for the project to ensure that the recommendations presented herein are appropriate. Recommendations and conclusions presented by this report will need to be re-evaluated in the event that changes to the proposed construction are made.

1.3 PURPOSE AND SCOPE OF SERVICES

The purpose of our study was to explore subsurface conditions at the site and provide geotechnical engineering recommendations for design and construction of the proposed improvements. Geotechnical aspects related to commercial construction are addressed in general accordance with applicable building codes and industry standard practices. A summary of MTC's findings, interpretations, and

recommendations are provided herein for the client's planning, design and site development. Our scope of services was consistent with that presented in our Proposal for Geotechnical Engineering Services, dated January 25, 2016.

2.0 SITE EXPLORATION AND LABORATORY TESTING

2.1 SITE EXPLORATION

Our site exploration activities were performed on January 29, 2016. These activities involved directing and logging of eight geotechnical test pits excavated in the proposed development areas to a maximum depth of approximately 10.2 feet below present grade (BPG), and in general accordance with the project proposal. In addition, supplemental Dynamic Cone Penetrometer (DCP) tests were performed to further characterize site conditions and correlate soil consistencies with test pit stratigraphic observations for foundation design use. Three Wildcat DCP tests were advanced among the proposed building areas. Exploration locations were selected by an MTC geologist while on site to provide optimal coverage and minimize disturbance of site areas considered for development. Test pits were excavated until exceeding maximum machine reach, attainment of practical refusal in very dense conditions or due to groundwater flooding or sidewall collapse. DCP tests were advanced until reaching practical refusal with hand-operated equipment.

Test pit TP-1, TP-2 and TP-3 were excavated at the northeast section of the parcel, in the vicinity of the original proposed building location. Upon review of subsurface conditions on the initial three test pits, the client decided to shift the building location approximately 150 feet to the south. Test pits TP-4, TP-5, TP-6 and TP-7 were excavated near the south-central area of the property, at the approximate new building corners. Test pit TP-8 was excavated near the center of the new building footprint. DCP-1 was advanced on the approximate northwest footing of the new building. DCP-2 was advanced adjacent to TP-4. DCP-3 was advanced between the original and new building locations.

Exploration locations are shown on the aerial photo site plan of Appendix B, Figure 2. Additional information on the site exploration program is provided with our exploration logs in Appendix C of this report.

2.2 LABORATORY TESTING

Laboratory tests were performed on selected soil samples in accordance with ASTM standards to determine index and engineering properties of the site soils. Tests included supplementary soil classification and grain-size distribution analysis. Laboratory test results are presented on test reports included in Appendix D.

3.0 EXISTING SITE CONDITIONS

3.1 SURFACE DESCRIPTION

The project site is located on a developed lot on the northwest side of South 1st Street, adjacent to similar light commercial/industrial properties and residential neighborhoods, in an area of relatively flat to gently rolling topography. The proposed building footprint and surrounding envelope are variably surfaced with concrete, gravel fill, asphalt and crushed rock from various historical uses. The planned building site location on the southern section of the property is composed of fill soils from construction of dike structures along with varying types of artificial uncontrolled fills. To the north of the new site is a crushed gravel driveway that allows access to the present Dairy Valley Distributing building. The proposed building site is slightly inclined to flat, and presently partially covered with grasses and small shrubs and trees. MTC understands the approximately rectangular building footprint is roughly 160 feet long oriented northwest-southeast and 90 feet wide northwest-southeast, occupying the southern quadrant majority of the property. The high point of the site in elevation is at the top of the dike structure, and slopes gently downward to the northwest and southeast.



Photo A: Looking northeast from near southeast corner of proposed building area. Test locations TP1- to TP-4 and DCP-3 seen in center of photo. Dike on east property boundary in upper right.



Photo B: Looking northeast towards TP-7 from road access on dike structure.

3.2 AREA GEOLOGY

The *Preliminary Geologic Map of the Mount Vernon 7.5 Minute Quadrangle, Skagit County, Washington* (Dethier and Whetten, 1981) and the *Washington DNR Interactive Geologic Map* indicate that surface geology of the project site and its local vicinity is comprised of artificial fill (Af) and modified land (Ml), which sits upon Quaternary alluvium (Unit Qal). Artificial fill comprises a vast majority of the eastern shoreline of the Skagit River in the area of the City of Mount Vernon to protect the city from flood events with a dike system, as well as other unnamed historical fills associated with industry and historic riverfront constructions. Quaternary alluvium is described as unconsolidated or semi-consolidated alluvial clay, silt, sand and gravel and/or cobble deposits, and locally includes peat, muck, dune, lacustrine, estuarine, marsh, landslide, lahar and glacial deposits as well as localized artificial fills.

Subsurface conditions encountered in the field are consistent with literature sources, composed primarily of artificial fills of brown, damp, dense gravel with sand to silty sand with gravel to uncontrolled detritus of concrete and brick fragments with gravel, which overlie native gray, soft, loose sandy silt river deposits. Presently the building area is general flat on the north and west sides up to the shoreline of the Skagit River, where the existing building is located. The south and east portions of the site, where the proposed building will be located, rise gently to the east up to the top of the artificial fill dike that forms a portion of South 1st Street, with a change in elevation of less than 10 feet.

3.3 SOIL CONDITIONS

A general characterization of on-site soil units encountered during our exploration is presented below. The exploration logs in Appendix C present details of soils encountered at each exploration location.

The on-site soils are generally characterized as follows in stratigraphic order to depth:

- **ASPHALT PAVEMENT (Fill) :**

In the northeast corner of the study area at test pits TP-1 to TP-3 a historic layer of asphalt was logged at the surface of the first three holes. This surfacing was about 3 inches thick and contained light topsoil and organics that have grown upon it since its use was discontinued. This locality of the site is fenced and blocked from vehicle traffic generally.

- **EXISTING BASE FILL (GW-GM, GP, SM) – Gravel with Sand and Silt, Silty Sand, :**

Existing gravel base fill consisting of gravel with sand and silt to silty sand was encountered at several locations, including TP-1, TP-3, TP-5, TP-6 and TP-8 within the building area extending from asphalt base up to 3.5 feet BPG, and dominantly capped the below uncontrolled fill of bricks and concrete. The fill was typically wet to saturated, brown, medium-dense to dense, well compacted and occasionally contained plastic or metal construction debris. Variability in thickness by locations and depth suggest that it was placed over uncontrolled fill, and compacted prior to placement of asphalt pavement.

- **UNCONTROLLED FILL (FILL) – Gravel with Sand and Detritus:**

Artificial uncontrolled fill comprised of gravel with sand, and brick, concrete and reinforcing bar fragments with minor organics were present at test pits TP-1 to TP-5 and TP-8 throughout the the study area extending from 1 to 4 feet BPG in majority. The fill ranged from dense to very dense, wet to saturated, and was variably brown, gray or red. In TP-5 and TP-8, this layer of fill caused refusal of machinery and prevented further explorations to depth. The fill likely represents demolished historic buildings of the area that was left in place prior to site regrading for newer structures.

- **SHALLOW GRADE FILL (ML, SW-SM) –Sandy Silt With Gravel to Silty Sand With Gravel:**

Present only at TP-4 and TP-6 from about 2 to 3.5 and 0.5 to 6.2 BPG, respectively. Soils were typically brown to orange, dense and damp to wet, and contained minor mottling. In both cases these soils were placed upon gravel with sand in the southern and eastern margins of the new building area.

- **GRADE FILL (GW, GW-GM) – Gravel With Sand to Gravel With Sand and Silt :**

Found in test pits TP-4, TP-6 and TP-7 on the south and east margins of the project area at depths from 3.5 to 7.5, 6.2 to 9.5 and 0 to 9.5 feet BPG respectively. All of the locations of this soils type are very near or on the dike structure, appear well compacted, are brown to orange, damp and mostly dense. Rare boulders and silt were present, along with organics (roots) at TP-7, adjacent to young deciduous trees.

- **NATIVE ALLUVIAL DEPOSITS (ML, SW-SM) – Silt to Sandy Silt and Silty Sand:**

Unconsolidated deposits interpreted as riverbed or floodplain sediments from the Skagit River were encountered at depth in test pits TP-1 to TP-4 and TP-7. In the northeast quadrant of explorations (TP-1 to TP-3), contact to native soils was in the range of 2.0 to 3.5 feet and continued to the bottom of excavations at 7.5 to 8.5 feet. At TP-4 and TP-7, upper contacts were 7.5 and 9.2 feet respectively and continued to final depths explored. The soils were logged as generally loose to medium-dense, damp to wet, gray with light mottling and contained minor organics throughout. Rare narrow horizons of peat were encountered, as well as a one-foot diameter log in TP-2 at 6.5 feet BPG.

3.4 SURFACE WATER AND GROUNDWATER CONDITIONS

No surface water features were present within the project area at the time of this study, excepting the Skagit River on the northwest property boundary. Groundwater seepage was encountered during MTC's site explorations at TP-1, TP-2 and TP-3 at depths of 2.0 to 3.5 feet BPG. A perched water table was documented at TP-5 approximately 3.5 feet BPG. Given the timeframe of the explorations in the winter season, conditions appear typical for the wet season, when water levels are anticipated to be at the highest. For TP-1 to TP-3 a strong seepage was found at the base of the shallow fill that was placed upon native soils. This is interpreted to be meteoric water infiltrating down through compacted and uncontrolled fills, but not penetrating into native river deposits below. At TP-5, a perched water table was encountered, flooding the test pit rapidly after excavation. This phenomenon is interpreted as a localized feature, with impermeable fine-grained river soils or other fills at its base. Other nearby test pits (TP-6 and TP-8) did not have any free water encountered. Due to resistant uncontrolled fill and sidewall collapse along with immediate flooding of the test pit, excavations were terminated at a shallow depth

MTC's scope of investigation did not include observation and determination of seasonal variations or conclusive measurement or monitoring of groundwater elevations at the time of exploration. Considering the relatively impermeable nature of the observed native deposits, some amount of shallow, perched or transient water was expected to be present during the wet season. However, we did not

observe indications of prevalent seasonal shallow groundwater conditions. Given the topography of the site area, known geology, and relationship to major surface water features in the vicinity, regional groundwater levels are anticipated to be relatively close to the surface as the majority of the study area is no more than 25 feet in elevation above the Skagit River at normal flow levels.

4.0 KEY GEOTECHNICAL CONSIDERATIONS

This section discusses significant geotechnical issues that must be addressed in project planning and design and forms the basis for the geotechnical engineering design recommendations presented in Section 5.0 and construction recommendations presented in Section 6.0.

4.1 GENERAL SITE SOIL CONDITIONS

The results of MTC's investigation indicate surface conditions at the proposed development area comprise primarily either dense gravel structural fill soils from prior site preparations or very dense uncontrolled fills of gravel, concrete, brick and other cast-off materials from historical developments. Surface fills are underlain by fine-grained alluvial soils (Skagit River floodplain or channel deposits) of loose to medium-dense sandy silts with localized organic contents. The conditions encountered indicate that traditional shallow preparation and construction methods are generally feasible, as addressed below. One local area of exception was noted, at TP-5 and TP-8, where uncontrolled grade fills were encountered to about 3.5 feet BPG on average. This location was within the building northwest corner to north footing line footprint at the time of field work, but final foundation design locations were not definite at the time of this report.

MTC assumes that the building will employ continuous perimeter, spread footings and a slab-on-grade floor. Finished grade is assumed to differ from existing grade; therefore, shallow conditions of the existing site soil including existing fill conditions are relevant to slab-on-grade construction. Material at most likely footing subgrade level typically consist of dense gravel with sand and appear suitable as bearing soils.

4.2 SCOPE OF SITE GRADING

A full grading plan was not available to MTC at the time of this report. Based on discussions with the client, this study assumes existing fill pad grade differs from final grade in portions of the site for proposed slab-on-grade construction. Therefore, depths referred to in this report are considered roughly equivalent to final depths near the bottom of the slab for the south and east portions of the building, while the north and west footing lines will have significant excavations and re-grading. Foundation depths are also assumed to be referenced from current grade. Referenced depths refer to existing grade unless noted otherwise.

4.3 TEMPORARY EXCAVATION CUT SLOPES, SHORING, AND DEWATERING

Plans for excavation including temporary cut slopes and proposed shoring methods were not available to MTC at the time of report production. Based on the client's project descriptions, general excavations are anticipated to be shallow. If deep excavations are left open and require worker entry, repealed cut slopes and/or shoring will likely be needed due to the primarily coarse-grained nature of the upper site

soils. Section 6.3 below provides general recommendations for treatment of temporary excavations. MTC can provide further consultation, design, and evaluation services for cut slopes if desired prior to and during construction. If shoring is required beyond typical OSHA standards, MTC can provide geotechnical engineering services for shoring design upon request.

Limited dewatering may be necessary for deeper confined excavations if work occurs in the winter season, due to the potential for encountering perched water and for excavations to become filled with water during or after storm events. Perched groundwater was observed during our site investigation that was completed during the wet winter season. General recommendations for site preparation and wet weather construction are addressed in section 6.1.3 below. However, it should be noted that this study did not include a hydrogeological evaluation necessary for accurate appraisal of site flow conditions or volume estimates and is only generally suitable for planning and design of dewatering methods.

5.0 DESIGN RECOMMENDATIONS

5.1 FOUNDATION FEASIBILITY

Two requirements must be fulfilled in the design of foundations. First, the load must be less than the ultimate bearing capacity of the foundation soils to maintain stability; and secondly, the differential settlement must not exceed an amount that will produce adverse behavior of the structure. The allowable settlement is usually exceeded before bearing capacity considerations become important; thus, the allowable bearing pressure is normally controlled by settlement considerations including differential settlement. Excess settlement due to adverse soil conditions may be a result of shallow or deep soils, or a combination of both.

Shallow soil conditions at the new building site include existing gravel fills, uncontrolled cast-off materials, and underlying native alluvial deposits. Undisturbed alluvial soils appear generally unsuitable for bearing support of shallow foundation elements and slabs. Utilizing the design criteria cited in Section 5.2 below, existing fills may be suitable to remain for some portions of development outside the building footprint, due to their thickness and compact nature. Local uncontrolled fills (concrete and brick cast-off materials) and remaining cover soils are recommended to be removed below structural areas including paved roads.

It is the opinion of MTC that a shallow foundation consisting of perimeter continuous footings and spread footings with slab-on-grade floor is suitable for use assuming the recommendations provided below are followed for foundation design, site preparations, and construction methods. MTC recommends that we be contacted to review plans relating to foundation design and site preparations, to ensure they are consistent with the content and intent of recommendations provided herein.

5.2 FOUNDATION RECOMMENDATIONS

MTC recommends removal of the upper three feet of existing grade fill in higher elevation areas of the project area, followed by placement of suitably compacted structural fill. Foundations should be placed on new imported structural fill installed over suitable existing fill gravel with sand soils. Assuming site preparation is completed as described above, we recommend the following:

Exposed subgrade conditions must also be verified as generally suitable prior to placing footing concrete or installing base pad fill. All uncontrolled fills and organic or deleterious soils must be overexcavated if present and replaced with structural fill. For marginally suitable soils, if encountered at proposed excavation grade, ground stabilization fabric may be a suitable solution to limit overexcavation. If considered for use, MTC should be contacted to evaluate exposed subgrade conditions during construction and to provide recommendations for fabric specifications and installation.

Note: For lateral and bearing support, base fill shall extend a distance past each edge of the base of the

footing equal to the depth of structural fill placed below the footing. For example, for a 2-foot wide perimeter footing, a 1.5 feet thick base pad will require a total width of 5.0 feet (1.5 feet each side plus 2 foot width of footing). Overexcavation areas of greater fill depth will also increase backfill width.

Assuming site preparation is completed as described above, we recommend the following:

- **Allowable Soil Bearing Capacity:**

MTC recommends a compacted structural fill base pad installed to a 18-inch minimum depth with a Mirafi® RS380i or equivalent fabric over native medium dense sandy silts per the recommendations presented herein for *Structural Fill Materials and Compaction*. With these recommendations, 2,000 pounds per square foot (psf) bearing capacity is acceptable for footings. The allowable bearing capacity may be increased by 1/3 for transient loading due to wind and seismic events.

- **Minimum Footing Depth:**

For a shallow perimeter and spread footing system, all exterior footings shall be embedded a minimum of 18 inches and all interior footings shall be embedded a minimum of 12 inches below the lowest adjacent finished grade, but not less than the depth required by design. However, all footings must penetrate to the prescribed bearing stratum cited above, and no footing should be founded in or above organic or loose soils or non-verified fills.

- **Minimum Footing Width:**

Footings should be proportioned to meet the stated bearing capacity and/or the IBC 2012 (or current) minimum requirements. For a shallow perimeter and spread footing system, continuous strip footings should be a minimum of 16 inches wide and interior or isolated column footings should be a minimum of 24 inches wide.

- **Estimated Settlements:**

We estimate that the maximum settlements will be on the order of 1 inch, or less, with a differential settlement of ½ inch, or less, over 50 linear feet. Settlement is anticipated to occur when the load is applied during construction.

- **Lateral Load Resistance:**

Lateral loads can be resisted by passive pressure against buried portions of the foundation elements and sliding resistance along its base. We recommend an allowable lateral pressure equal to that generated by a fluid with an equivalent unit weight of 200 pcf EFW. This value assumes foundations placed directly against intact native dense silty sand soils or backfilled with structural fill and includes a factor of safety of two. The upper 18 inches of soil should be ignored unless the area is paved or covered with concrete, due to soil softening associated with freeze/thaw.

Sliding resistance between native coarse-grained subgrade and the foundation base should be evaluated using an allowable coefficient of friction of 0.25. This value assumes concrete placed directly on the subgrade and includes a factor of safety of 1.5. Alternatively, where approved compacted structural fill is planned beneath footings an allowable coefficient of friction of 0.35 may be applied.

5.3 SLAB-ON-GRADE FLOOR CONSTRUCTION

MTC understands a slab-on-grade interior floor and ancillary exterior elements will be constructed. No details on slab loading conditions were provided at the time of this study. We assume the floor will be subject to typical light loading from foot traffic as well as equivalent interior light manufacturing or warehouse use. Some areas may be subject to greater usage loads including but not limited to material storage, vehicles, and heavy processing machinery. Therefore design and construction of the slabs to support the anticipated uses and counteract the potential for cracking differential settlement is of concern.

MTC recommends the below design parameters and site preparation activities for slab-on-grade floor construction:

- **Subgrade Modulus and Base Preparations:**

Assuming slab base grade is near existing grade on the southern portion of the property, where present soil conditions consisting of existing gravel base fill appear generally suitable to remain as slab subgrade. However, existing grade fill shall be visually inspected for surface refuse and surface organics, and scraped to clean fill as necessary. Some areas where the proposed building footprint is located will require up to 9 feet of grade fill removal prior to slab construction. If grade is lowered notably for final construction, native alluvial soils do not appear suitable for slab subgrade and should be verified by visual inspection and replaced locally with structural fill if unsuitably loose or disturbed. Areas with remaining cover soils sandy silt with gravel or uncontrolled fills must be stripped to suitable native or existing soils and as necessary replaced to subgrade level with approved structural fill.

With these recommended site preparations, a Subgrade Modulus (k) of 200 pci is recommended for use in design of slab-on-grade floors constructed over imported structural fill subgrade. This is assuming the slab will be placed on angular rock capillary break installed and compacted over suitably dense subgrade conditions.

- **Compaction and Proof Roll:**

Prior to placement of capillary break material and slab construction, the proposed slab subgrade shall be proof-rolled to confirm no soft or deflecting areas are present. Coarse-grained subgrades should be recompacted after disturbance from grading activities. This is to ensure the existing base is evenly prepared and adequate for support of the slab. MTC recommends that we be

contacted for observation of the proof roll and final visual confirmation of prepared base suitability. Areas of excessive rutting, pumping, or yielding shall be excavated and backfilled with new structural fill as described herein.

- **Capillary Break:**

A capillary break will be helpful to maintain a dry slab floor and reduce the potential for floor damage resulting from shallow perched water inundation. To provide a capillary moisture break, a 6-inch thick, properly compacted granular mat consisting of open-graded, free-draining angular aggregate is recommended below floor slabs. To provide additional slab structural support, MTC recommends the capillary break should consist of crushed rock all passing the 1-inch sieve and no more than 3 percent (by weight) passing the U.S. No. #4 sieve, compacted in accordance with Section 6.2.2 below.

- **Vapor Barrier:**

A vapor retarding membrane such as 10 mil polyethylene film should be placed beneath all floor slabs to prevent transmission of moisture through the slab where floor coverings may be affected. Care should be taken during construction not to puncture or damage the vapor retarding membrane. To protect the membrane, a layer of sand no more than 2 inches thick may be placed over the membrane if desired.

- **Structural Design Considerations:**

For slabs proposed for loading due to heavier storage, large industrialized equipment, or light vehicle parking/access, we recommend these slabs be designed for increased rigidity and self-support in order to help counteract the increased potential for differential settlement under loading. MTC suggests at least a minimum unreinforced concrete structural section of 6.0 inches be employed, or as specified by the project structural engineer or architect. It is generally recommended that floor slabs and annular exterior concrete paving subject to vehicular loading be designed to incorporate reinforcing to help span localized areas of variable soils and eliminate potential cracking.

We understand design and specifications of slabs and consideration of their loading requirements will be assessed by the project structural engineer or architect. MTC recommends that we be contacted to review specifications, and to provide additional recommendations appropriate to the type and magnitude of loading in conjunction with the location and proposed elevation versus existing grade.

5.3 SEISMIC DESIGN PARAMETERS AND LIQUEFACTION POTENTIAL

According to the *Liquefaction Susceptibility Map of Skagit County, Washington* and the accompanying *Seismic Site Class Map* (Palmer et al., 2004), the site vicinity is identified as having a *high liquefaction*

susceptibility. Liquefaction is a phenomenon associated with a subsurface profile of relatively loose, cohesionless soils saturated by groundwater. Under seismic shaking the pore pressure can exceed the soil's shear resistance and the soil 'liquefies', which may result in excessive settlements that are damaging to structures and disruptive to exterior improvements. The accompanying Seismic Site Class Map (Palmer et al., 2004) classifies the project area as Site Class D to E to Site Class E, representing a relatively high potential for increased amplitude of ground shaking during a seismic event. Based on the results of site explorations, MTC interprets the site to have a high risk of liquefaction due to the prevalence of loose sandy silt native deposits underlying various historic fills.

The *USGS Seismic Design Map Tool* was used to determine site-specific seismic design coefficients and spectral response accelerations for the project site assuming design Site Class E, representing a subsurface profile (upper 100 feet) of generally soft soil conditions. Parameters in Table 2 were calculated using 2008 USGS hazard data and 2012 International Building Code standards:

Table 2. Seismic Design Parameters – Site Class E

Mapped Acceleration Parameters (MCE horizontal)	S_S	1.094 g
	S_I	0.426 g
Site Coefficient Values	F_a	0.9
	F_v	2.4
Calculated Peak SRA	S_{MS}	0.984 g
	S_{MI}	1.023 g
Design Peak SRA (2/3 of peak)	S_{DS}	0.656 g
	S_{DI}	0.682 g
Seismic Design Category – Short Period (0.2 Second) Acceleration		E
Seismic Design Category – 1-Second Period Acceleration		E

MTC recommends additional deep exploration to determine in-situ soils properties related to liquefaction potential at the project site. The new building site is located approximately 400 feet southeast of the Skagit River at normal flow levels. From initial site exploration test pit results, native sandy silt to silty clay with sand is present at varying depths BPG. These loose and unconsolidated river deposits carry the highest potential for liquefaction in the immediate vicinity. Because of range of depth of equipment was limiting during initial field work, a deep exploration program should be commenced to further the design parameters of this potential geohazard location.

6.0 CONSTRUCTION RECOMMENDATIONS

6.1 EARTHWORK

6.1.1 *Excavation*

Excavations can generally be performed with conventional earthmoving equipment such as bulldozers, scrapers, and excavators.

Where possible, excavations made within about one foot of finished subgrade level should be performed with smooth edged buckets to minimize subgrade disturbance and the potential for softening to the greatest extent practical.

6.1.2 *Subgrade Evaluation and Preparation*

After excavations have been completed to the planned subgrade elevations, but before placing fill or structural elements, the exposed subgrade soils should be evaluated under the full-time observation and guidance of an MTC representative. Where appropriate, the subgrade should be proof-rolled with a minimum of two passes with a fully loaded dump truck, water truck or scraper. In circumstances where this seems unfeasible, an MTC representative may use alternative methods for subgrade evaluation.

Any loose soil should be compacted to a firm and unyielding condition and at least to 95 percent of the modified Proctor maximum dry density per ASTM D1557. Any areas that are identified as being soft or yielding during subgrade evaluation should be over-excavated to a firm and unyielding condition or to the depth determined by the geotechnical engineer. Where over-excavation is performed below a structure, the area should extend beyond the outside of the footing a distance equal to the depth of the over-excavation below the footing. The over-excavated areas should be backfilled with properly compacted structural fill.

6.1.3 *Site Preparation, Erosion Control and Wet Weather Construction*

The existing fill soils and native sandy silt subgrade may be moisture sensitive and could become loose or soft and difficult to compact or traverse with construction equipment when wet. During wet weather, the contractor should take measures to protect the exposed building pad and subgrades and limit construction traffic during earthwork activities.

Once the geotechnical engineer has approved a subgrade, further measures should be implemented to prevent degradation or disturbance of the subgrade. These measures could include, but are not limited to, placing a layer of crushed rock or lean concrete on the exposed subgrade, or covering the exposed subgrade with a plastic tarp and keeping construction traffic off the subgrade. Once subgrade has been approved, any disturbance because the subgrade was not protected should be repaired by the contractor at no cost to the owner.

During wet weather, earthen berms or other methods should be used to prevent runoff from draining into excavations. All runoff should be collected and disposed of properly. Measures may also be required to reduce the moisture content of on-site soils in the event of wet weather. These measures can include, but are not limited to, air drying and soil amendment, etc.

Since soils may be difficult to work with during periods of wet weather due to elevated soil moisture content, and frozen soil is not suitable for use as structural fill, we recommend that earthwork activities generally take place in late spring, summer or early fall.

Dewatering efforts may be required locally depending on total excavation depth, season of construction, and weather conditions during earthwork. MTC recommends major earthwork activities take place during the dry season if possible to minimize the potential for encountering groundwater or seepage near proposed excavation depth.

6.2 STRUCTURAL FILL MATERIALS AND COMPACTION

6.2.1 Materials

All material placed below structures or pavement areas should be considered structural fill. Structural fill material shall be free of deleterious material, have a maximum particle size of 6 inches, and be compactable to the required compaction level.

Excavated native river soils consisting primarily of sandy silt are not anticipated to be suitable for re-use as structural fill beneath buildings and pavement areas due to inherent variability and elevated fines content. These soils may be eligible for limited reuse, such as for utility trench backfill outside of paved areas, depending on project specifications.

Existing imported structural fill appears eligible to remain in place as structural fill below slab-on-grade areas, based on our results and observations. Excavated stockpiles of the existing fill may be eligible for re-use on site as structural fill provided the materials are carefully removed and stored to prevent sediment cross-contamination, visually confirmed prior to placement, properly moisture-conditioned and placed in accordance with the recommendations provided below for Placement and Compaction. During warm, dry weather, it will likely be necessary to add water to these soils after residing in stockpiles. The condition and suitability of stockpiled on-site materials should be verified prior to reuse as structural fill. Material properties of re-used fill shall meet project specifications for the intended use.

Imported material can be used as structural fill. Imported structural fill material should conform to Section 9-03.14(1), Gravel Borrow, of the most recent edition (at the time of construction) of the State of Washington Department of Transportation *Standard Specifications for Road, Bridge, and Municipal Construction (WSDOT Standard Specifications)*.

Controlled-density fill (CDF) or lean mix concrete can be used as an alternative to structural fill materials, except in areas where free-draining materials are required or specified.

Frozen soil is not suitable for use as structural fill. Fill material may not be placed on frozen soil.

The contractor should submit samples of each of the required earthwork materials to the geotechnical engineer for evaluation and approval prior to delivery to the site. The samples should be submitted at least 5 days prior to their delivery and sufficiently in advance of the work to allow the contractor to identify alternative sources if the material proves unsatisfactory.

6.2.2 Placement and Compaction

Prior to placement and compaction, structural fill should be moisture conditioned to within 3 percent of its optimum moisture content. Loose lifts of structural fill shall not exceed 8 inches in thickness; thinner lifts will be required for walk-behind or hand operated equipment.

All structural fill shall be compacted to a dense and unyielding condition and to a minimum percent compaction based on its modified Proctor maximum dry density as determined per ASTM D1557. Structural fill placed beneath each of the following shall be compacted to the indicated percent compaction:

Foundation and Floor Slab Subgrades:	95 Percent
Pavement Subgrades (upper 2 feet):	95 Percent
Pavement Subgrades (below 2 feet):	90 Percent
Utility Trenches (upper 4 feet):	95 Percent
Utility Trenches (below 4 feet):	90 Percent

We recommend that fill placed on slopes steeper than 3:1 (H:V) be 'benched' in accordance with hillside terraces entry of section 2-03.3(14) of the WSDOT Standard Specifications.

We recommend structural fill placement and compaction be observed on a full-time basis by an MTC representative. A sufficient number of tests shall be performed to verify compaction of each lift. The number of tests required will vary depending on the fill material, its moisture condition and the equipment being used. Initially, more frequent tests will be required while the contractor establishes the means and methods required to achieve proper compaction.

6.3 TEMPORARY EXCAVATIONS AND SLOPES

All excavations and slopes must comply with applicable local, state, and federal safety regulations. Construction site safety is the sole responsibility of the Contractor, who shall also be solely responsible for the means, methods, and sequencing of construction operations. We are providing soil type

information solely as a service to our client for planning purposes. Under no circumstances should the information be interpreted to mean that MTC is assuming responsibility for construction site safety or the Contractor's activities; such responsibility is not being implied and should not be inferred.

Temporary excavations in the native river sandy silt soils should be inclined no steeper than 2H:1V, although locally steeper grades may be approvable depending on actual conditions encountered, season of construction, and the depth of excavation. Heavy construction equipment, building materials, excavated soil, and vehicular traffic should not be allowed near the top of any excavation. Where the stability of adjoining walls or other structures is endangered by excavation operations, support systems such as shoring, bracing, or underpinning may be required to provide structural stability and to protect personnel working within the excavation. Earth retention, bracing, or underpinning required for the project (if any) should be designed by a professional engineer registered in the State of Washington.

Temporary excavations and slopes should be protected from the elements by covering with plastic sheeting or some other similar impermeable material. Sheeting sections should overlap by at least 12 inches and be tightly secured with sandbags, tires, staking, or other means to prevent wind from exposing the soils under the sheeting.

6.4 PERMANENT SLOPES

MTC recommends that new areas of permanent slopes including fill embankments be inclined no greater than 3H:1V. Permanent slopes should be planted with a deep-rooted, rapid-growth vegetative cover as soon as possible after completion of slope construction. Alternatively, the slope should be covered with plastic, straw, etc. until it can be landscaped.

6.5 UTILITY TRENCHES AND EXCAVATIONS

The contractor shall be responsible for the safety of personnel working in utility trenches. Given that steep excavations in native coarse-grained soils may be prone to caving, we recommend all utility trenches, but particularly those greater than 4 feet in depth, be supported in accordance with state and federal safety regulations.

Pipe bedding material should conform to the manufacturer's recommendations and be worked around the pipe to provide uniform support. Cobbles exposed in the bottom of utility excavations should be covered with pipe bedding or removed to avoid inducing concentrated stresses on the pipe.

Trench backfill should be placed and compacted as structural fill as recommended in Section 6.2. Particular care should be taken to insure bedding or fill material is properly compacted to provide adequate support to the pipe. Jetting or flooding is not a substitute for mechanical compaction and should not be allowed.

7.0 ADDITIONAL RECOMMENDED SERVICES

The recommendations made in this report are based on the assumption that an adequate program of tests and observations will be made during construction to verify compliance with these recommendations. Testing and observations performed during construction should include, but not necessarily be limited to, the following:

- Geotechnical plan review and engineering consultation as needed prior to construction phase,
- Observations and testing during site preparation, earthwork, structural fill, and pavement section placement,
- Consultation on temporary excavation cutslopes and shoring if needed,
- Testing and inspection of any concrete or masonry included in the final construction plans, and
- Consultation as may be required during construction.

We strongly recommend that MTC be retained for the construction of this project to provide these and other services. Our knowledge of the project site and the design recommendations contained herein will be of benefit in the event that difficulties arise and either modifications or additional geotechnical engineering recommendations are required or desired. We can also, in a timely fashion observe the actual soil conditions encountered during construction, evaluate the applicability of the recommendations presented in this report to the soil conditions encountered, and recommend appropriate changes in design or construction procedures if conditions differ from those described herein.

We further recommend that project plans and specifications be reviewed by us to verify compatibility with our conclusions and recommendations.

Also, MTC retains fully accredited, WABO-certified laboratory and inspection personnel, and is available for this project's testing, observation and inspection needs. Information concerning the scope and cost for these services can be obtained from our office.

8.0 LIMITATIONS

Recommendations contained in this report are based on our understanding of the proposed development and construction activities, our field observations and exploration and our laboratory test results. It is possible that soil and groundwater conditions could vary and differ between or beyond the points explored. If soil or groundwater conditions are encountered during construction that vary or differ from those described herein, we should be notified immediately in order that a review may be made and supplemental recommendations provided. If the scope of the proposed construction, including the proposed loads or structural locations, changes from that described in this report, our recommendations should also be reviewed.

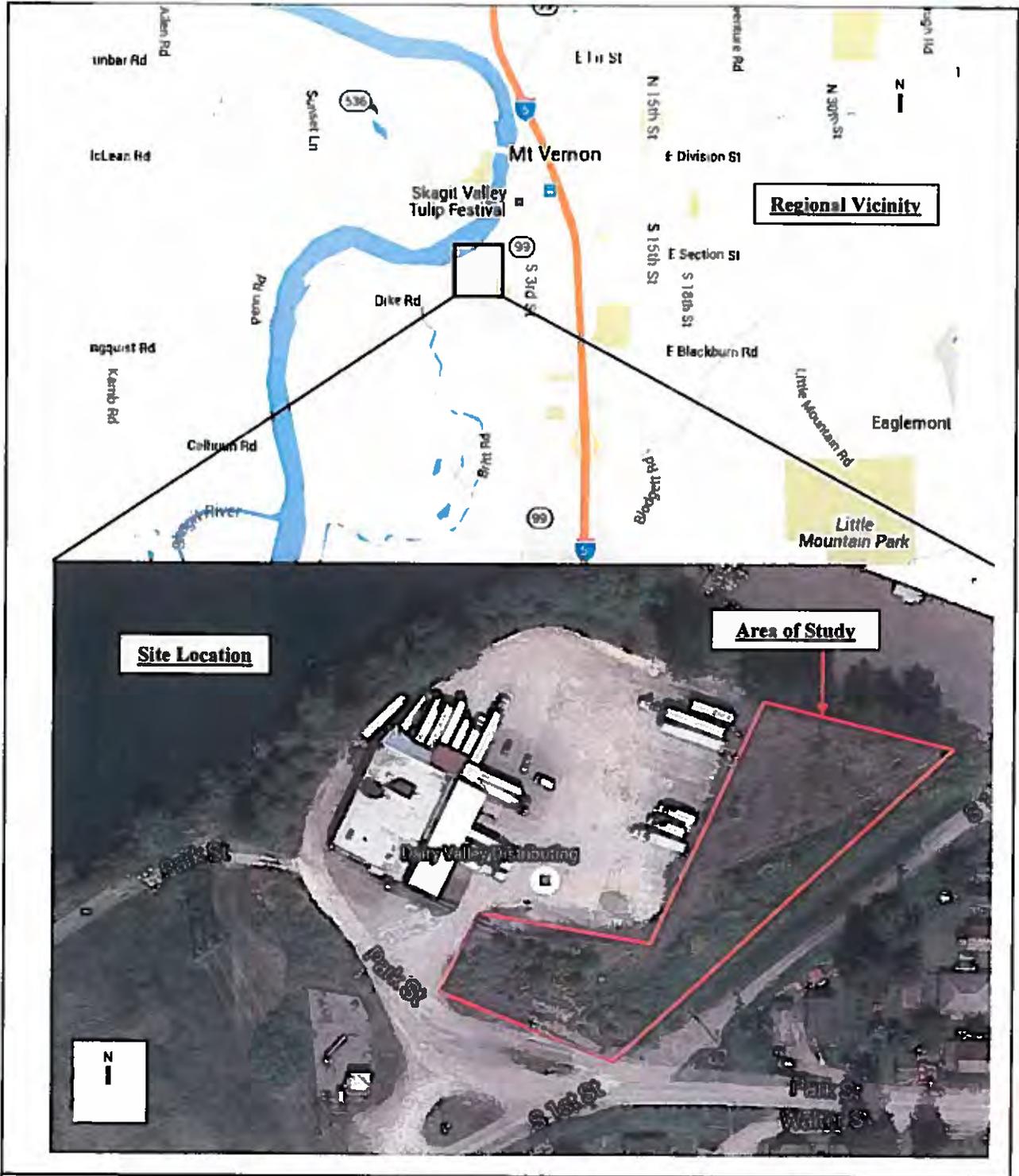
We have prepared this report in substantial accordance with the generally accepted geotechnical engineering practice as it exists in the site area at the time of our study. No warranty, express or implied, is made. The recommendations provided in this report are based on the assumption that an adequate program of tests and observations will be conducted by MTC during the construction phase in order to evaluate compliance with our recommendations. Other standards or documents referenced in any given standard cited in this report, or otherwise relied upon by the author of this report, are only mentioned in the given standard; they are not incorporated into it or "included by referenced", as that latter term is used relative to contracts or other matters of law.

This report may be used only by Axthelm Construction, Inc., and their design consultants and only for the purposes stated within a reasonable time from its issuance, but in no event later than 18 months from the date of the report. Note that if another firm assumes Geotechnical Engineer of Record responsibilities they need to review this report and either concur with the findings, conclusions, and recommendations or provide alternate findings, conclusions and recommendation under the guidance of a professional engineer registered in the State of Washington. The recommendations of this report are based on the assumption that the Geotechnical Engineer of Record has reviewed and agrees with the findings, conclusion and recommendations of this report.

Land or facility use, on- and off-site conditions, regulations, or other factors may change over time, and additional work may be required with the passage of time. Based on the intended use of the report, MTC may recommend that additional work be performed and that an updated report be issued. Non-compliance with any of these requirements by Axthelm Construction Inc., or anyone else will release MTC from any liability resulting from the use of this report by any unauthorized party and Axthelm Construction Inc., agrees to defend, indemnify, and hold harmless MTC from any claim or liability associated with such unauthorized use or non-compliance. We recommend that MTC be given the opportunity to review the final project plans and specifications to evaluate if our recommendations have been properly interpreted. We assume no responsibility for misinterpretation of our recommendations.

The scope of work for this subsurface exploration and geotechnical report did not include environmental assessments or evaluations regarding the presence or absence of wetlands or hazardous substances in the soil, surface water, or groundwater at this site.

Appendix A. SITE LOCATION AND VICINITY

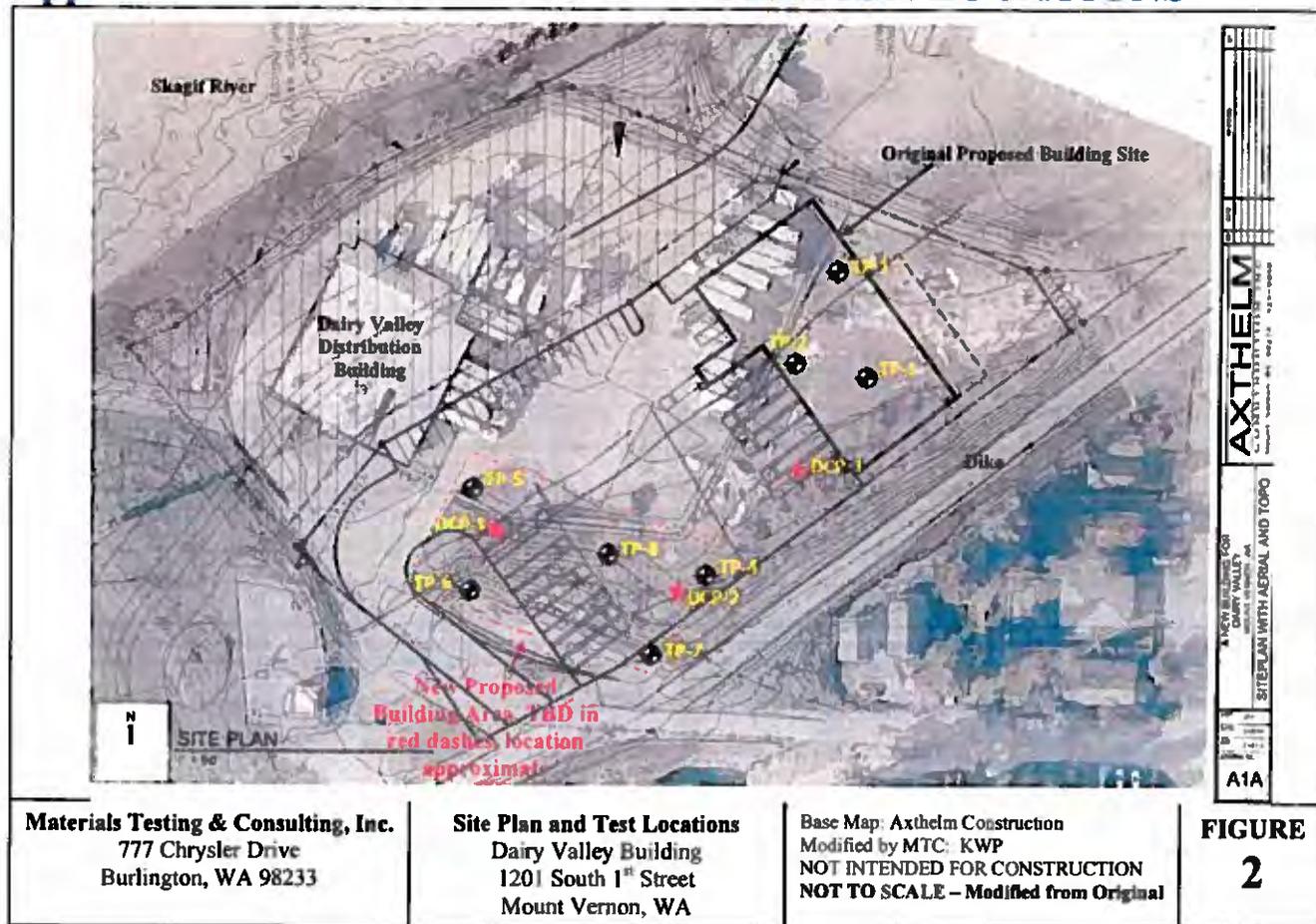


<p>Materials Testing & Consulting, Inc. 777 Chrysler Drive Burlington, WA 98226</p>	<p>Regional Site Vicinity Dairy Valley Building 1201 South 1st Street Mount Vernon, WA</p>	<p>FIGURE 1</p>
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Dairy Valley Building Geotechnical Study
February 26, 2016

Materials Testing & Consulting, Inc
Project No. 16B015

Appendix B. SITE MAPS AND EXPLORATION LOCATIONS



Appendix C. EXPLORATION LOGS

Grab soil samples were collected from each exploration location by our field geologist during test pit excavation. Soil samples collected during the field exploration were classified in accordance with ASTM D2487. All samples were placed in plastic bags to limit moisture loss, labeled, and returned to our laboratory for further examination and testing.

Exploration logs are shown in full in Appendix C. The explorations were monitored by our field geologist who examined and classified the materials encountered in accordance with the Unified Soil Classification System (USCS), obtained representative soil samples, and recorded pertinent information including soil sample depths, stratigraphy, soil engineering characteristics, and groundwater occurrence. Upon completion test pits were backfilled with existing native and fill soils tailings.

The stratification lines shown on the individual logs represent the approximate boundaries between soil types; actual transitions may be either more gradual or more severe. The conditions depicted are for the date and location indicated only, and it should not necessarily be expected that they are representative of conditions at other locations and times.

Penetrometer results from DCP testing are also shown in Appendix C. During penetrometer advancement, blow counts were recorded in 10 centimeter increments as a thirty-five-pound weight was dropped a distance of 15 inches. Blow counts were then converted to resistance (kg/cm^2), standard penetration blow counts (N-values), and corresponding soil consistency, as displayed on the logs.

Unified Soil Classification System Chart

Major Divisions			Graph	USCS	Typical Description	
Coarse Grained Soils More Than 50% Retained On No. 200 Sieve	Gravel More Than 50% of Coarse Fraction Retained On No. 4 Sieve	Clean Gravels		GW	Well-graded Gravels, Gravel-Sand Mixtures	
		Gravels With Fines		GP	Poorly-Graded Gravels, Gravel-Sand Mixtures	
	Sand More Than 50% of Coarse Fraction Passing No. 4 Sieve	Clean Sands		SW	Well-graded Sands, Gravelly Sands	
		Sands With Fines		SP	Poorly-Graded Sands, Gravelly Sands	
	Fine Grained Soils More Than 50% Passing The No. 200 Sieve	Silt & Clays Liquid Limit Less Than 50			SM	Silty Sands, Sand-Silt Mixtures
					SC	Clayey Sands, Clay Mixtures
Silt & Clays Liquid Limit Greater Than 50				ML	Inorganic Silts, rock Flour, Clayey Silts With Low Plasticity	
				CL	Inorganic Clays of Low To Medium Plasticity	
				OL	Organic Silts and Organic Silty Clays of Low Plasticity	
				MH	Inorganic Silts of Moderate Plasticity	
				CH	Inorganic Clays of High Plasticity	
				OH	Organic Clays And Silts of Medium to High Plasticity	
Highly Organic Soils				PT	Peat, Humus, Soils with Predominantly Organic Content	

Sampler Symbol Description

- Standard Penetration Test (SPT)
- Shelby Tube
- Grab or Bulk
- California (3.0" O.D.)
- Modified California (2.5" O.D.)

Stratigraphic Contact

- Distinct Stratigraphic Contact Between Soil Strata
- Gradual Change Between Soil Strata
- Approximate location of stratigraphic change

- Groundwater: observed at time of exploration
- Measured groundwater level in exploration, well, or piezometer
- Perched water: observed at time of exploration

Modifiers

Description	%
Trace	>5
Some	5-12
With	>12

Soil Consistency

Granular Soils		Fine-grained Soils	
Density	SPT Blowcount	Consistency	SPT Blowcount
Very Loose	0-4	Very Soft	0-2
Loose	4-10	Soft	2-4
Medium Dense	10-30	Firm	4-8
Dense	30-50	Stiff	8-15
Very Dense	> 50	Very Stiff	15-30
		Hard	> 30

Grain Size

DESCRIPTION	SIEVE SIZE	GRAIN SIZE	APPROXIMATE SIZE
Boulders	> 12"	> 12"	Larger than a basketball
Cobbles	3 - 12"	3 - 12"	Fist to basketball
Gravel	Coarse	3/4 - 3"	Thumb to fist
	Fine	#4 - 3/4"	Pea to thumb
Sand	Coarse	#10 - #4	Rock salt to pea
	Medium	#40 - #10	Sugar to rock salt
	Fine	#200 - #40	Flour to Sugar
Fines	Passing #200	< 0.0029"	Flour and smaller

Materials Testing & Consulting, Inc.
777 Chrysler Drive
Burlington, WA 98233

Exploration Log Key
Birch Equipment Rental Facility
2400 Gibson Road
Everett, WA

FIGURE
3

Materials Testing & Consulting Bellingham, WA Geotechnical Services		Log of Test Pit TP-1 (Page 1 of 1)					
Dairy Valley Geotechnical Study 1201 South 1st Street Mt. Vernon, WA		Date Started	1/29/16				
Project No. 16B015		Date Completed	1/29/16				
		Sampling Method	Grab Sample				
		Location	Original pad site, NW corner				
		Logged By	KWP				
Depth in Feet	USCS	GRAPHIC	DESCRIPTION	Sample	Water Level	Percent Moisture	% Finer #200 Sieve
0	FILL		ASPHALT to 3" with minor organics at surface.				
0			FILL, GRAVEL WITH SAND and SILT, dense, moist. BROWN				
1							
2	GW-GM				X		
3			Uncontrolled fill at base of gravel, bricks and debris 3.0-3.5'				
4			SILTY SAND to SANDY SILT (fine-grained), loose to medium dense, moist, moderate organics present, silt percentage increases with depth. GRAY with light mottling.				
5					X		
6	SW-SM						
7							
8							
9			Terminated at planned depth. TD 8.5' Strong seepage from base of fill.				
10							
11							
12							

Materials Testing & Consulting Bellingham, WA Geotechnical Services		Log of Test Pit TP-2 (Page 1 of 1)					
Dairy Valley Geotechnical Study 1201 South 1st Street Mt. Vernon, WA		Date Started	1/29/16				
Project No. 16B015		Date Completed	1/29/16				
		Sampling Method	Grab Sample				
		Location	Original pad site, S footing line central				
		Logged By	KWP				
Depth in Feet	USCS	GRAPHIC	DESCRIPTION	Sample	Water Level	Percent Moisture	% Finer #200 Sieve
0	FILL		ASPHALT to 3" with minor organics at surface.				
1	FILL		FILL; UNCONTROLLED, GRAVEL WITH SAND, bricks and asphalt fragments, dense, wet to saturated. BROWN to RED				
2			Strong seepage at base of fill				
3	SP-SM		SILTY SAND, (fine-grained), medium-dense, damp to wet, with organics. GRAY	X			
4	PT		PEAT, organic horizon, loose, damp. Dark BROWN				
5			SILT, trace sand (fine-grained), loose, damp, moderate organics present, GRAY with light mottling.				
6	ML		1 foot diameter log at 6.5'				
7							
8				X			
9			Terminated at planned depth. TD 8.5' Strong seepage from base of fill.	X			
10							
11							
12							

Materials Testing & Consulting Bellingham, WA Geotechnical Services		Log of Test Pit TP-3 (Page 1 of 1)					
Dairy Valley Geotechnical Study 1201 South 1st Street Mt. Vernon, WA		Date Started	1/29/16				
Project No. 16B015		Date Completed	1/29/16				
		Sampling Method	Grab Sample				
		Location	Original pad site, center of pad				
		Logged By	KWP				
Depth in Feet	USCS	GRAPHIC	DESCRIPTION	Sample	Water Level	Percent Moisture	% Finer #200 Sieve
0	FILL		ASPHALT to 3" with minor organics at surface.				
1	GP		FILL; GRAVEL WITH SAND, dense, wet to saturated. Light BROWN				
2			Strong seepage at base of fill				
3	FILL		FILL, UNCONTROLLED; brick and asphalt fragments and organics, dense, wet to saturated. Dark BROWN to RED				
4			Strong seepage at base of uncontrolled fill				
5	ML		SILT, some sand (fine-grained) and trace clay, loose to medium-dense, damp, moderate organics present. GRAY with light mottling.				
6							
7							
8			Terminated at planned depth. TD: 7.5' Strong seepage from base of gravel and uncontrolled fill.				
9							
10							
11							
12							

Materials Testing & Consulting Bellingham, WA Geotechnical Services		Log of Test Pit TP-4 (Page 1 of 1)					
Dairy Valley Geotechnical Study 1201 South 1st Street Mt. Vernon, WA		Date Started	1/29/16				
Project No.: 16B015		Date Completed	1/29/16				
		Sampling Method	Grab Sample				
		Location	New pad site, NW corner				
		Logged By	KWP				
Depth in Feet	USCS	GRAPHIC	DESCRIPTION	Sample	Water Level	Percent Moisture	% Finer #200 Sieve
0			FILL, UNCONTROLLED, GRAVEL WITH SAND, bricks and organics, dense, damp. BROWN to RED				
1	FILL						
2			FILL, SILTY SAND WITH GRAVEL, dense, damp. BROWN				
3	SW-SM						
4			FILL, GRAVEL WITH SAND and SILT, medium-dense to dense, damp. Light BROWN to ORANGE				
5							
6	GW-GM						
7			Boulder 2.0' diameter, subangular.				
8	ML		SILT, trace clay, sand and gravel, loose, damp to wet, strong orange mottling present. GRAY				
9			Terminated at planned depth. TD: 8.7' No free water encountered.				
10							
11							
12							

Materials Testing & Consulting Bellingham, WA Geotechnical Services		Log of Test Pit TP-5 (Page 1 of 1)					
Dairy Valley Geotechnical Study 1201 South 1st Street Mt. Vernon, WA		Date Started	1/29/16				
Project No.: 16B015		Date Completed	1/29/16				
		Sampling Method	Grab Sample				
		Location	New pad site, SW corner				
		Logged By	KWP				
Depth in Feet	USCS	GRAPHIC	DESCRIPTION	Sample	Water Level	Percent Moisture	% Finer #200 Sieve
0	OL-ML		TOPSOIL. SANDY SILT, medium-dense, saturated. BROWN				
	FILL		FILL; Crushed Surface Top Course, 3/8" minus, dense, wet. GRAY				
1			FILL; GRAVEL WITH SAND and SILT, dense, moist. BROWN				
2	GW-GM						
3							
4	FILL		FILL, UNCONTROLLED, gravel, concrete fragments to 1.0', brick fragments, very dense, saturated GRAY to RED				
4	Terminated due to sidewall collapse, groundwater inflow and refusal of equipment. TD: 4.0' Groundwater established during excavations at 3.5'.						
5							
6							
7							
8							
9							
10							
11							
12							

Materials Testing & Consulting Bellingham, WA Geotechnical Services		Log of Test Pit TP-6 (Page 1 of 1)					
Dairy Valley Geotechnical Study 1201 South 1st Street Mt. Vernon, WA		Date Started	1/29/16				
Project No. 16B015		Date Completed	1/29/16				
		Sampling Method	Grab Sample				
		Location	New pad site, SE corner				
		Logged By	KWP				
Depth in Feet	USCS	GRAPHIC	DESCRIPTION	Sample	Water Level	Percent Moisture	% Finer #200 Sieve
0	GW		FILL GRAVEL WITH SAND, medium-dense, damp, trace organics. BROWN				
1			FILL SILTY CLAY WITH SAND and GRAVEL to SANDY SILT WITH GRAVEL, dense, damp to wet, minor mottling BROWN to ORANGE				
2							
3							
4							
5							
6							
7							
8	GW		FILL GRAVEL WITH SAND, trace silt, medium-dense, damp, pebbles to 1" subround. BROWN-ORANGE				
9							
10			Terminated at refusal depth of equipment. TD: 9.5' No free water encountered.				
11							
12							

Materials Testing & Consulting Bellingham, WA Geotechnical Services		Log of Test Pit TP-7 (Page 1 of 1)					
Dairy Valley Geotechnical Study 1201 South 1st Street ML Vernon, WA		Date Started	1/29/16				
Project No. 16B015		Date Completed	1/29/16				
		Sampling Method	Grab Sample				
		Location	New pad site, NE corner				
		Logged By	KWP				
Depth in Feet	USCS	GRAPHIC	DESCRIPTION	Sample	Water Level	Percent Moisture	% Finer #200 Sieve
0			FILL, SAND WITH SILT and GRAVEL to GRAVEL WITH SAND, trace silt, dense, damp, trace organics. BROWN				
1							
2							
3							
4							
5	SP-SM						
6							
7							
8							
9							
10	ML		SILT, trace sand and clay, loose to medium-dense, damp-wet, strong orange mottling, decayed organics throughout. GRAY				
11			Terminated at refusal depth of equipment. TD: 10.2' No free water encountered.				
12							

Materials Testing & Consulting Bellingham, WA Geotechnical Services			Log of Test Pit TP-8 (Page 1 of 1)				
Dairy Valley Geotechnical Study 1201 South 1st Street Mt. Vernon, WA			Date Started	1/29/16			
Project No. 16B015			Date Completed	1/29/16			
			Sampling Method	Grab Sample			
			Location	New pad site, approx N footing line, on existing roadway			
			Logged By	KWP			
Depth in Feet	USCS	GRAPHIC	DESCRIPTION	Sample	Water Level	Percent Moisture	% Finer #200 Sieve
0	OL-ML FILL		TOPSOIL, SANDY SILT, medum-dense, saturated, with organics. BROWN				
			FILL, Crushed Surface Top Course, 3/8" minus, dense, damp, trace organics. GRAY				
1			FILL: SILTY SAND, trace gravel, loose to medium-dense, damp, organics (roots) throughout. Light BROWN				
2	SM						
3							
4	FILL		FILL: UNCONTROLLED, GRAVEL WITH SAND, very dense, dry to damp, concrete fragments to 1.0', brick fragments, reinforcing bar. GRAY to RED				
5							
6			Terminated due to refusal of equipment. TD: 5.5' No free water encountered.				
7							
8							
9							
10							
11							
12							

WILDCAT DYNAMIC CONE LOG

Materials Testing and Consulting
805 Dupont, Suite 5
Bellingham, WA 98225

PROJECT NUMBER: 16B015
DATE STARTED: 01-29-2016
DATE COMPLETED: 01-29-2016

HOLE #: DCP-1
CREW: KWP
PROJECT: Dairy Valley Geotech Study
ADDRESS: 1201 South 1st Avenue, Mt. Vernon, WA
LOCATION: NW footing between TP-5 & TP-6

SURFACE ELEVATION:
WATER ON COMPLETION: None
HAMMER WEIGHT: 35 lbs.
CONE AREA: 10 sq. cm

DEPTH	BLOWS PER 10 cm	RESISTANCE Kg/cm ²	GRAPH OF CONE RESISTANCE 0 50 100 150	N'	TESTED CONSISTENCY	
					SAND & SILT	CLAY
-	2	8.9	••	2	VERY LOOSE	SOFT
-	12	53.3	••••••••••	15	MEDIUM DENSE	STIFF
1 ft	7	31.1	••••••	8	LOOSE	MEDIUM STIFF
-	8	35.5	••••••	10	LOOSE	STIFF
-	10	44.4	••••••	12	MEDIUM DENSE	STIFF
2 ft	10	44.4	••••••	12	MEDIUM DENSE	STIFF
-	10	44.4	••••••	12	MEDIUM DENSE	STIFF
-	10	44.4	••••••	12	MEDIUM DENSE	STIFF
3 ft	9	40.0	••••••	11	MEDIUM DENSE	STIFF
1 m	29	128.8	••••••••••••••••••••	-	DENSE	HARD
-	50	193.0	••••••••••••••••••••	-	VERY DENSE	HARD
4 ft	50	193.0	••••••••••••••••••••	-	VERY DENSE	HARD
-						
5 ft						
-						
6 ft						
-						
2 m						
7 ft						
-						
8 ft						
-						
9 ft						
-						
3 m	10 ft					
-						
11 ft						
-						
12 ft						
-						
4 m	13 ft					

WILDCAT DYNAMIC CONE LOG

Materials Testing and Consulting
805 Dupont, Suite 5
Bellingham, WA 98225

PROJECT NUMBER: 16B015
DATE STARTED: 01-29-2016
DATE COMPLETED: 01-29-2016

HOLE #: DCP-2
CREW: KWP
PROJECT: Dairy Valley Geotech Study
ADDRESS: 1201 South 1st Avenue, Mt. Vernon, WA
LOCATION: Adjacent to TP-4

SURFACE ELEVATION: _____
WATER ON COMPLETION: None
HAMMER WEIGHT: 35 lbs.
CONE AREA: 10 sq. cm

DEPTH	BLOWS PER 10 cm	RESISTANCE Kg/cm ²	GRAPH OF CONE RESISTANCE				N'	TESTED CONSISTENCY	
			0	50	100	150		SAND & SILT	CLAY
-	3	13.3	***				3	VERY LOOSE	SOFT
-	6	26.6	*****				7	LOOSE	MEDIUM STIFF
- 1 ft	11	48.8	*****				13	MEDIUM DENSE	STIFF
-	31	137.6	*****				-	DENSE	HARD
-	33	146.5	*****				-	DENSE	HARD
- 2 ft	35	155.4	*****				-	DENSE	HARD
-	50	222.0	*****				-	VERY DENSE	HARD
-	50	222.0	*****				-	VERY DENSE	HARD
- 3 ft									
- 1 m									
-									
- 4 ft									
-									
- 5 ft									
-									
- 6 ft									
- 2 m									
- 7 ft									
-									
- 8 ft									
-									
- 9 ft									
- 3 m									
- 10 ft									
-									
- 11 ft									
-									
- 12 ft									
-									
- 4 m									
- 13 ft									

WILDCAT DYNAMIC CONE LOG

Materials Testing and Consulting
805 Dupont, Suite 5
Bellingham, WA 98225

PROJECT NUMBER: 16B015
DATE STARTED: 01-29-2016
DATE COMPLETED: 01-29-2016

HOLE #: DCP-3
CREW: KWP
PROJECT: Dairy Valley Geotech Study
ADDRESS: 1201 South 1st Avenue, Mt. Vernon, WA
LOCATION: 35' N, 10' W of TP-4

SURFACE ELEVATION: _____
WATER ON COMPLETION: None
HAMMER WEIGHT: 35 lbs.
CONE AREA: 10 sq. cm

DEPTH	BLOWS PER 10 cm	RESISTANCE Kg/cm ²	GRAPH OF CONE RESISTANCE 0 50 100 150	N'	TESTED CONSISTENCY	
					SAND & SILT	CLAY
-	1	4.4	•	1	VERY LOOSE	VERY SOFT
-	11	48.8	.....	13	MEDIUM DENSE	STIFF
- 1 ft	18	79.9	.....	22	MEDIUM DENSE	VERY STIFF
-	16	71.0	.....	20	MEDIUM DENSE	VERY STIFF
-	22	97.7	.....	-	MEDIUM DENSE	VERY STIFF
- 2 ft	31	137.6	.....	-	DENSE	HARD
-	53	235.3	.....	-	VERY DENSE	HARD
-	50	222.0	.....	-	VERY DENSE	HARD
- 3 ft						
- 1 m						
- 4 ft						
- 5 ft						
- 6 ft						
- 2 m						
- 7 ft						
- 8 ft						
- 9 ft						
- 3 m	10 ft					
- 11 ft						
- 12 ft						
- 4 m	13 ft					

Appendix D. LABORATORY RESULTS

Laboratory tests were conducted on several representative soil samples to better identify the soil classification of the units encountered and to evaluate the material's general physical properties and engineering characteristics. A brief description of the tests performed for this study is provided below. The results of laboratory tests performed on specific samples are provided at the appropriate sample depths on the individual boring logs. However, it is important to note that these test results may not accurately represent in situ soil conditions. All of our recommendations are based on our interpretation of these test results and their use in guiding our engineering judgment. MTC cannot be responsible for the interpretation of these data by others.

Soil samples for this project will be retained for a period of 3 months following completion of this report, unless we are otherwise directed in writing.

SOIL CLASSIFICATION

Soil samples were visually examined in the field by our representative at the time they were obtained. They were subsequently packaged and returned to our laboratory where they were reexamined and the original description checked and verified or modified. With the help of information obtained from the other classification tests, described below, the samples were described in general accordance with ASTM Standard D2487. The resulting descriptions are provided at the appropriate locations on the individual exploration logs, located in Appendix C, and are qualitative only.

GRAIN-SIZE DISTRIBUTION

Grain-size distribution analyses were conducted in general accordance with ASTM Standard D422 on representative soil samples to determine the grain-size distribution of the on-site soil. The information gained from these analyses allows us to provide a description and classification of the in-place materials. In turn, this information helps us to understand engineering properties of the soil and thus how the in-place materials will react to conditions such as heavy seepage, traffic action, loading, potential liquefaction, and so forth. The results are presented in this Appendix.

Materials Testing & Consulting, Inc.

Geotechnical Engineering • Special Inspection • Materials Testing • Environmental Consulting

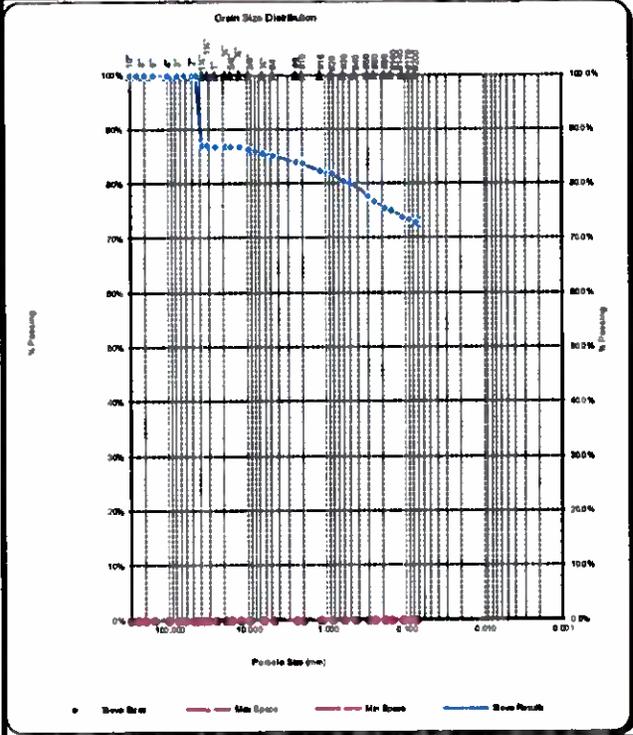


Sieve Report

Project: Dairy Valley Building - Geo Study Project #: 16B015 Client: Axhelm Construction Source: TP-6 @ 4.0' Sample#: B16-0086	Date Received: 4-Feb-16 Sampled By: K. Parker Date Tested: 5-Feb-16 Tested By: C. Meredith	Visual Classification: Silty clay with sand and gravel Sample Color: brown	
---	---	---	--

ASTM D-2216, ASTM D-2419, ASTM D-4318, ASTM D-5821			
Specifications: No Specs Sample Meets Specs? N/A	D ₁₅ = 0.005 mm D ₃₀ = 0.010 mm D ₄₅ = 0.015 mm D ₆₀ = 0.031 mm D ₇₅ = 0.051 mm D ₁₀₀ = 0.062 mm D ₂₀₀ = 39.209 mm Dust Ratio = 65/71	% Gravel = 14.7% % Sand = 12.3% % Silt & Clay = 73.0% Liquid Limit = n/a Plasticity Index = n/a Sand Equivalent = n/a Fracture % 1 Face = n/a Fracture % 2+ Faces = n/a	Coeff of Curvature, C _c = 1.50 Coeff of Uniformity, C _u = 6.00 Fineness Modulus = 1.42 Plastic Limit = n/a Moisture %, as sampled = 23.5% Req'd Sand Equivalent = ∇ Req'd Fracture % 1 Face = ∇ Req'd Fracture % 2+ Faces = ∇

ASTM C-136, ASTM D-6913					
Sieve Size		Actual Cumulative Percent Passing	Interpolated Cumulative Percent Passing	Specs Max	Specs Min
US	Metric				
12.00"	300.00		100%	100.0%	0.0%
10.00"	250.00		100%	100.0%	0.0%
8.00"	200.00		100%	100.0%	0.0%
6.00"	150.00		100%	100.0%	0.0%
4.00"	100.00		100%	100.0%	0.0%
3.00"	75.00		100%	100.0%	0.0%
2.50"	63.00		100%	100.0%	0.0%
2.00"	50.00		100%	100.0%	0.0%
1.75"	45.00		100%	100.0%	0.0%
1.50"	37.50	87%	87%	100.0%	0.0%
1.25"	31.50		87%	100.0%	0.0%
1.00"	25.00		87%	100.0%	0.0%
3/4"	19.00		87%	100.0%	0.0%
5/8"	16.00		87%	100.0%	0.0%
1/2"	12.50	87%	87%	100.0%	0.0%
3/8"	9.50	86%	86%	100.0%	0.0%
1/4"	6.30		86%	100.0%	0.0%
#4	4.75	85%	85%	100.0%	0.0%
#8	2.36		84%	100.0%	0.0%
#10	2.00	84%	84%	100.0%	0.0%
#16	1.18		82%	100.0%	0.0%
#20	0.850	82%	82%	100.0%	0.0%
#30	0.600		81%	100.0%	0.0%
#40	0.425	80%	80%	100.0%	0.0%
#50	0.300		78%	100.0%	0.0%
#60	0.250	77%	77%	100.0%	0.0%
#80	0.180		76%	100.0%	0.0%
#100	0.150	75%	75%	100.0%	0.0%
#140	0.106		74%	100.0%	0.0%
#170	0.090		73%	100.0%	0.0%
#200	0.075	73.0%	73.0%	100.0%	0.0%



Materials Testing & Consulting, Inc.
777 Chrysler Drive
Burlington, WA 98233

Lab Sample: TP-6 @ 4.0'
Dairy Valley Building Geotech
1201 South 1st Street
Mount Vernon, WA

FIGURE
4

Materials Testing & Consulting, Inc.

Geotechnical Engineering • Special Inspection • Materials Testing • Environmental Consulting

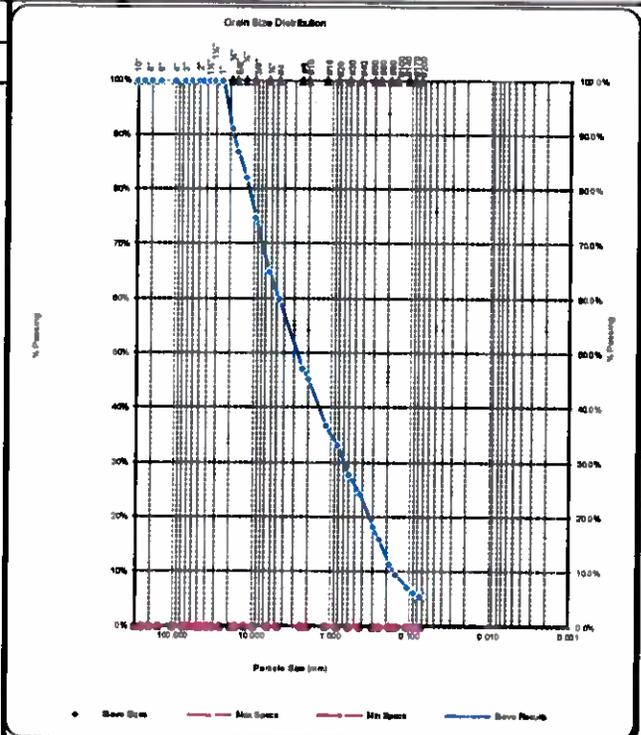


Sieve Report

Project: Dairy Valley Building - Geo Study Project #: 16B015 Client: Axhelm Construction Source: TP-7 @ 5.2' Sample#: B16-0087	Date Received: 4-Feb-16 Sampled By: K. Parker Date Tested: 5-Feb-16 Tested By: C. Meredith	ASTM D-2487 Unified Soils Classification System SP-SM, Poorly graded Sand with Silt and Gravel Sample Color: brown	
---	---	---	--

ASTM D-2216, ASTM D-2419, ASTM D-4318, ASTM D-5621			
Specifications No Specs Sample Meets Specs ? <i>N/A</i>	D ₍₁₅₎ = 0.068 mm D ₍₁₀₎ = 0.156 mm D ₍₁₀₎ = 0.233 mm D ₍₂₀₎ = 0.701 mm D ₍₅₀₎ = 2.877 mm D ₍₆₀₎ = 4.749 mm D ₍₁₀₀₎ = 18.246 mm Dust Ratio = 13/57	% Gravel = 40.0% % Sand = 54.5% % Silt & Clay = 5.5% Liquid Limit = n/a Plasticity Index = n/a Sand Equivalent = n/a Fracture % - 1 Face = n/a Fracture % - 2+ Faces = n/a	Coeff. of Curvature, C _c = 0.66 Coeff. of Uniformity, C _u = 30.46 Fineness Modulus = 4.34 Plastic Limit = n/a Moisture % as sampled = 7.5% Req'd Sand Equivalent Req'd Fracture % - 1 Face Req'd Fracture % - 2+ Faces

ASTM C-136, ASTM D-6913					
Sieve Size		Actual Cumulative Percent Passing	Interpolated Cumulative Percent Passing	Specs Max	Specs Min
US	Metric				
12.00"	300.00		100%	100.0%	0.0%
10.00"	250.00		100%	100.0%	0.0%
8.00"	200.00		100%	100.0%	0.0%
6.00"	150.00		100%	100.0%	0.0%
4.00"	100.00		100%	100.0%	0.0%
3.00"	75.00		100%	100.0%	0.0%
2.50"	63.00		100%	100.0%	0.0%
2.00"	50.00		100%	100.0%	0.0%
1.75"	45.00		100%	100.0%	0.0%
1.50"	37.50		100%	100.0%	0.0%
1.25"	31.50		100%	100.0%	0.0%
1.00"	25.00		100%	100.0%	0.0%
3/4"	19.00	91%	91%	100.0%	0.0%
5/8"	16.00		87%	100.0%	0.0%
1/2"	12.50	82%	82%	100.0%	0.0%
3/8"	9.50	75%	75%	100.0%	0.0%
1/4"	6.30		65%	100.0%	0.0%
#4	4.75	60%	60%	100.0%	0.0%
#8	2.36		47%	100.0%	0.0%
#10	2.00	45%	45%	100.0%	0.0%
#16	1.18		37%	100.0%	0.0%
#20	0.850	33%	33%	100.0%	0.0%
#30	0.600		28%	100.0%	0.0%
#40	0.425	24%	24%	100.0%	0.0%
#50	0.300		18%	100.0%	0.0%
#60	0.250	16%	16%	100.0%	0.0%
#80	0.180		12%	100.0%	0.0%
#100	0.150	10%	10%	100.0%	0.0%
#140	0.106		7%	100.0%	0.0%
#170	0.090		6%	100.0%	0.0%
#200	0.075	5.5%	5.5%	100.0%	0.0%



Materials Testing & Consulting, Inc.
777 Chrysler Drive
Burlington, WA 98233

Lab Sample: TP-7 @ 5.2'
Dairy Valley Building Geotech
1201 South 1st Street
Mount Vernon, WA

FIGURE
5

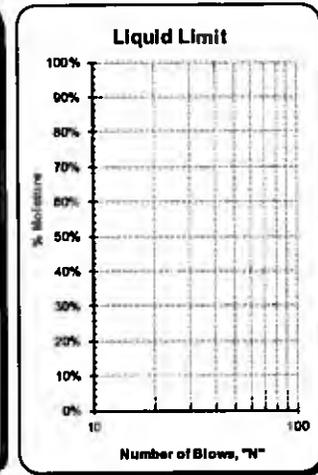
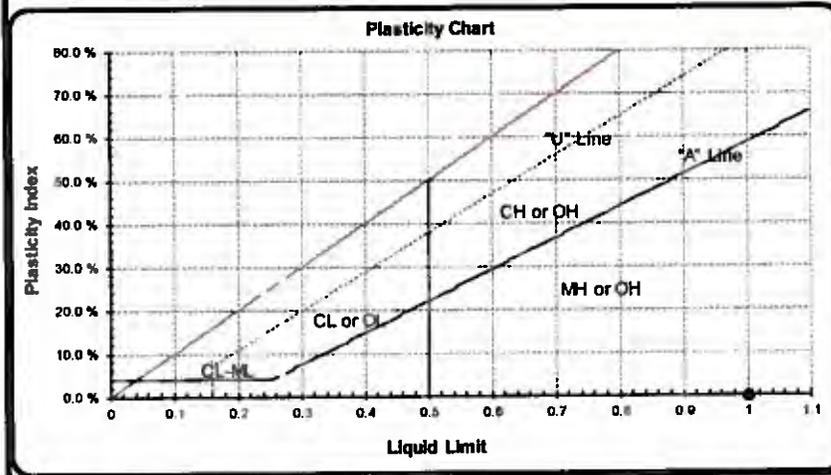
ASTM D4318 - Liquid Limit, Plastic Limit and Plasticity Index of Soils

Project: Dairy Valley Building- Geo St Project #: 16B015 Client: Axhelm Construction Source: TP-7 @ 9.5' Sample #: B16-0088	Date Received: 4 Feb-16 Sampled By: K. Parker Date Tested: 5 Feb-16 Tested By: C. Meredith	Visual Classification: Silt with clay and sand Sample Color: brown/gray
--	---	--

Liquid Limit Determination						
	#1	#2	#3	#4	#5	#6
Weight of Wet Soils + Pan:						
Weight of Dry Soils + Pan:						
Weight of Pan:						
Weight of Dry Soils:						
Weight of Moisture:						
% Moisture:						
Number of Blows:						

Liquid Limit @ 25 Blows: N/A
 Plastic Limit: N/A
 Plasticity Index, I_p: N/A

Plastic Limit Determination						
	#1	#2	#3	#4	#5	#6
Weight of Wet Soils + Pan:						
Weight of Dry Soils + Pan:						
Weight of Pan:						
Weight of Dry Soils:						
Weight of Moisture:						
% Moisture:						



Comments: Sample was prepared over the #10, #40 and #200. Due to slow to rapid dilatancy and low pressure to roll, the sample meets non-plastic characteris

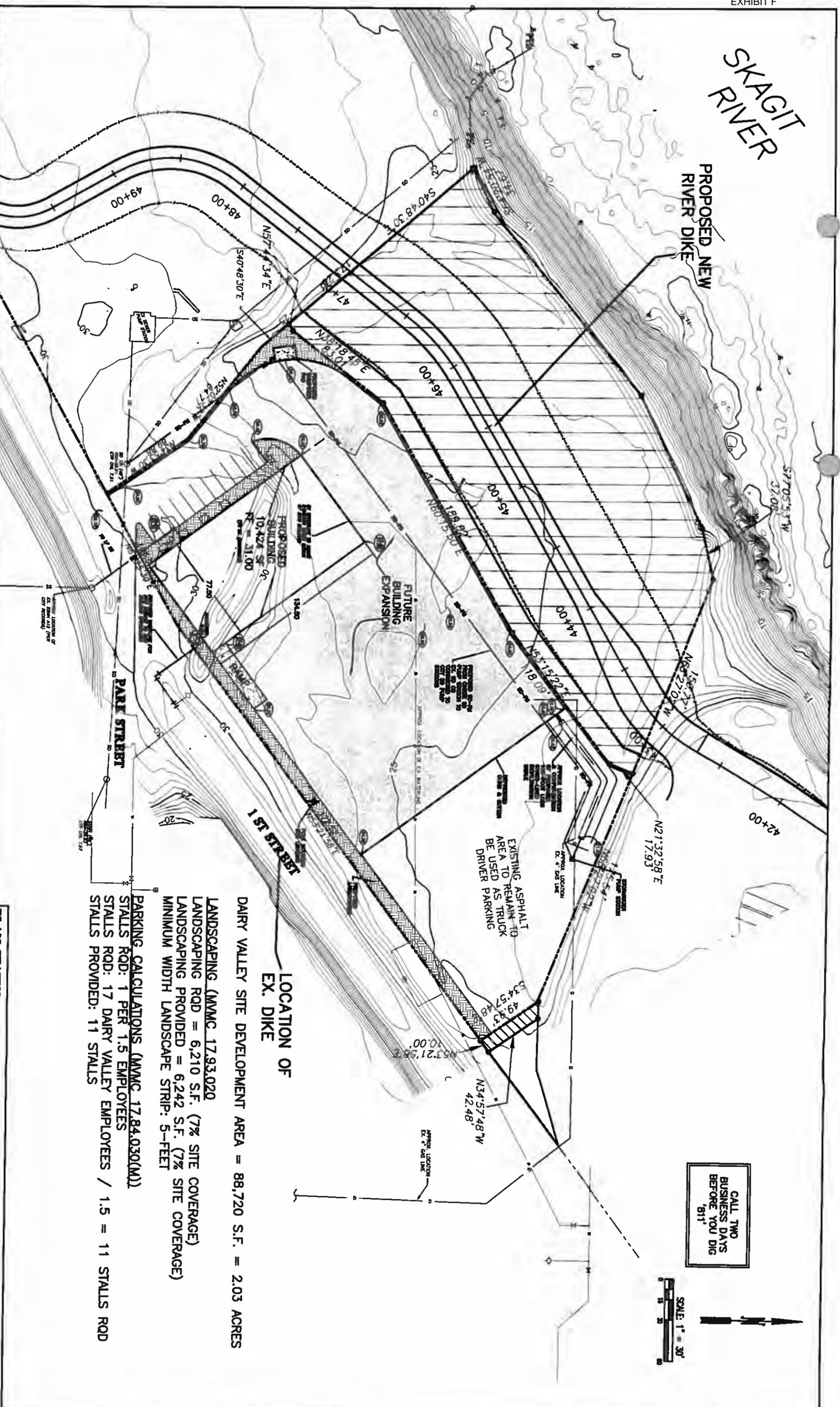
Materials Testing & Consulting, Inc.
777 Chrysler Drive
Burlington, WA 98233

Lab Sample: TP-7 @ 9.5'
Dairy Valley Building Geotech
1201 South 1st Street
Mount Vernon, WA

FIGURE
6

SKAGIT RIVER

PROPOSED NEW RIVER DIKE



CALL TWO BUSINESS DAYS BEFORE YOU DIG '811'



DAIRY VALLEY SITE DEVELOPMENT AREA = 88,720 S.F. = 2.03 ACRES

LANDSCAPING (MVMC 17.93.020)
 LANDSCAPING ROD = 6,210 S.F. (7% SITE COVERAGE)
 LANDSCAPING PROVIDED = 6,242 S.F. (7% SITE COVERAGE)
 MINIMUM WIDTH LANDSCAPE STRIP: 5- FEET

PARKING CALCULATIONS (MVMC 17.84.030(M))
 STALLS ROD: 1 PER 1.5 EMPLOYEES
 STALLS ROD: 17 DAIRY VALLEY EMPLOYEES / 1.5 = 11 STALLS ROD
 STALLS PROVIDED: 11 STALLS

LOCATION OF EX. DIKE

REV. NO.	DESCRIPTION	DATE	BY	APPROVED

Ravnik & Associates, Inc.
 CIVIL ENGINEERING & LAND-USE PLANNING
 1633 LINDAWOOD LANE/P.O. BOX 341
 BURLINGTON, WA 98223
 PHE: (509) 707-2448 FAX: (509) 707-2116

SHEET DESCRIPTION:

SITE PLAN EXHIBIT

PLAN STATUS:

SCALE: 1" = 30'

DRAWN BY: _____

CHECKED BY: _____

SHEET TITLE: **SITE REDEVELOPMENT FOR DAIRY VALLEY DISTRIBUTING**

SECTION 30 T 24N D 4 R W 11

DRAWING NO. 100099044 SITE 02/06/16.dwg
 JOB NO. 10004
 SHEET NO. _____



Ravnik & Associates, Inc.
 CIVIL ENGINEERING & LAND-USE PLANNING



100 LINDAWOOD LANE, SUITE 301
 SUITE 301
 100 LINDAWOOD LANE, SUITE 301
 THE CANYON CENTER, FAYETTEVILLE, AR 72701

SHEET DESCRIPTION:

DAIRY VALLEY

SCALE: N.T.S.

DRAWN BY: DLR

JOB NO. 16004

DATE: 03/16/16

**NEIGHBORHOOD
 DETAIL MAP**

**EXHIBIT H
FLOOD PLAIN VARIANCE ANALYSIS**

15.36.150 Variances – Hearing examiner – Appeal and criteria of determination.

A. The hearing examiner, as established by the city, shall hear and decide appeals and requests for variances from the requirements of this chapter.

D. In passing upon such applications, the hearing examiner shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and

1. The danger that materials may be swept onto other lands to the injury of others;

Property will be protected by the new Mount Vernon Flood protection project all materials will be on the water side of the dike.

2. The danger to life and property due to flooding or erosion damage;

The nature of this project will pose no threat to life or property due to erosion or flooding, the goal is to remove the project from the floodway.

3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

None to minimal

4. The importance of the services provided by the proposed facility to the community;

The business that the Downtown flood protection project is displacing is a long established business in the community providing jobs and stability to the community of Mount Vernon and the County.

5. The necessity to the facility of a waterfront location, where applicable;

The Downtown Flood Protection Project will be removing the existing building location and relocating the new structure on available land that is retained by the original owner Dairy Valley. This property will be located out of the floodway and also the floodplain after the CLOMAR is approved.

6. The availability of alternative locations, for the proposed use which are not subject to flooding or erosion damage;

More cost effective to use available lands that will be removed from the floodplain.

7. The compatibility of the proposed use with existing and anticipated development;

Excellent

**EXHIBIT H
FLOOD PLAIN VARIANCE ANALYSIS**

8. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;

Zoning allows the type of business that is existing and again the structure will be removed from the existing floodway and floodplain after the project is completed in 2018.

9. The safety of access to the property in times of flood for ordinary and emergency vehicles;

All construction drawings provide adequate access to the floodwall and dike for maintenance and emergency responders. The City of Mount Vernon Emergency Plan also provides exiting and traffic flows in time of emergency situations.

10. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and effects of wave action, if applicable, expected at the site; and

Not applicable.

11. The cost of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.

The project is designed to have all utilities away from the Downtown Flood wall Project allowing for quicker response for all responders to access utilities, sewer, water, electrical and the maintenance of the transportation system.

E. Generally, the only circumstance under which a variance may be issued is for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing subsections (D)(1) through (D)(11) of this section have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.

Due to the Project requiring the property on which the existing building is located the owner has available land that a new structure may be constructed. The structure will be elevated and removed from the existing floodway and floodplain when the project is completed in 2018.

15.36.160 Variances – Issuance conditions.

D. Variances shall only be issued upon:

1. A showing of good and sufficient cause;

The proposal is necessary to allow the City to construct its flood protection measure. The proposed flood protection is a benefit to all of the residents of Mount Vernon and is a showing of good and sufficient cause.

**EXHIBIT H
FLOOD PLAIN VARIANCE ANALYSIS**

- 2. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and**

Failure to grant the variance would result in the City taking the portion of the applicant's property where the existing business is located, demolishing the business, and not allowing it to relocate on their remaining property. The remaining property will be located landward of the City's flood protection structure and would therefore any construction would be protected from flooding. Not allowing the business to be reconstructed on the remaining property would be an exceptional hardship to the applicant.

- 3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public as identified in MVMC 15.36.150D, or conflict with existing local laws or ordinances.**

No harm will be done to the shoreline features, resources or uses in the project vicinity by the proposed project. In fact, the shoreline will be better protected once the City's flood protection measure is installed and the existing Dairy Valley building is moved away from the shoreline area.



July 27th 2016

Via Email

Ravnik & Associates
Attn: John Ravnik, PE
P.O. Box 361
Burlington, WA 98233

Re: PR16-556 Valley Fill & Grade permit

The following are first review comments for the above reference project. This letter includes comments from Engineering as well as Planning. Fire Department comments are attached.

Stormwater Memo:

1. For a Biofiltration swale, the 2005 SWMM, minimum residence time for the 15 minute online flow rate needs to be greater than or equal to 9 minutes. Internal calculations of the proposed design are coming up with a hydraulic residence time for the 15 minute WQ flow rate of 5.35 minutes for a biofiltration swale length of 100 feet as shown in the plans. With the proposed geometry, we have calculated the trench length would need to be a minimum of 149' to establish the minimum residence time. internal calculations per this comment are enclosed. Design engineer should review and clarify.
2. Show the Fill & Grade permit number PR16-556 on the civil plan cover sheet

Planning Comments:

3. No landscaping plans were submitted. We will need to have those plans before we can complete our review.
4. Could they please provide a parking analysis so that we can verify that they are providing adequate parking for their employees? The attached worksheet is adequate as long as what they show on their plans meets or exceeds what they come up with on the worksheet.

General Comments:

5. Please provide a transmittal at the time of submittal
6. Provide 3 sets of plans for review along with a letter addressing comments
7. Provide a PDF of the revised plans including all supplemental documentation on a CD.
8. A Pre-Construction meeting is required before the issuance of the Fill & Grade Permit.
9. Show any existing utility easement and any required easements for utilities across property lines
10. Ensure compliance with Engineering Standards Update 2016 and ensure the Civil Plans show the most recent City of Mount Vernon Standard Details.

The Community & Economic Development Department reserves the right to require additional comments and/or corrections, if necessary to ensure compliance with all applicable codes, laws, standards, and ordinances.

If you have any questions, comments or clarifications do not hesitate to contact me at (360) 336-6214 or via email at anac@mountvernonwa.gov.

Sincerely,
CITY OF MOUNT VERNON

Ana Chesterfield
Development Service Engineering Manager
Community & Economic Development Department
Phone: (360)336-6214
www.mountvernonwa.gov

CC via email

Applicant
Rick Prosser, Building Official
Steve Riggs, Fire Marshal
Rebecca Lowell, Senior Planner
Alan Danforth, Engineering Consultant
Krista Jewett, Permit Technician
File

From: [Riggs, Steve](#)
To: [John Ravnik \(jrvnik@ravnik.net\)](mailto:jrvnik@ravnik.net)
Cc: [Chesterfield, Ana](#); [Sanchez, Iris](#)
Subject: FW: Fill and grade requirements for Dairy Valley
Date: Wednesday, July 20, 2016 9:24:25 PM
Attachments: [Scanned from a Xerox Multifunction Device.pdf](#)

John,

I completed a review for the Dairy Valley. I only have a couple of comments as the information I look for was complete.

1. The FDC needs to extend to the north approximately 10 feet, 90 degree elbow and extend approximately 10 feet to the east. This will bring the FDC connection to the edge of the landscape and 5 to 7 feet from the fire hydrant.
2. Fire lane striping in front of the FCD and fire hydrant 30 ft in length (approximately)

The attachment, for the most part is informational, standard stuff. The fire hydrant type has changed as AVK's are not locally available. See type and model in letter.

I will be out of the office until Aug 8th,

Respectfully,

Steven V. Riggs
Fire Marshal
City of Mount Vernon
(360) 336-6277

-----Original Message-----

From: FDST2COPIER@mountvernonwa.gov [<mailto:FDST2COPIER@mountvernonwa.gov>]
Sent: Wednesday, July 20, 2016 9:11 PM
To: Riggs, Steve
Subject: Scanned from a Xerox Multifunction Device

Please open the attached document. It was scanned and sent to you using a Xerox Multifunction Device.

Attachment File Type: pdf, Multi-Page

Multifunction Device Location:
Device Name: FDST2Copier

For more information on Xerox products and solutions, please visit <http://www.xerox.com>



Mount Vernon Fire Department Fire Prevention Bureau Fill & Grade Requirements

Business: Mike Grahn, Skagit Properties LLC
Address: 1201 South 1st Street, Dairy Valley Distributing
Date: July 20, 2016
CED#: 16-556

The above-mentioned plans have been reviewed by this office. The intentions are in accordance with the Mount Vernon Fire Codes, particularly the International Fire Code -2015 Edition, the relative National Fire Codes, and the Department's Fire Protection Development Standards.

It is the recommendation of this office that construction be allowed to begin in accordance with these plans with noted modifications and provided that the requirements listed herein are incorporated into the construction process.

Project Requirements

Fire Flow:

1. A written verification of available fire flow from the Skagit Public Utility District shall be required prior to construction.
2. **The minimum fire flow required for the project is as follows:**
 - A proposed 10,424 sq. ft. building type V-B building is 2750 GPM for a 2 hour duration
 - **Fire flow shall be reduced 50% for buildings with an approved NFPA 13 sprinkler system.** The sprinkler system will bring this project down to the minimal fire flow allowed by code of 1500 GPM.
3. The Fire Department shall approve any improvements to the waterline for fire protection systems where Skagit PUD is not the authority.
4. Fire lines shall be sized to meet the minimum fire flow for the project. Fire lines include sprinkler systems and fire hydrants. The proposed 6 inch fire line shall be approved by a certified sprinkler designer than ensures the sprinkler system demand is met. A written verification shall be forwarded to the fire department on the fire line size.
5. An approved NFPA 13 Sprinkler system is currently required for the project based on fire flow and building use.

Fire Protection Systems:

6. All Fire Sprinkler System underground (including fire hydrants) utility work beginning at the "Double Check Detector Vaults" **shall be completed by a State Level "U" certified contractor.** The certification shall be provided to the fire department prior to work beginning.

7. The DCDA shall be approved by Skagit PUD. The installation shall be witnessed by Skagit PUD and the Mount Vernon Fire Department.
8. Both Double Detector Check Valves shall have tamper switches that are interconnected with the building's fire alarm system. Approved as submitted
9. A sump pump shall be installed in the vault to remove high water and protect tamper switches and DCDA from exterior damage. The sump pump shall pump the water to an approved drain. Approved as submitted.
10. The fire department connection (FDC) needs to be extended north approximately 10 feet install a 90 degree bend to the east and extend the FDC approximately 10 feet east toward the fire hydrant. The fire department connection shall not be less than a 6 inch DI pipe and be located on the fire line side of the DCDA
11. The Fire Department shall be notified 24 hours in advance for Fire Sprinkler System underground inspections. **No system components shall be covered prior to the Fire Department's approval.** Maga Lugs and thrust blocking SHALL be completely visible and accessible for the inspector. Maga Lug torques shall be visualized by Mount Vernon Fire Department.

Fire Access:

12. The fire lane curbs shall be striped solid red with white lettering 4 " tall indicating "No Parking – Fire Lane" no more than 30' apart.
 - Approved as submitted

Fire Hydrant Specifications:

13. 1 new fire hydrant is required and approved as submitted on plans.
14. The approved fire hydrant shall be **Mueller, Centurion 250"** in accordance with AWWA Standard C502.
15. All fire hydrant pumper ports shall be equipped with a permanent five-inch "Storz" adapter with cap. The adapter shall have #3 Pacific Coast thread (4.828x6) rigid female by five-inch (5) ¼ turn "Storz" fitting with set screw.
16. Fire hydrants shall be set plumb to the finished curb or landscape grade, whichever is the greater height. Fire hydrants shall be protected when necessary as directed by the Fire Marshal.
17. All new fire hydrants installed by private contractors shall be painted in accordance with Fire Department standards before acceptance by the Fire Department. The approved paint is available from the Fire Department.
18. All water lines serving fire hydrants over 100 feet shall be a minimum of 8 inch ductile iron. Less than 100 feet 6 inch ductile iron is permitted

If you have any questions or need to schedule an inspection please contact our office at (360) 336-6277. Please allow for a minimum of 24 hours for an inspection request.

Respectfully,

A handwritten signature in black ink, appearing to be 'S. J. [unclear]', written in a cursive style.

Steve Riggs
Fire Marshal
Mount Vernon Fire Department

Cc: Ana Chesterfield, City Engineer
Krista Jewett, Permit Technician

File

1	B	C	D	E	F	H	I	J
2	SWALE CALC SHEET (PER PLANS)			FORMULA				
3								
4								
5								
6	Swale Calculation-							
7								
8								
9								
10								
11	Variables:							
12	Z=	3.00		H:V				
13	S=	0.020		FT/FT				
14	n=	0.200		MANNING				
17	Y=	0.14		WATER ELEV.	(BASED ON 15 MINUTE WQ FLOW RATE)			
18	B=	6.00		BOTTOM WIDTH				
19	L=	88.54		LENGTH				
20	Gives:							
21	AREA=	0.93			$C18 * C17 + C12 * C17^2$			
22	R=	0.13			$C21 / (C18 + 2 * C17 * (C12^2 + 1)^{0.5})$			
23	T=	12.87			$C18 + (2 * C17 * C12) + 2 * C12$			
24	D=	1.14			$C17 + 1$			
25								
26	Check:							
27	VELOCITY =	0.28	FPS		$1.486 * C22^{(2/3)} * (C13^{0.5}) / C14$			
28	TIME =	5.35	MINUTES		$(C17 / C25) / 60$			
29	Set:							
30	Q=	0.26			$C27 * C21$			



1	B	C	D	E	F	H	I	J
2	SWALE CALC SHEET (9 minute residence time)			FORMULA				
3								
4								
5								
6	Swale Calculation-							
7								
8								
9								
10								
11	Variables:							
12	Z=	3.00		H:V				
13	S=	0.020		FT/FT				
14	n=	0.200		MANNING				
17	Y=	0.14		WATER ELEV. (BASED ON 15 MINUTE WQ FLOW RATE)				
18	B=	6.00		BOTTOM WIDTH				
19	L=	149.00		LENGTH				
20	Gives:							
21	AREA=	0.93		$C18 \cdot C17 + C12 \cdot C17^2$				
22	R=	0.13		$C21 / (C18 + 2 \cdot C17 \cdot (C12^2 + 1)^{0.5})$				
23	T=	12.87		$C18 + (2 \cdot C17 \cdot C12) + 2 \cdot C12$				
24	D=	1.14		$C17 + 1$				
25								
26	Check:							
27	VELOCITY =	0.28	FPS	$1.486 \cdot C22^{(2/3)} \cdot (C13^{0.5}) / C14$				
28	TIME =	9.01	MINUTES	$(C17 / C25) / 60$				
29	Set:							
30	Q=	0.26		$C27 \cdot C21$				



NON-RESIDENTIAL PARKING WORKSHEET

Mount Vernon Municipal Code Chapter 17.84, "Parking and Loading," outlines the number of parking spaces that are required on a site and how the parking spaces and drive lanes are to be configured. Completion of this worksheet will assist in designing parking areas and assessing code compliance.

1. Using **Tables 1 and 2**, locate the proposed type of use. If the type of use is found in **Table 1**, use **Figure A** for calculating required parking. If the type of use is in **Table 2**, use **Figure B** for calculations. If the type of use is not listed on either table, the Community & Economic Development Department (CEDD) will make a determination.
2. If you are using **Figure A**, list the type of use in column 1 and the net square footage* of each use in column 2.
3. If using **Figure A**, list the square footage requirement for each use from Table 1, below, in column 3:

TABLE 1:

Type of Use	# of Parking Spaces based on Square Footage
Banks, businesses, and professional offices	One parking space for each 300 square feet of net floor area of the building.
Dance halls, places of assembly, exhibition halls without fixed seats	One parking space for each 75 square feet of net floor area of the building.
Drive-in restaurants, ice cream or soft-drink refreshment establishments, or similar drive-in uses which service auto-borne customers outside of the building	One parking space for each 15 square feet of net floor area.
Food stores, markets, and shopping centers having less than 5,000 square feet of gross floor area, exclusive of basements	One parking space for each 300 square feet of net leasable floor area of the building.
Food stores, markets, and shopping centers having more than 5,000 square feet of gross floor area, exclusive of basement	One parking space for each 200 square feet of net leasable floor area of the building.
Medical and dental clinics and offices	One parking space for each 250 square feet of net floor area.
Other retail establishments, such as furniture, appliance, hardware stores, household equipment service shops, clothing or shoe repair or service shops	One parking space for each 400 square feet of net floor area of the building, providing that each must have at least four parking spaces.
Public and private vocational and technical schools	One parking space for each 450 square feet of net floor area.

Libraries and museums	One parking space per 250 square feet of net floor area.
Offices	One parking space for each 300 square feet of net floor area.
Meeting halls, courtrooms, and council chambers	One parking space for each 100 square feet of net floor area.
Restaurants, ice cream or soft drink establishments, or similar uses which service auto-borne customers, both within the building and outside the building	One parking space for each 100 square feet of net floor area.
Skating rinks, health spas, and other commercial recreation places	One parking space for each 100 square feet of net floor area of the building.

Divide column 2 by column 3 and place the answer in column 4. Do not round up. This is the number of required parking spaces for each of the proposed uses.

Figure A:

Column #1	Column #2	Column #3	Column #4
Type of Use from Table 1:	Square Footage of Use Listed in Column #1:	Square Footage Requirement Found In Parking Code (Table 1)	Divide Column #2 by Column #3. This is the Number of Parking Spaces Required For This Use

* Net floor area is the main area of the building excluding accessory areas such as restrooms, stairs, air shafts, wall thickness, corridors, and mechanical rooms.

5. If the use is found in **Table 2**, list the type of each use in column 1 of **Figure B**.
6. To complete Column 2 of **Figure B**, list how the parking requirement is calculated, i.e., number of teaching stations, number of employees, occupancy, etc.
7. In Column 3 of **Figure B**, calculate the number of required parking spaces. Do not round up.
8. Determine the number of ADA accessible parking stalls that are required by taking the total number of proposed parking stalls and look at Table 3. List the required number of ADA accessible stalls below:

Number of ADA accessible stalls
 required: _____
 Number of ADA accessible stalls
 provided: _____

9. Evaluate the dimensional and signage standards for ADA accessible stalls outlined below Table 3. Does the proposed project meet all of the requirements?

Yes or No

10. If the site plan does not comply with the dimensional requirements outlined for ADA accessible parking spaces, explain the deviations below.

TABLE 2:

Type of Use	Parking Requirement
Bowling alleys	Five parking spaces for each alley.
Elementary and middle schools	Three parking spaces for each two teaching stations, plus adequate visitor parking.
High schools	One parking space for each employee, plus one parking space for each eight students
School auditoriums, stadiums and sports arenas	Subject to review by the Hearing Examiner and approval of the city council.
Colleges and universities	Subject to review by the Hearing Examiner and approval of the city council
Nursery schools and day care centers	One parking space for each employee plus loading and unloading areas.
Emergency shelter for the homeless	One parking space should be provided for every 10 residents and one parking space for each staff position on duty.
Hospitals, sanitariums, convalescent homes, nursing homes	One parking space for each five beds, plus one for each regular employee on the maximum shift.
Hotels, motels	One parking space for each room or suite.
Manufacturing uses, including research and testing, laboratories, creameries, soft-drink bottling establishments, bakeries, canneries, printing and engraving shops	One for each one and one-half employees, with a minimum of two spaces.

Outdoor sports areas without fixed seats	Subject to review by the Hearing Examiner and approval of the city council.
Parks	As determined by the Community & Economic Development Director and/or Hearing Examiner on an individual basis.
Service shops	One parking space for each employee, plus one for each piece of vehicular equipment.
Rooming houses and lodging houses	One parking space for each occupant.
Stadiums, sports arenas, auditoriums and other places of assembly with fixed seats	One parking space for each four seats.
Theaters	One parking space for each four fixed theater seats.
Wholesale stores, warehouses and storage buildings, motor vehicle or machinery sales	One parking space for each one and one-half employees, with a minimum of two spaces plus adequate spaces for customer parking.
Churches, mortuaries, funeral homes	One parking space for each five seats in the chapel or nave.

Figure B:

Column #1	Column #2	Column #3
Type of Use From Table 2:	Parking Requirement Calculated By:	Number of Required Parking Spaces Found In Parking Code (Table 2)

Table 3: Number of ADA Accessible Parking Spaces

Total Parking Spaces in Lot or Garage	Minimum Required Number of Accessible Spaces
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9

501-1,000	2% of total spaces
Over 1,000	20 spaces plus 1 space for every 100 spaces or fraction thereof, over 1000

ADA Accessible Parking Requirements:

- Where a parking facility is not an accessory to a particular building, ADA accessible parking spaces shall be located on the shortest accessible route to an accessible pedestrian entrance to the parking facility.
- Parking spaces shall be not less than 96 inches (8 feet) in width and shall have an adjacent access aisle not less than 60 inches (5 feet) in width. Van-accessible parking spaces shall have an adjacent access aisle not less than 96 (8 feet)inches in width.
- Where two adjacent spaces are provided, the access aisle may be shared between the two spaces. Boundaries of access aisles shall be marked so that the aisles will not be used as parking space.
- Where accessible parking spaces are required for vans, the vertical clearance shall be not less than 114 inches (9 feet 6 inches) at the parking space and along at least one vehicle access route to such spaces from site entrances and exits.
- Accessible parking spaces and access aisles shall be located on a surface with a slope not to exceed one vertical in 48 horizontal.
- Parking spaces and access aisles shall be firm, stable, smooth and slip-resistant.
- Every parking space required by this section shall be identified by a sign, centered between three and five feet above the parking surface, at the head of the parking space. The sign shall include the international symbol of access and the phrase “state disabled parking permit required.”
- Van accessible parking spaces shall have an additional sign mounted below the international symbol of access identifying the spaces as “van accessible.”
- Exception: Where all of the accessible parking spaces comply with the standards for van accessible parking spaces.

11. List the total number of parking spaces for the proposed use by adding up Column #3 in both Figure A and Figure B and list below:

Required Parking Spaces: _____

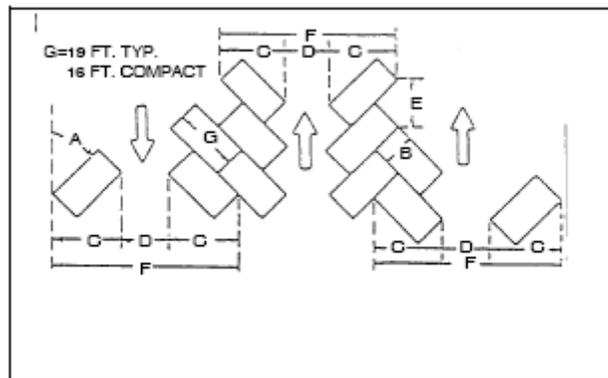
12. A maximum of twenty-five percent (25%) of the parking spaces listed in #11, above, can be compact parking spaces. List the number of proposed compact parking spaces below:

Number of Compact Spaces: _____

13. Review the dimensional parking space requirements shown below. Will all of the requirements be met?

Yes or No

Parking Area Dimensions							
A	B	C	D		E	F	
Parking Angle	Stall Width	Stall Depth	Aisle Width		Curb Length per Car	Unit Width	
			1-Way Traffic	2-Way Traffic		1-Way Traffic	2-Way Traffic
0°	8.0* 8.5	8.0* 8.5	12.0	20.0	20.0* 23.0	28.0** 29.0	36.0* 37.0
30°	8.0* 9.0	14.9* 17.3	11.0	20.0	16.0* 18.0	40.9** 45.6	49.9** 54.6
45°	8.0* 9.0	17.0* 19.8	12.0	20.0	11.3* 12.7	46.4** 51.6	53.9** 59.6
60°	8.0* 9.0	17.9* 21.0	17.0	20.0	9.2* 10.4	53.2** 59.0	55.7** 62.0
90°	8.0* 9.0	16.0* 19.0	23.0	24.0	8.0* 9.0	56.0* 61.0	57.0** 62.0



* For use with compact cars only.
 ** Any bays which contain combined compact and normal spaces.
 Allowable compact spaces = 25 percent.
 Required accessible spaces = per IBC Section 1106.

14. If the site plan does not comply with the dimensional requirements, explain the deviations in detail, attach another sheet for you explanation if necessary:

15. Does the proposed building require deliveries to it or shipments from it?

Yes or No

16. If deliveries/shipments are required loading space of adequate size must be provided. Such space must accommodate the maximum number and size of vehicles simultaneously loaded or unloaded in connection with the business conducted in the building. No parking of a truck or van using the loading space may project into a public street.

17. Off-street parking area entrances or exits may not be located closer than 20 feet to an intersection of a public street or pedestrian crosswalk, unless special approval is obtained from the city engineer. Does the proposed project meet this requirement?

Yes or No

18. Each off-street parking space shall be accessible from a street or alley. The circulation pattern of the parking lot shall be designed so that no maneuvering needs to take place on a city street (alleys may be used provided that safety considerations are met). No off-street parking facility for four or more spaces shall be designed so that vehicles must back across a sidewalk in order to gain access to a street or alley. Where an off-street parking facility does not abut a public or private street, alley or access easement, there shall be provided an access drive not less than 24 feet in width for two-way traffic, or where separated, one-way access drives are proposed, each shall not be less than 12 feet in width. In addition, the requirements of RCW 27.69.080 concerning fire lanes shall also be met. Does the proposed project meet these requirements?

Yes or No

19. The off-street parking area, aisles and access drives shall be paved so as to provide a durable, dust-free surface and shall be so graded and drained as to dispose of surface water without damage to private or public properties, streets or alleys. Does the proposed project meet these requirements?

Yes or No

20. All off-street parking shall be located on the premises except for the districts specified herein. Property zoned C-1 may have the required off-street parking spaces within 1,000 feet of a main entrance of the building, measured along a normal pedestrian route. Property zoned P, H-D, R-O, C-2, C-3, C-4, M-1 and M-2 may have the required off-street parking spaces within 300 feet of a building entrance, measured along a normal pedestrian route. Does the proposed project meet these requirements?

Yes or No

By affixing your signature below you are declaring that your answers on the preceding pages are true and accurate. Untrue or incomplete information provided by an applicant on this form will delay the processing of the permits sought.

Applicant or Applicant's Representative (engineer, architect, etc.) Signature