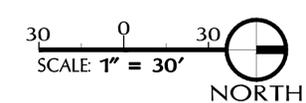
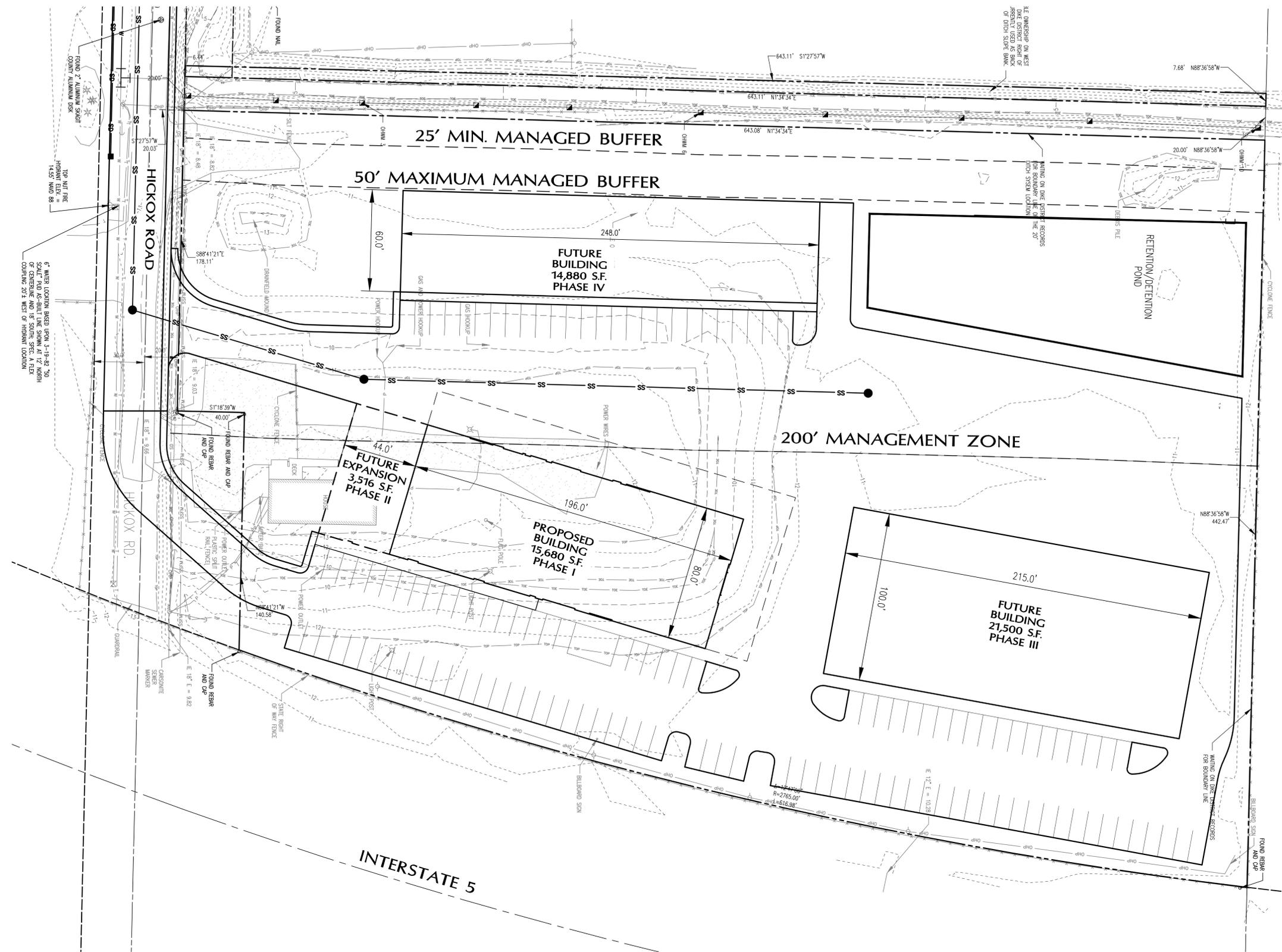


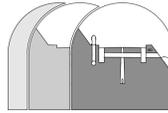
VICINITY MAP

A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.



CALL 48 HOURS BEFORE YOU DIG
1-800-424-5555

| NO. | DATE | REVISIONS | BY | APRVD |
|-----|------|-----------|----|-------|
| | | | | |



Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

SHEET DESCRIPTION
PROPOSED SITE PLAN - ENLARGED

SCALE: DRAWN BY: 1" = 30' PLAU
DESIGNED BY: PSEVERIN
CHECKED BY: PSEVERIN
FIELD BOOK/PAGE: PSEVERIN
DATE: 03.16.18

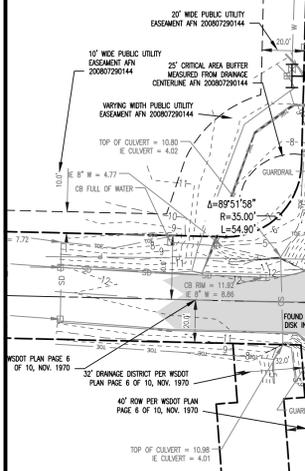
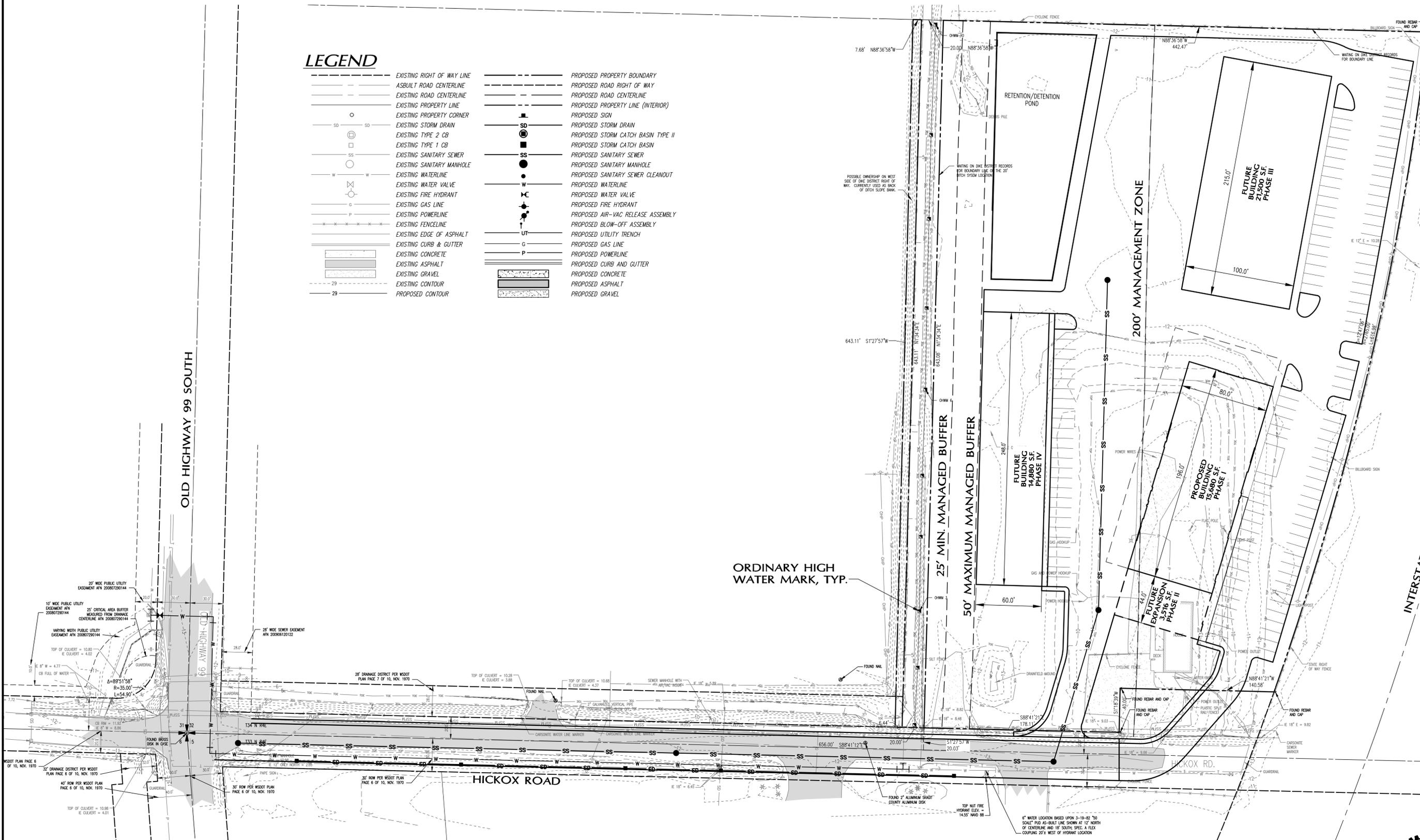
PROJECT: **MID COLUMBIA FORKLIFT, INC.**
FOR **CARLETTI ARCHITECTS**
SEC 32 • TWP 34 • RNG 4 E

JOB NO. 17083
DRAWING NAME 17083PREdwg
SHEET 1 OF 1

A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

LEGEND

| | | | |
|--|----------------------------|--|------------------------------------|
| | EXISTING RIGHT OF WAY LINE | | PROPOSED PROPERTY BOUNDARY |
| | ASBUILT ROAD CENTERLINE | | PROPOSED ROAD RIGHT OF WAY |
| | EXISTING ROAD CENTERLINE | | PROPOSED ROAD CENTERLINE |
| | EXISTING PROPERTY LINE | | PROPOSED PROPERTY LINE (INTERIOR) |
| | EXISTING PROPERTY CORNER | | PROPOSED SIGN |
| | EXISTING STORM DRAIN | | PROPOSED STORM DRAIN |
| | EXISTING TYPE 2 CB | | PROPOSED STORM CATCH BASIN TYPE II |
| | EXISTING TYPE 1 CB | | PROPOSED STORM CATCH BASIN |
| | EXISTING SANITARY SEWER | | PROPOSED SANITARY SEWER |
| | EXISTING SANITARY MANHOLE | | PROPOSED SANITARY MANHOLE |
| | EXISTING WATERLINE | | PROPOSED SANITARY SEWER CLEANOUT |
| | EXISTING WATER VALVE | | PROPOSED WATERLINE |
| | EXISTING FIRE HYDRANT | | PROPOSED WATER VALVE |
| | EXISTING GAS LINE | | PROPOSED FIRE HYDRANT |
| | EXISTING POWERLINE | | PROPOSED AIR-VAC RELEASE ASSEMBLY |
| | EXISTING FENCELINE | | PROPOSED BLOW-OFF ASSEMBLY |
| | EXISTING EDGE OF ASPHALT | | PROPOSED UTILITY TRENCH |
| | EXISTING CURB & GUTTER | | PROPOSED GAS LINE |
| | EXISTING CONCRETE | | PROPOSED CURB AND GUTTER |
| | EXISTING ASPHALT | | PROPOSED POWERLINE |
| | EXISTING GRAVEL | | PROPOSED CONCRETE |
| | EXISTING CONTOUR | | PROPOSED ASPHALT |
| | PROPOSED CONTOUR | | PROPOSED GRAVEL |



CALL 48 HOURS BEFORE YOU DIG
1-800-424-5555

| NO. | DATE | REVISIONS | BY | APRVD |
|-----|------|-----------|----|-------|
| | | | | |

Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

SHEET DESCRIPTION
PROPOSED SITE PLAN

SCALE: 1" = 40'
DRAWN BY: PLAU
DESIGNED BY: PSEVERIN
CHECKED BY: PSEVERIN
FIELD BOOK/PAGE:
DATE: 03.16.18

PROJECT
MID COLUMBIA FORKLIFT, INC.
FOR
CARLETTI ARCHITECTS
SEC 32 - TWP 34 - RNG 4 E

JOB NO. 17083
DRAWING NAME 17083PREdwg
SHEET 1 OF 1

**STREAM STUDY & MANAGED
ECOSYSTEM ALTERNATIVE PROPOSAL
FOR
MID COLUMBIA FORKLIFT—507 HICKOX ROAD**

Skagit County Parcel P29583
City of Mount Vernon, WA
Bachman Environmental Job No. 1802

March 29, 2018

For:
Carletti Architects
Attn: Peter Carletti
116 E. Fir St. Suite A
Mount Vernon, WA 98273

BACHMAN ENVIRONMENTAL
519 34th Street • Anacortes, WA 98221
Ph: 206.963.2909 • andrea@bachmanenvironmental.com

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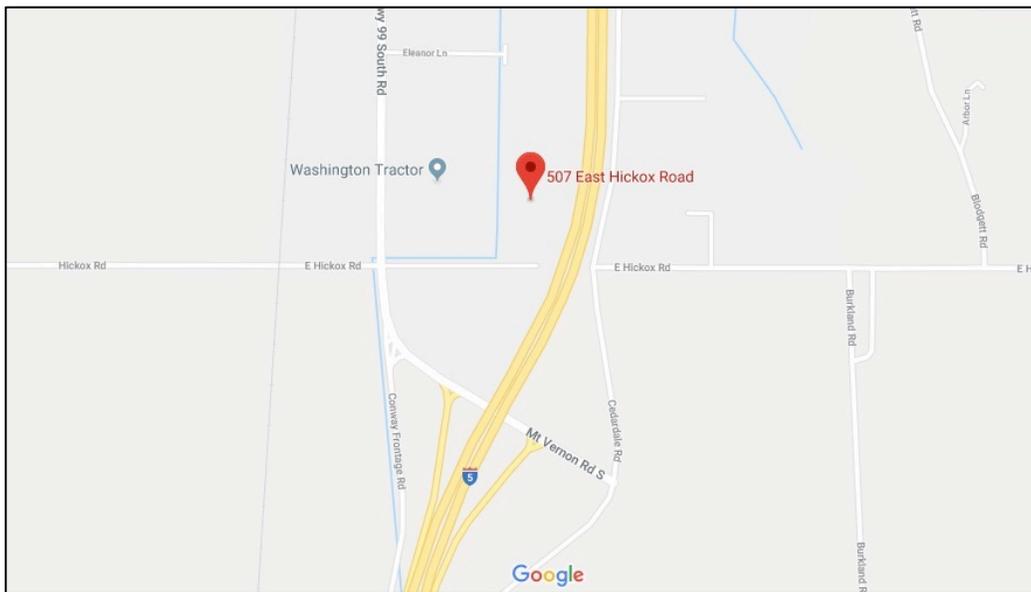
1.0 INTRODUCTION

On January 15, 2018, Bachman Environmental performed a site investigation on the 6-acre parcel (P29583) located at 507 East Hickox Road in the city of Mount Vernon, WA (within a portion of Section 32, Township 34N, Range 04E, W.M.).

The purpose of the site visit was to identify regulated wetlands and/or fish and wildlife habitat conservation areas on and in the vicinity of the subject site. During the site visit, the eastern ordinary high water mark (OHWM) of a Type F stream known as Lower Maddox Creek was identified and delineated.

This report facilitates efforts to address the Mount Vernon Municipal Code (MVMC) Section 15.40 to determine regulatory requirements and to ensure that environmental impacts are avoided or minimized, as required during the permitting process.

Figure 1. Project vicinity map. Subject property highlighted in yellow/red outline. Image source: Google Maps.



2.0 PROJECT DESCRIPTION

The applicant is proposing a multi-phased commercial development project, including construction of up to four new commercial buildings, associated parking, and a stormwater retention/detention facility. To achieve the proposed development, the applicant is proposing to implement the Managed Ecosystem Alternative Program, pursuant to MVMC15.40.110. Please see Section 6 of this report for more details on how the Managed Ecosystem Alternative Program will be applied.

All impervious areas will be directed to and treated within a future constructed detention pond proposed in the northwestern corner of the site. The stormwater plan will be designed according to guidelines under the 2012 DOE Stormwater Management Manual for Western Washington, as required by the city of Mount Vernon. Treated stormwater will discharge on-site to a quarry spill

splash pad just above the ordinary high water mark of Lower Maddox Creek. No work is proposed within the ordinary high water mark of the creek.

This project may be subject to completion of a Biological Opinion Checklist to document that the project will not adversely affect endangered species or their critical habitats. The applicant shall await further direction from the City's Development Services Department regarding this potential requirement.

3.0 METHODS

The ordinary high water marks (OHWM) of streams are evaluated using the methodology described in the Washington State Department of Ecology document *Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State* (October 2016 Final Review) (Publication no. 16-06-029). The identified stream was classified according to the water typing system provided in the Washington Administrative Code (WAC), section 222-16-030.

Wetland areas are determined using the routine determination approach described in the Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0) (U.S. Army Corps of Engineers 2010). No wetlands were identified.

4.0 EXISTING INFORMATION REVIEW

Prior to the site visit, online resources were reviewed. These include the National Wetland Inventory maps of the U.S. Fish and Wildlife Service (USFWS), USDA NRCS Web Soil Survey, WDFW PHS on the web, WDNR Forest Practices Application Review System (FPARS) water type map and Washington State Coastal Atlas.

National Wetlands Inventory (NWI)

The US Fish and Wildlife Service (FWS) established the NWI to conduct a nationwide inventory of U.S. wetlands to provide biologists with information on the distribution and type of wetlands to aid in conservation efforts. Mapped wetlands were produced from reconnaissance level interpretation of vegetation, hydrology, and topography found on high altitude imagery.

On the subject site, the NWI displays no wetlands on-site or in the vicinity of the subject property.

US Dept. of Agriculture (USDA) Natural Resources Conservation Service (NRCS) – Web Soil Survey

According to the Web Soil Survey, the majority of the on-site soils are mapped as Field silt loam, protected. This soil complex formed in floodplains. The dominant component of this complex has a drainage class of Moderately Well Drained. Potential small inclusions may be comprised of Skagit and Sumas soils, both of which are listed as hydric soils in Washington State.

WDNR Forest Practices Application Review System (FPARS) water type map

The FPARS water type map displays Lower Maddox Creek as a Type F stream along the western property line.

Washington Department of Fish & Wildlife (WDFW) Priority Habitats & Species (PHS) on the web

The WDFW PHS on the web displays Lower Maddox Creek as supporting an occurrence and migration of Coho salmon (*Oncorhynchus kisutch*) and Cutthroat (*Oncorhynchus clarki*).

Washington State Coastal Atlas

According to Washington State Coastal Atlas Flood Hazard Areas Map the subject site is within a special flood hazard area (SFHA) labeled as Zone A.

5.0 EXISTING CONDITIONS

5.1 LANDSCAPE SETTING

East Hickox Road fronts the subject property on the south side. Drainage patterns on the site generally flow in a southwestern direction. The entire property was historically cleared of its native canopy nearly 100 years ago. The property is currently dominated by maintained field grasses and herbaceous species. Land use on-site and on abutting properties is comprised of commercial use.

Figure 2 below depicts the existing condition of the subject site.

Figure 2. Existing conditions of the subject property highlighted in yellow.

Image source: Skagit County iMap



The subject property has gone through many changes and manipulations over the years. It was once used as a farmed field. Per Skagit County aerial photo records as far back as 1937, little to no shrub/tree vegetation existed on the site. Directly abutting agricultural and commercial activities have clearly existed since 1937. More recently, the southern half of the site was used for mobile/modular

home sales while the northern half was maintained as a grassed field with a gravel road extending from Hickox Road to the northern property line.

Only one modular home currently remains on the site. There is some ornamental landscaping around the house. The house is situated on an elevated mound surrounded by a wide swale that was apparently engineered and constructed as a floodplain management system.

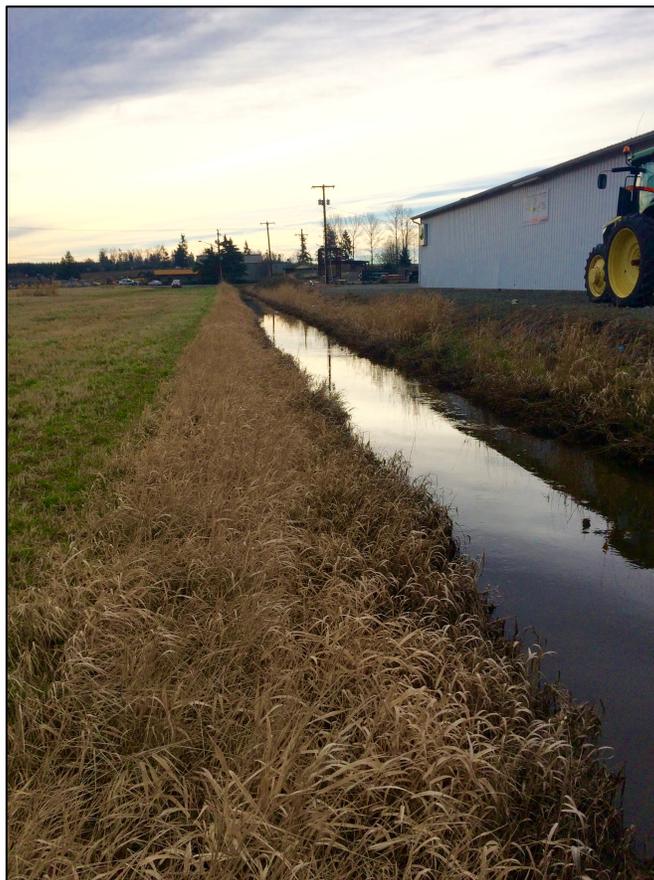
There is a drainage ditch along the southern property line that appears to be sourced by the runoff coming from I-5.

The site is currently comprised of mowed field grasses and herbaceous species. Identifiable species include reed canary grass (*Phalaris arundacea*), orchard grass (*Dactylis glomerata*), colonial bentgrass (*Agrostis tenuis*), creeping buttercup (*Ranunculus repens*) white clover (*Trifolium pratensis*), and Kentucky bluegrass (*Poa pratensis*). There were also trace amounts of Himalayan blackberry (*Rubus armeniucus*) detected in the northwestern corner.

5.2 FISH AND WILDLIFE HABITAT CONSERVATION AREAS

The drainage course identified on this site flows in a straightened channel that dates back to the early 1900's. The waters of Maddox Creek flow into this channel. This on-site watercourse is therefore known as Lower Maddox Creek. Its average width is approximately 12 feet wide. The channel was flowing at the time of the site visit. This stream meets the criteria of a Type F stream because it is wider than 2 feet on a low gradient. It has also been documented as habitat for Coho salmon and cutthroat trout.

Figure 3. Standing near northwest property corner, looking south at Lower Maddox Creek. Date: 1/15/18.



6.0 MANAGED ECOSYSTEM ALTERNATIVE

The applicant is proposing a multi-phased commercial development project, including construction of up to four new commercial buildings, associated parking, and a stormwater retention/detention facility.

To achieve the proposed development, the applicant is proposing to implement the Managed Ecosystem Alternative Program, pursuant to MVMC15.40.110.

According to Table 15.40.110(A), Lower Maddox Creek is a Type F Water/Maintained System on low gradient <1%. Its Maximum Managed buffer is 50 feet and its Minimum Managed buffer is 25 feet. This is consistent with the abutting development to the north.

The on-site buffer conditions are not subject to upgrade and restoration measures listed under MVMC15.40.110.E.2.b.ii because its on-site buffers do not meet the definition of degraded. Under the same sub-section, "degraded buffer conditions" are defined as buffers that have been irrevocably developed below the minimum managed buffer width (in this case, 25 feet for Lower Maddox Creek).

For the development of the subject site, the new impervious surfaces between the Management Zone Boundary (200') and the Maximum Managed Buffer (50') will amount to 66,994 square feet and the new impervious surfaces between the Maximum Managed Buffer (50') and the Ordinary High Water Mark will amount to 500 square feet. No canopy removal is proposed because none currently exists. Figure 4 on Page 6 depicts the proposed new surface areas. The table below establishes the monetary contribution to the city's critical areas management fund in accordance with the management fund schedule displayed under MVMC 15.40 Table 15.40.110(C).

Table 1: Monetary Contributions for New Impervious Surfaces within Specified Management Zones

| New impervious surfaces within the defined management zones | Proposed Impervious Surfaces (sq. ft) | Cost per sq. ft. | Estimated Costs |
|--|--|-------------------------|------------------------|
| Between 200' and 50' | 66,994 | \$1.50/sq. ft. | \$100,491.00 |
| 50' and OHWM | 500 | \$4.00/sq. ft. | \$2,000.00 |

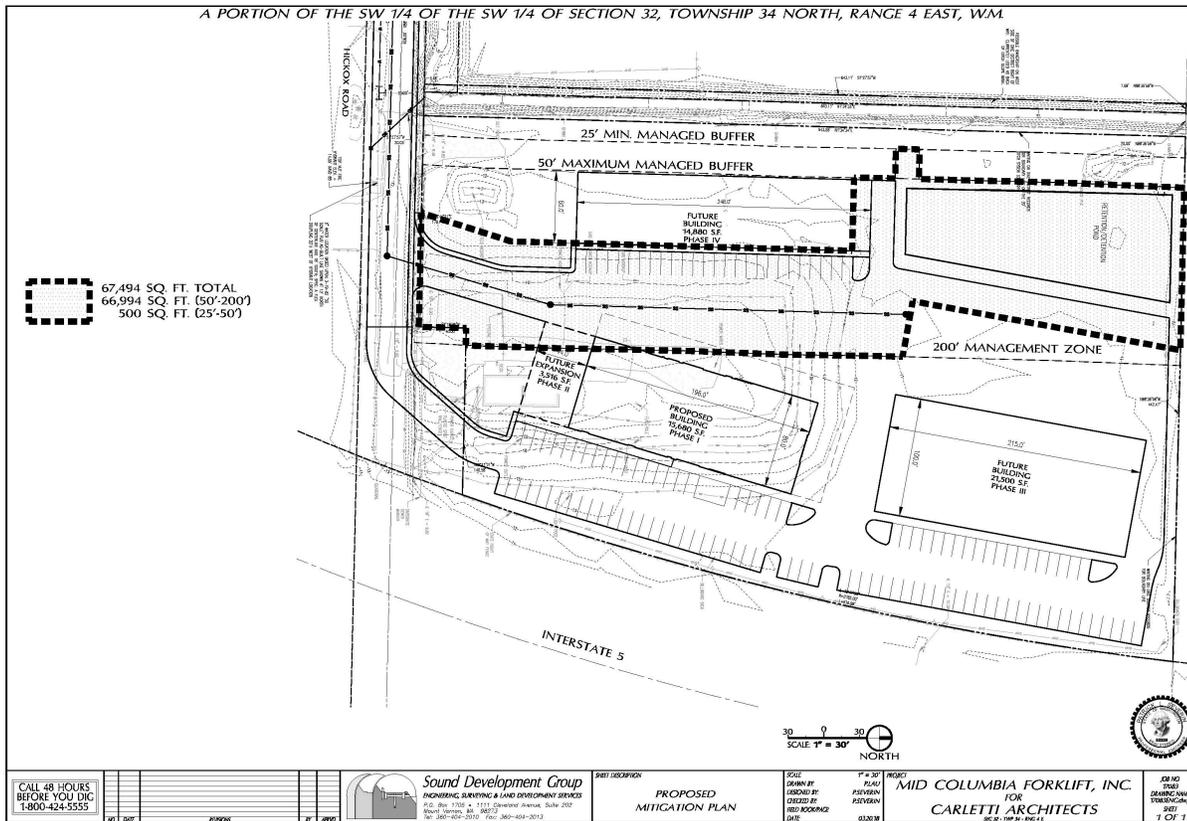
Total \$102,491.00

As part of this plan, the proposed 25-foot buffer will be clearly marked on-site with signs and an appropriate barrier to ensure long-term protection. The area will be left in a natural state. No mowing will be allowed. This will improve water quality functions by allowing riparian vegetation to reestablish over time.

Conclusion

As indicated in the table above, the applicant will contribute a total of total \$102,491.00 to the city's critical areas management fund. This adequately addresses the requirements under the Managed Ecosystem Alternative requirements under MVMC15.40.110 and all other goals and objectives under MVMC15.40.

Figure 4. Proposed new impervious surfaces



7.0 USE OF THIS REPORT

This Stream Study & Managed Ecosystem Alternative Proposal is supplied to Carletti Architects as a means of determining critical area conditions and buffer mitigation measures, as required by the city of Mount Vernon during the permitting process.

Bachman Environmental utilized the Mount Vernon Municipal Code Chapter 15.40 for guidance and conformed to the accepted standards and methods employed by ecologists in Western Washington. The analysis and conclusions supplied in this report are based on best professional judgment. No attempt has been made to determine hidden or concealed conditions. The laws applicable to critical areas are subject to varying interpretations and may be changed at any time by the courts or legislative bodies.

Should you have any questions or concerns relating to the findings of this report, please feel free to call at (206) 963-2909.

Andrea Bachman

Andrea Bachman, PWS

8.0 REFERENCES

Mount Vernon Municipal Code (MVMC), Chapter 15.40. October 2016.

U.S. Fish & Wildlife Service (USFWS). National Wetlands Inventory (NWI) Online Mapper.
<http://www.fws.gov/wetlands/Data/Mapper.html>. Accessed on 1/15/18.

USDA NRCS Web Soil Survey. <https://websoilsurvey.nrcs.usda.gov/>. Accessed on 1/15/18.

WA Department of Fish & Wildlife (WDFW). Priority Habitat and Species (PHS) Interactive Map.
<http://apps.wdfw.wa.gov/phsontheweb/>. Accessed on 1/15/18.

WA Department of Natural Resources Forest Practices Application Mapping.
<https://fortress.wa.gov/dnr/protectiongis/fpamt/default.aspx>. Accessed on 1/15/18.

507 E. Hickox Road

Parcel # P29583.

legal description: (4.8800 Ac) The South Half Of The Southwest Quarter Of The Southwest Quarter Of Section 32, Township 34 North, Range 4 East, W.M. Except The West 646 Feet Thereof And Except The Right-Of-Way Of Drainage District No. 17; And Also Except County Road Along The South Line; And Also Except Those Portions Conveyed To The State Of Washington For Highway Purposes By Deeds Recorded Under Auditor's File Nos. 488873, 549027 And 760703; And Also Except That Portion Thereof Lying East Of State Highway No. 5.

P124760

320 Eleanor Lane
Eleanor Place, LLC
23051 Military Road S
Kent, WA 98032

P124764

510 Eleanor Lane
Eleanor Place, LLC
23051 Military Road S
Kent, WA 98032

P124766

REO Properties Association
305 Freeway Drive
Mount Vernon, WA 98273

P16334

18055 Cedardale Road
Melvin L and Betty J Ullom
930 E. Hickox Road
Mount Vernon, WA 98274

P16336

Hickox Properties, LLC
2248 NW 190th Place
Shoreline, WA 98177

P16337

420 E. Hickox Road
Pape Properties, Inc.
Attn. Taxation Accountant Rebecca Lott
P.O. Box 407
Eugene, OR 97440

P29353

4128 Cedardale Road
Cedardale Road LLC
Attn. Tom Little
101 N. Sunset Drive
Camano Island, WA 98282

P29581

Barnett Implement Co Inc
Po Box 666
Mount Vernon, Wa 98273

P29584

401 E. Hickox Road
Barnett Implement Co., Inc.
P.O. Box 666
Mount Vernon, WA 98273

P29585

929 East Hickox Road
Frontier Property Tax Dept Nca
401 Merritt 7
Norwalk, Ct 06851

P29588

1005 E. Hickox Road
Tom Little
101 N. Sunset Drive
Camano Island, WA 98282

P29595

4220 Old HWY 99 South Road
Barnett Implement Co., Inc.
P.O. Box 666
Mount Vernon, WA 98273



AGENT AUTHORIZATION FORM

Use this form to authorize someone other than the property owner to apply for permits for the subject property.

Project Name: Mid Columbia Forklift- Mount Vernon Location
Property Address: 507 E. Hickox Road
City, State, Zip: Mount Vernon, WA 98273

AUTHORIZATION STATEMENT

I/we, as the owners of the property identified above, authorize the below listed individual to act as our agent to submit applications, receive correspondence regarding the above-listed application, and sign to receive notices on my/our behalf.

DESIGNATED AGENT

Agent Name: Carletti Architects, P.S. - Peter Carletti
Agent Address: 116 E. Fir Street, Suite A
Agent City, State, Zip: Mount Vernon, WA 98273

PROPERTY OWNER SIGNATURE(S)**

| | |
|----------------------------|----------------------------|
| Signature: _____ | Signature: _____ |
| Printed Name: _____ | Printed Name: _____ |
| Title: _____ | Title: _____ |
| Company: _____ | Company: _____ |
| Date: _____ | Date: _____ |

**Each property owner listed above must have their signature notarized

MEMORANDUM

To: Alan Danforth, City of Mount Vernon
From: Matthew Palmer, PE
Zach Wieben, EIT
Subject: Mid-Columbia Forklift
Date: April 3, 2018
Project: GTC #18-074



Gibson Traffic Consultants, Inc. (GTC) has been retained to provide a trip generation analysis for the proposed Mid-Columbia Forklift development. The site is located at 507 E. Hickox Road. The development is proposed to consist of a 26,840 SF facility and replace a 2,000 SF office building currently on site. The facility will provide service, sales, and storage of forklifts. This memo identifies the expected trip generation of the proposed facility and appropriate traffic mitigation fees payable to the City of Mount Vernon.

1. TRIP GENERATION

The trip generation calculations for the development are based on data collected at an existing Mid-Columbia Forklift site in Auburn, WA and data contained in the Institute of Transportation Engineers (ITE) *Trip Generation Manual – 10th Edition (2017)*. The existing Auburn location is located at 4138 B Place NW. Driveway counts were collected at the existing Auburn location for three weekdays (March 13-15, 2018) from 4-6 PM to estimate the trip generation during the PM peak-hour. The size and activities occurring on site of the existing Auburn facility and the proposed Mount Vernon facility are expected to be similar, and therefore the Auburn location was chosen as a representative location to calculate trip generation rates. The data for the three days of counts showed a trip generation rate of 0.62 trips per 1,000 SF for the existing Auburn location. This trip generation rate is very similar to the PM peak-hour of adjacent street trip generation rate for ITE Land Use Code 110, General Light Industrial (0.63 trips per 1,000 SF). Data for the three days of counts at the Auburn location are included in the attachments.

The proposed Mount Vernon facility is expected to have a total of 26,840 SF of sales, service, storage, and office area combined in Phases I and II. The Mount Vernon location has an existing 2,000 SF office building. The office building will remain on-site during Phase I of construction and will serve as an office for Mid-Columbia Forklift. The existing office building will be demolished and replaced by a 3,600 SF office building in Phase II and be occupied by Mid-Columbia Forklift after completion. Credit for the existing use of the 2,000 SF office building was calculated using data contained for ITE LUC 712, Small Office Building. The total trip generation calculations for Phases I and II are summarized in Table 1.

Table 1: Trip Generation Summary

| Land Use | Size | PM Peak-Hour Trips | | |
|-----------------------|-----------|--------------------|--------------|--------------|
| | | In | Out | Total |
| Mid-Columbia Forklift | 26,840 SF | 1.06 | 15.58 | 16.64 |
| Small Office Building | -2,000 SF | -1.57 | -3.33 | -4.90 |
| Total Trips | | -0.51 | 12.25 | 11.74 |

The trip generation calculations show Phases I and II of the development will generate approximately 12 new PM peak-hour trips after credit for the existing office use is factored in. Trip generation calculations are included in the attachments.

2. MITIGATION

The City of Mount Vernon assesses traffic impact mitigation fees per new PM peak-hour trip generated by non-residential developments. The current traffic impact fee is \$2,119.00 per new PM peak-hour trip if the building permit is pulled in 2018. The Mid-Columbia Forklift development will generate 11.74 new PM peak-hour trips based on existing trip generation data. Therefore, the development's proportionate traffic impact fee should be \$24,877.06 for Phases I and II combined.

Attachments

Site ID: 1
 Location: AUBURN-MIDCO DWY COUNT
 Date: 3/13/2018

Site SF 15,056

Tuesday, March 13, 2018

| TIME | IN | | OUT | | Total | | 1-Hr Total | | | % Split | |
|------|-------|-------|-------|-------|-------|-----|------------|-----|-------|---------|------|
| | LIGHT | HEAVY | LIGHT | HEAVY | In | Out | In | Out | Total | In | Out |
| 4:00 | 0 | 0 | 1 | 0 | 0 | 1 | | | | | |
| 4:15 | 0 | 0 | 4 | 0 | 0 | 4 | | | | | |
| 4:30 | 1 | 0 | 0 | 0 | 1 | 0 | | | | | |
| 4:45 | 0 | 0 | 1 | 0 | 0 | 1 | 1 | 6 | 7 | 14% | 86% |
| 5:00 | 0 | 0 | 5 | 0 | 0 | 5 | 1 | 10 | 11 | 9% | 91% |
| 5:15 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 6 | 7 | 14% | 86% |
| 5:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 6 | 0% | 100% |
| 5:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 5 | 0% | 100% |
| | | | | | | | | | | 9% | 91% |

Tuesday Trip Generation Rate
 per 1,000 SF: 0.73

Peak-Hr: 4:15 - 5:15 PM

Wednesday, March 14, 2018

| TIME | IN | | OUT | | Total | | 1-Hr Total | | | % Split | |
|------|-------|-------|-------|-------|-------|-----|------------|-----|-------|---------|------|
| | LIGHT | HEAVY | LIGHT | HEAVY | In | Out | In | Out | Total | In | Out |
| 4:00 | 0 | 0 | 2 | 0 | 0 | 2 | | | | | |
| 4:15 | 0 | 0 | 1 | 0 | 0 | 1 | | | | | |
| 4:30 | 0 | 0 | 2 | 0 | 0 | 2 | | | | | |
| 4:45 | 1 | 0 | 4 | 0 | 1 | 4 | 1 | 9 | 10 | 10% | 90% |
| 5:00 | 0 | 0 | 1 | 0 | 0 | 1 | 1 | 8 | 9 | 11% | 89% |
| 5:15 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 7 | 8 | 13% | 88% |
| 5:30 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 5 | 6 | 17% | 83% |
| 5:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0% | 100% |
| | | | | | | | | | | 10% | 90% |

Wednesday Trip Generation Rate
 per 1,000 SF: 0.66

Peak-Hr: 4:00 - 5:00 PM

Thursday, March 15, 2018

| TIME | IN | | OUT | | Total | | 1-Hr Total | | | % Split | |
|------|-------|-------|-------|-------|-------|-----|------------|-----|-------|---------|------|
| | LIGHT | HEAVY | LIGHT | HEAVY | In | Out | In | Out | Total | In | Out |
| 4:00 | 0 | 0 | 1 | 0 | 0 | 1 | | | | | |
| 4:15 | 0 | 0 | 2 | 0 | 0 | 2 | | | | | |
| 4:30 | 0 | 0 | 1 | 0 | 0 | 1 | | | | | |
| 4:45 | 0 | 0 | 3 | 0 | 0 | 3 | 0 | 7 | 7 | 0% | 100% |
| 5:00 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 7 | 7 | 0% | 100% |
| 5:15 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 6 | 6 | 0% | 100% |
| 5:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 5 | 0% | 100% |
| 5:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 0% | 100% |
| | | | | | | | | | | 0% | 100% |

Thursday Trip Generation Rate
 per 1,000 SF: 0.46

Peak-Hr: 4:00 - 5:00 PM

Average Peak-Hour of Generator Trip Generation Rate:
 per 1,000 SF: 0.62
 Average Vehicle Split (In/Out):
 % In: 6%
 % Out: 94%



COPY

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: Mid Columbia Forklift, Inc. | |
| ADDRESS: 1007 N. 16th Avenue | |
| CITY/STATE: | ZIP: |
| Yakima, WA 98902 | |
| TELEPHONE NUMBER and EMAIL ADDRESS: 509-728-1450 tbolinger@midcoforklift.com | |
| APPLICANT <small>(if other than owner):</small> | |
| NAME: Peter Carletti | |
| COMPANY: Carletti Architects, P.S. <small>(if applicable)</small> | |
| ADDRESS: 116 E. Fir Street, Suite A | |
| CITY/STATE: | ZIP: |
| Mount Vernon, WA 98273 | |
| TELEPHONE NUMBER and EMAIL ADDRESS: 360-424-0394 peter@carlettiarchitects.com | |
| CONTACT <small>(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):</small> | |
| NAME: Carletti Architects, P.S. - Peter Carletti | |
| ADDRESS: 116 E. Fir Street, Suite A | |
| CITY/STATE: | ZIP: |
| Mount Vernon, WA 98273 | |
| TELEPHONE NUMBER and EMAIL ADDRESS: 360-424-0394 peter@carlettiarchitects.com | |

| PROJECT INFORMATION | |
|--|--|
| Project or development name: Mid Columbia Forklift - Mount Vernon location | |
| Property/project address(es)/location: 507 E. Hickox Road Mount Vernon, WA 98273 <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): P29583 | |
| Existing land use(s): former location of pre-manufactured home sales | |
| Proposed land uses: retail sales and service for commercial forklifts | |
| Existing Comprehensive Plan designation: CL – Commerical Limited Industrial | |
| Proposed Comprehensive Plan designation (if applicable): CL – Commerical Limited Industrial | |
| Existing Zoning designation: CL- District Commercial Limited Industrial | |
| Proposed Zoning designation (if applicable): CL- District Commercial Limited Industrial | |
| Site Area (sq. ft. or acreage): 4.88 acres | |
| Project value: To be determined | |
| Is the site located in any type of environmentally sensitive area? it is within 200' of an existing stream | |

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: |
| Mid Columbia Forklift | 1007 N. 16th Avenue Yakima, WA | 509-728-1450 tbolinger@midcoforklift. |
| Architect: | Address: | Phone and Email Address: |
| Carletti Architects, P.S. | 116 E. Fir Street, Suite A | 360-424-0394 peter@carlettiarchitects |
| Engineer: | Address: | Phone and Email Address: |
| Sound Development Group | P.O. Box 1705 Mount Vernon, WA | 360-404-2010 pat@sdg-llc.com |
| Surveyor: | Address: | Phone and Email Address: |
| Sound Development Group | P.O. Box 1705 Mount Vernon, WA | 360-404-2010 pat@sdg-llc.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: |
| Chad Fisher Construction, LLC | 15900 Preston Pl. Burlington, WA | 360-757-0580 danf@cfisherco.com |
| 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: |
|-------------------|--|
| TB <i>GA</i> | 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). |
| TB <i>GA</i> | 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. |
| TB <i>GA</i> | 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. |
| TB <i>GA</i> | 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. |
| TB <i>GA</i> | 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. |
| TB <i>GA</i> | 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. |
| TB <i>GA</i> | 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. |
| TB <i>GA</i> | 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. |

COPY

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: | \$ _____ |

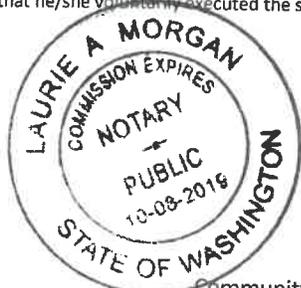
AFFIDAVIT OF OWNERSHIP

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, Peter Carletti 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.

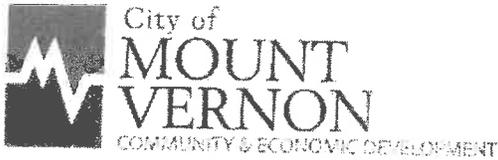
Applicant Signature: [Signature]

On this, the 20th day of MARCH 2018 before me personally appeared Peter Carletti 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.

Laurie A. Morgan
 Notary Public in and for the State of Washington
 Residing at Andover
 My Appointment Expires 10/8/19



AGENT AUTHORIZATION FORM

Use this form to authorize someone other than the property owner to apply for permits for the subject property.

Project Name: Mid Columbia Forklift- Mount Vernon Location
Property Address: 507 E. Hickox Road
City, State, Zip: Mount Vernon, WA 98273

AUTHORIZATION STATEMENT

I/we, as the owners of the property identified above, authorize the below listed individual to act as our agent to submit applications, receive correspondence regarding the above-listed application, and sign to receive notices on my/our behalf.

DESIGNATED AGENT

Agent Name: Carletti Architects, P.S. - Peter Carletti
Agent Address: 116 E. Fir Street, Suite A
Agent City, State, Zip: Mount Vernon, WA 98273

PROPERTY OWNER SIGNATURE(S)**

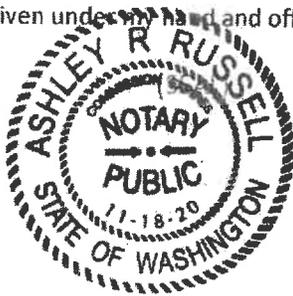
| | |
|---|--|
| Signature: <u>Terry Bolinga</u> | Signature: <u>Phillip H. Handford</u> |
| Printed Name: <u>Terry Bolinga</u> | Printed Name: <u>Phillip H. Handford</u> |
| Title: <u>President</u> | Title: <u>VP</u> |
| Company: <u>Mid Columbia Forklift, Inc</u> | Company: <u>Mid Columbia Forkl. Pt., Inc.</u> |
| Date: <u>3-19-18</u> | Date: <u>3/14/18</u> |

**Each property owner listed above must have their signature notarized

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Phillip N. Hanford is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the agent to be the free and voluntary act and deed of said Agent authorization form for the uses and purposes therein mentioned.

Given under my hand and official seal this 14 day of March, 2018

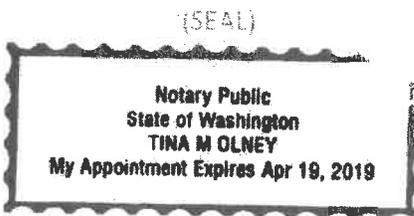


Ashley R. Russell
Notary Public
Residing at Yakima, Washington
My appointment expires 11-18-20

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Terry Bolinger is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the agent to be the free and voluntary act and deed of said Agent Authorization Form for the uses and purposes therein mentioned.

Given under my hand and official seal this 19 day of March, 2018



Tina M. Olney
Notary Public
Residing at Yakima, WA
My appointment expires 04/19/2019

AFFIDAVIT FOR MAILING LABELS

PROJECT NAME: Mid Columbia Forklift - Mt. Vernon Site Project File No. _____

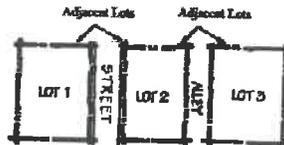
The attached is a list of property of owners within (check one) 100', 300', 500', or those that are adjacent and abutting of the subject site. Below is a summary of the required notification distances per the Mount Vernon Municipal Code. The Community & Economic Development Department will notify these individuals of the proposed development.

- For administrative conditional use permits notice shall be mailed to adjacent and abutting property owners. The code definitions for adjacent and abutting follow.

"Abutting" means to have boundaries that touch. When two parcels have a street or alley that runs between the two parcels, the two parcels are not abutting.



"Adjacent" means lots located across a public street, railroad, or right-of-way.



- For Planned Unit Developments, notice shall be mailed to property owners within 500 feet of the project.
- For Special Use Permits for Accessory Dwelling Units (ADU) or variances not exceeding 20% of the zoning requirements, notice shall be mailed to all property owners within 100 feet of the property.
- For all other applications, including annexations and short plats, notice to all owners located within the boundaries of a project and within 300 feet of the boundary of the development permit. If the applicant owns property abutting or adjacent to the boundary of the development permit, notice shall be sent to the owners of real property within 300 feet of any portion of the boundaries of abutting or adjacent properties owned by the applicant.

SKAGIT COUNTY
iMap
 Additional Maps
 Legend
 Layer List
 County Boundary
 Townships
 Sections
 Address
 Tax Parcel Numbers
 Tax Parcels
 Pre Tax Account Property

2017 AERIAL IMAGERY HAS BEEN ADDED TO iMAP UNDER THE AERIAL PHOTOGRAPHY TAB.
 Property Map



Search
 Map Description

COPY

Environmental Systems Research Institute, Inc. (ESRI), U.S. Geological Survey (USGS)

A. Background

COPY

1. Name of proposed project, if applicable:
Mid Columbia Forklift, Inc. – Mount Vernon Location
2. Name of applicant:
Mid Columbia Forklift, Inc.
3. Address and phone number of applicant and contact person:
Mid Columbia Forklift, Inc.
Terry Bolinger, President/CEO
1007 N 16th Ave
Yakima, WA 98902
(509) 728-1450
tbolinger@midcoforklift.com

C/O

Carletti Architects, P.S.
Peter Carletti (Agent for the Owner)
116 E Fir St. Suite A
Mount Vernon WA 98273
360-424-0394 phone 360-424-5726 fax
peter@carlettiarchitects.com

4. Date checklist prepared
March 14, 2018
5. Agency requesting checklist:
City of Mount Vernon
6. Proposed timing or schedule (including phasing, if applicable):
Construction for the Phase I new building and site improvements is scheduled to occur in fall of 2018 with completion Spring of 2019. Future phases will be constructed as noted under question 7. below.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.]

Development of a phased site plan.

Phase I: New 15,600 footprint for retail sales and service for commercial forklifts.

Phase II: Demolition of existing office building and construction of attached office area

Phase III: Construction of an additional service and sales building of 21,500 s.f.

Phase IV: Construction of an additional service and sales building of 14,500 s.f.

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

Geotechnical report

Critical area review

Wetlands delination and boundary assessment

Habitat enhancement plan

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.

No.

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

Building permit, fill and grade permit, Right of Way permits, HPA permit, JARPA and NPDES.

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.)

Existing 5.8 acre site which was formerly Timberland Homes. Site currently has an existing 1,650 s.f. commercial office located on it which will be saved for Phase I use as the offices for the facility. The proposal for Phase I is construction of a new sales and service facility for forklifts. The applicant is Mid Columbia forklift. They sell, refurbish and service commercial forklifts.

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.

507 E. Hickox Road

Parcel # P29583.

Legal description: THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. EXCEPT THE WEST 646 FEET THEREOF AND EXCEPT THE RIGHT-OF-WAY OF DRAINAGE DISTRICT NO. 17; AND ALSO EXCEPT COUNTY ROAD ALONG THE SOUTH LINE; AND ALSO EXCEPT THOSE PORTIONS CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEEDS RECORDED UNDER AUDITOR'S FILE NOS. 488873, 549027 AND 760703; AND ALSO EXCEPT THAT PORTION THEREOF LYING EAST OF STATE HIGHWAY NO. 5.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

Minimum to no slope partially vegetated with some trees

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

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

The steepest slope on the property is approximately 1-2%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The on-site subsurface soils generally consisted of 1 to 2 feet of topsoil and tilled earth that was representative of the previous agricultural use. Underlying the topsoil is medium dense predominantly sandy soil with highly variable silt contents. Stiff silt lense at approximately 6 to 7 feet below existing site grades. This silt lense is representative of a slower moving depositional pattern typical during flood events. At a depth of about 8 to 9 feet below existing site grades is a medium dense, wet to saturated, clean sand.

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.

The proposed and future development will require the disturbance of approximately 216,450 s.f. of the property. Proposed and future construction will require stripping the site will require 12,024 cy of cut and the imported fill material will be approximately 30,000 cy. All materials will be disposed of imported from permitted approved site.

In addition Hickox Road will need to be improved and utilities extended from Highway 99 to to the East side of the project site, also being the I-5 Right of Way. It is anticipated this construction will require approximately stripping/ cut of 660 cy and imported fill material of 1,320 cy. All material will be disposed of and imported from a permitted approved site

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

Yes, exposed soil conditions could cause some erosion during the site construction phase. Washington DOE approved Best management practices will be implemented during the construction phase to minimize and reduce the possibility of erosion.

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

Once all phases of construction are completed, the existing, proposed and future development will have 70% impervious surface upon final project completion.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Washington DOE approved Best management practices will be utilized to control potential silt buildup and erosion and at a minimum maintaining surrounding existing vegetation. Temporary silt fence will be installed around the site where site runoff could exit the property. As new catch basins are installed, storm runoff will be directed to the catch basins. However, the basins will be outfitted with CB filter inserts to minimize the quantity of silt and debris entering the drainage system. An erosion control and sediment plan will be developed as a part of the construction documents providing an erosion control guidance and requirements.

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.

During construction dust from construction activities and exhaust from construction vehicles will be emitted. Once construction is completed emissions will come from vehicles from employees and clients and minimal use of paint and cleaning agents.

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

None Known

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Watering and control devices on vehicles.

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.
Yes. A stream is located on the western edge of the property.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes. Future phases will require an encroachment into the 200' setback from the stream. The applicant plans to purchase this area through the wetland bank program the City is part of.

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 are anticipated. All work shall be completed above the ordinary high water of the drainage district ditch/creek adjacent to our site.

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.
Yes. Project is located within the AO2 zone, Finished Floor Height shall be 3 feet above the highest adjacent existing (historical prior to fill being placed for previous use) grade next to the building. Flood Area Development Permit will be required; a Flood Elevation Certificate shall be required at subfloor and at finish construction.

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.

None

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.

In general we will direct onsite storm water runoff to bioretention cells for treatment and collect treated storm water with catch basin and pipe networks, and convey it to a storm pump station which will discharge storm water into a storm water retention pond located in the NW corner of the site.

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

A minimal amount of storm water runoff may infiltrate into the native soils. No waste materials will be stored onsite.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No it does not affect drainage patterns in the vicinity of the site

The southeastern portion of the site, approximately 0.5 acres, currently sheet flows to the southeast. This water will be routed away from the I-5 corridor, and directed to the proposed retention pond.

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

Surface water quality and quantity control BMP's will be constructed per DOE 2012/2014 storm water manual and City of Mount approved BMPs

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?

Grass and several trees will be removed as necessary for the construction of the buildings and site improvements.

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

NONE

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

The site will be landscaped appropriately and planted with plant materials in locations as shown on the preliminary site plan per City of Mount Vernon Landscaping code.

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

None Known

5. **Animals** . 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.

birds: hawk, songbirds

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

NONE

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

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

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

None other than water quality controls for storm water release from this site and landscaping improvements. No impacts are anticipated.

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

None known

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 for lighting and natural gas for heating will be used at the site to meet energy needs.

- 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:

Conformance with the International building code and non-residential energy code.

7. **Environmental Health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe

There is no risk of environmental explosion from toxic chemicals

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

None Known

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity
None Known

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project
None known

4) Describe special emergency services that might be required.
Normal police and fire services

5) Proposed measures to reduce or control environmental health hazards, if any:
NONE

b. Noise

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

None, there is basic vehicle traffic noise I-5 and Hickox Road. The noise in this area will not affect 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)? Indicate what hours noise would come from the site.

In the short term there will be typical noise due to construction and site improvements. In the long term there will be cars from clients and staff. Hours of operations will be during day.

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

None, there will be no increase in noise in the surrounding area as mentioned above. Hours of construction will be limited to 7:00am to 6:00pm and construction vehicles will be fitted with noise suppression

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently occupied with a 1,625 s.f building formerly used for offices and retail sales. The site was formerly the location for Timberland Homes a company specializing in retail sales of premanufactured homes.

Surrounding properties are commerical parcels occupied by industrial and or manufacturing tenants and or vacant land parcels zoned for commercial industrial uses.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses 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?

Not to our knowledge.

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

c. Describe any structures on the site.

The site is currently occupied with a 1,625 s.f building formerly used for offices and retail sales.

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

Yes in Phase II the existing office will be demolished and replaced with an attached 3,600 s.f. office building attached to the Phase I retail sales and service building.

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

CL- District Commercial Limited Industrial

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

CL – Commerical Limited Industrial

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

Not applicable

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

Yes. There is a stream requiring buffering on the southern edge of the property.

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

In Phase I approximately 10-12 people will work in the facility. It is anticipated that additional employees will be added once future phases are completed.

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

None

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

None

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

Project will conform to all development and building codes.

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

None as surrounding land is all commercially zoned.

9. Housing

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

Not applicable

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

Not applicable

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

Not applicable

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 top of the ridge of the building is approximately 30' above the finished grade. The principal exterior building materials are metal roof panels and metal wall panels for siding of various profiles and colors.

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

None

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

The building will be designed and utilize materials to help reduce any aesthetic impacts this development may cause. Exterior materials are similar to that of all other existing facilities in the neighboring districts. Landscaping per City requirements will be included.

11. Light and Glare

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

The proposed lighting will be positioned so that it will focus on the site itself and not on adjacent properties, Exterior fixtures will be equipped with cut-off shields that will comply with the National Energy Illumination Society guidelines. Lighting will only be utilized after dusk.

- 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:
Lighting will be positioned so that it will angle down onto the site and shields

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
There are several health clubs and the YMCA within the immediate vicinity.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
There are no impacts on recreation caused by the proposed project

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.
None are known. The DAHP WISAARD map was investigated
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
None are known
- 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.
DAHP website was consulted.
- 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 any resources are discovered, construction will be immediately halted and DAHP, as well as local tribes will be consulted.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
The proposed site is located approximately 620' East north of the intersection of Old Highway 99 and Hickox Road. I-5 parallels Hickox Road and the site to the east. I-5 Borders the site to the East.
- 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?

Skagit Transit has a stop 620 feet west of the site at the South Mount Vernon Park and Ride.

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

Approximately 48 stalls will be provided in Phase I. Phase II Phase III will result in approximately an additional 70 stalls. No stalls will be eliminated.

- 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.

NO

- 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?

A traffic count study and traffic concurrency memo is being conducted to determine the traffic vehicular trips per day which will be generated as a result of the project proposal.

- 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.

NO

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

None.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The normal increase for fire and police protection will be required. The building is fully sprinkled.

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

None.

16. Utilities

- a. Circle utilities currently available at the site:

electricity, natural gas, **water**, refuse service, **telephone**, sanitary sewer, septic system, other _____

Fire service line water and Sanitary Sewer will be extended to the property from Old Highway 99 via Hickox Road.

- 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.

Water-Skagit PUD
Telephone-Frontier
Electricity- PSE
Sewer – City of Mount Vernon
Storm Drainage- On site detetention pond

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 _____

Position and Agency/Organization _____

Date Submitted: _____

[Handwritten Signature]
Peter Cavelli
Cavelli Architects, P.S., President
3/20/18
owner Agent

D. supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

COPY

507 E. Hickox Road

Parcel # P29583.

legal description: (4.8800 Ac) The South Half Of The Southwest Quarter Of The Southwest Quarter Of Section 32, Township 34 North, Range 4 East, W.M. Except The West 646 Feet Thereof And Except The Right-Of-Way Of Drainage District No. 17; And Also Except County Road Along The South Line; And Also Except Those Portions Conveyed To The State Of Washington For Highway Purposes By Deeds Recorded Under Auditor's File Nos. 488873, 549027 And 760703; And Also Except That Portion Thereof Lying East Of State Highway No. 5.

Project Description:

Existing 5.8 acre site which was formerly Timberland Homes. Site currently has an existing 1,650 s.f. commercial office located on it which will be saved for Phase I use as the offices for the facility. The proposal is construction of a new sales and service facility for forklifts. The applicant is Mid Columbia forklift. They sell, refurbish and service commercial forklifts.

Development of a phased site plan.

Phase I: New 15,600 footprint for retail sales and service for commercial forklifts.

Phase II: Demolition of existing office building and construction of attached office area

Phase III: Construction of an additional service and sales building of 21,500 s.f.

Phase IV: Construction of an additional service and sales building of 14,500 s.f.

COPY

507 E. Hickox Road

Parcel # P29583.

legal description: (4.8800 Ac) The South Half Of The Southwest Quarter Of The Southwest Quarter Of Section 32, Township 34 North, Range 4 East, W.M. Except The West 646 Feet Thereof And Except The Right-Of-Way Of Drainage District No. 17; And Also Except County Road Along The South Line; And Also Except Those Portions Conveyed To The State Of Washington For Highway Purposes By Deeds Recorded Under Auditor's File Nos. 488873, 549027 And 760703; And Also Except That Portion Thereof Lying East Of State Highway No. 5.

P124760

320 Eleanor Lane
Eleanor Place, LLC
23051 Military Road S
Kent, WA 98032

P124764

510 Eleanor Lane
Eleanor Place, LLC
23051 Military Road S
Kent, WA 98032

P124766

REO Properties Association
305 Freeway Drive
Mount Vernon, WA 98273

P16334

18055 Cedardale Road
Melvin L and Betty J Ullom
930 E. Hickox Road
Mount Vernon, WA 98274

P16336

Hickox Properties, LLC
2248 NW 190th Place
Shoreline, WA 98177

P16337

420 E. Hickox Road
Pape Properties, Inc.
Attn. Taxation Accountant Rebecca Lott
P.O. Box 407
Eugene, OR 97440

P29353

4128 Cedardale Road
Cedardale Road LLC
Attn. Tom Little
101 N. Sunset Drive
Camano Island, WA 98282

P29581

Barnett Implement Co Inc
Po Box 666
Mount Vernon, Wa 98273

P29584

401 E. Hickox Road
Barnett Implement Co., Inc.
P.O. Box 666
Mount Vernon, WA 98273

P29585

929 East Hickox Road
Frontier Property Tax Dept Nca
401 Merritt 7
Norwalk, Ct 06851

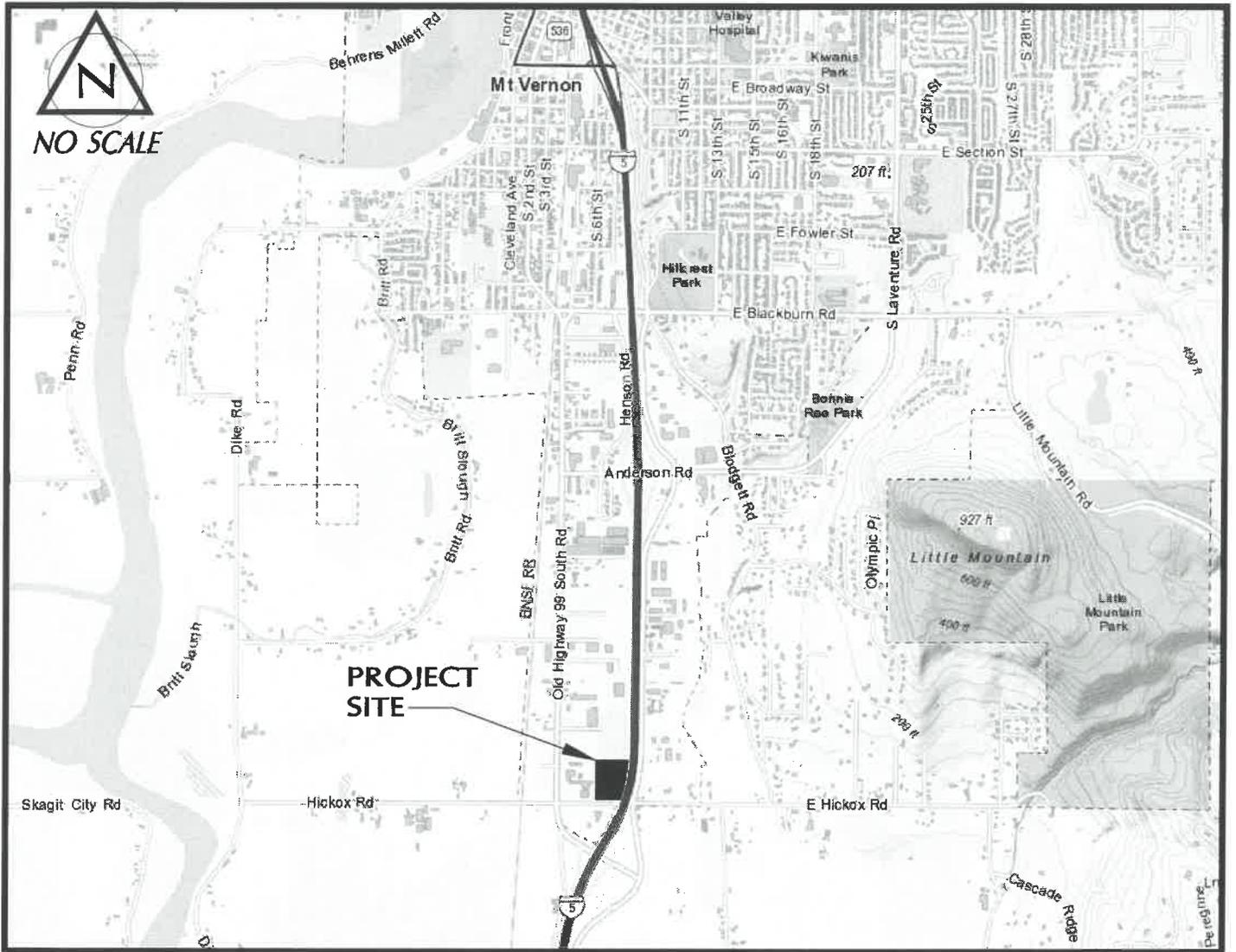
P29588

1005 E. Hickox Road
Tom Little
101 N. Sunset Drive
Camano Island, WA 98282

P29595

4220 Old HWY 99 South Road
Barnett Implement Co., Inc.
P.O. Box 666
Mount Vernon, WA 98273

COPY



VICINITY MAP

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional SEPA 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.

The help links in this checklist are intended to assist users in accessing guidance on the checklist questions. Links are provided to the specific sections of the guidance applicable to the questions. However, the links may not work correctly on all devices. If the links do not work on your device, open the guidance at www.ecy.wa.gov/programs/sea/sepa/apguide/EnvChecklistGuidance.html and navigate to the appropriate section.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:
Mid Columbia Forklift, Inc. – Mount Vernon Location
2. Name of applicant:
Mid Columbia Forklift, Inc.
3. Address and phone number of applicant and contact person:
Mid Columbia Forklift, Inc.
Terry Bolinger, President/CEO
1007 N 16th Ave
Yakima, WA 98902
(509) 728-1450
tbolinger@midcoforklift.com

C/O

Carletti Architects, P.S.
Peter Carletti (Agent for the Owner)
116 E Fir St. Suite A
Mount Vernon WA 98273
360-424-0394 phone 360-424-5726 fax
peter@carlettiarchitects.com

4. Date checklist prepared
May 2, 2018
5. Agency requesting checklist:
City of Mount Vernon
6. Proposed timing or schedule (including phasing, if applicable):
Construction for the Phase I new building and site improvements is scheduled to occur in fall of 2018 with completion Spring of 2019. Future phases will be constructed as noted under question 7. below.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.]

Development of a phased site plan.

Phase I: New 15,600 footprint for retail sales and service for commercial forklifts.

Phase II: Demolition of existing 1,650 s.f. office building and construction of 3,600 s.f. attached office area.

Phase III: Construction of an additional service and sales building of 21,500 s.f.

Phase IV: Construction of an additional service and sales building of 14,500 s.f.

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

Geotechnical report

Critical area review

Wetlands delineation and boundary assessment

Habitat enhancement plan

Archeological survey

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.

No.

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

Building permit, fill and grade permit, Right of Way permits, HPA permit, JARPA and NPDES.

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.)

Existing 5.8 acre site which was formerly Timberland Homes. Site currently has an existing 1,650 s.f. commercial office located on it which will be saved for Phase I use as the offices for the facility. The proposal for Phase I is construction of a new sales and service facility for forklifts. The applicant is Mid Columbia forklift. They sell, refurbish and service commercial forklifts.

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.

507 E. Hickox Road

Parcel # P29583.

Legal description: THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. EXCEPT THE WEST 646 FEET THEREOF AND EXCEPT THE RIGHT-OF-WAY OF DRAINAGE DISTRICT NO. 17; AND ALSO EXCEPT COUNTY ROAD ALONG THE SOUTH LINE; AND ALSO EXCEPT THOSE PORTIONS CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEEDS RECORDED UNDER AUDITOR'S FILE NOS. 488873, 549027 AND 760703; AND ALSO EXCEPT THAT PORTION THEREOF LYING EAST OF STATE HIGHWAY NO. 5.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

Minimum to no slope partially vegetated with some trees

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

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

The steepest slope on the property is approximately 1-2%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The on-site subsurface soils generally consisted of 1 to 2 feet of topsoil and tilled earth that was representative of the previous agricultural use. Underlying the topsoil is medium dense predominantly sandy soil with highly variable silt contents. Stiff silt lense at approximately 6 to 7 feet below existing site grades. This silt lense is representative of a slower moving depositional pattern typical during flood events. At a depth of about 8 to 9 feet below existing site grades is a medium dense, wet to saturated, clean sand.

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.

The proposed and future development will require the disturbance of approximately 216,450 s.f. of the property. Proposed and future construction will require stripping the site will require 12,024 cy of cut and the imported fill material will be approximately 30,000 cy. All materials will be disposed of imported from permitted approved site.

In addition Hickox Road will need to be improved and utilities extended from Highway 99 to to the East side of the project site, also being the I-5 Right of Way. It is anticipated this construction will require approximately stripping/ cut of 660 cy and imported fill material of 1,320 cy. All material will be disposed of and imported from a permitted approved site

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

Yes, exposed soil conditions could cause some erosion during the site construction phase. Washington DOE approved Best management practices will be implemented during the construction phase to minimize and reduce the possibility of erosion.

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

Once all phases of construction are completed, the existing, proposed and future development will have 70% impervious surface upon final project completion.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Washington DOE approved Best management practices will be utilized to control potential silt buildup and erosion and at a minimum maintaining surrounding existing vegetation. Temporary silt fence will be installed around the site where site runoff could exit the property. As new catch basins are installed, storm runoff will be directed to the catch basins. However, the basins will be outfitted with CB filter inserts to minimize the quantity of silt and debris entering the drainage system. An erosion control and sediment plan will be developed as a part of the construction documents providing an erosion control guidance and requirements.

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.

During construction dust from construction activities and exhaust from construction vehicles will be emitted. Once construction is completed emissions will come from vehicles from employees and clients and minimal use of paint and cleaning agents.

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

None Known

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Watering and control devices on vehicles.

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.

Yes. A stream is located on the western edge of the property.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes. Future phases will require an encroachment into the 200' setback from the stream. The applicant plans to purchase this area through the wetland bank program the City is part of.

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 are anticipated. All work shall be completed above the ordinary high water of the drainage district ditch/creek adjacent to our site.

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.
Yes. Project is located within the AO2 zone, Finished Floor Height shall be 3 feet above the highest adjacent existing (historical prior to fill being placed for previous use) grade next to the building. Flood Area Development Permit will be required; a Flood Elevation Certificate shall be required at subfloor and at finish construction.

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.
None

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.

In general we will direct onsite storm water runoff to bioretention cells for treatment and collect treated storm water with catch basin and pipe networks, and convey it to a storm pump station which will discharge storm water into a storm water retention pond located in the NW corner of the site.

2) Could waste materials enter ground or surface waters? If so, generally describe
A minimal amount of storm water runoff may infiltrate into the native soils. No waste materials will be stored onsite.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No it does not affect drainage patterns in the vicinity of the site

The southeastern portion of the site, approximately 0.5 acres, currently sheet flows to the southeast. This water will be routed away from the I-5 corridor, and directed to the proposed retention pond.

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

Surface water quality and quantity control BMP's will be constructed per DOE 2012/2014 storm water manual and City of Mount approved BMPs

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?

Grass and several trees will be removed as necessary for the construction of the buildings and site improvements.

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

NONE

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

The site will be landscaped appropriately and planted with plant materials in locations as shown on the preliminary site plan per City of Mount Vernon Landscaping code.

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

None Known

5. **Animals** . 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.

birds: hawk, songbirds

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

NONE

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

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

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

None other than water quality controls for storm water release from this site and landscaping improvements. No impacts are anticipated.

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

None known

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 for lighting and natural gas for heating will be used at the site to meet energy needs.

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:

Conformance with the International building code and non-residential engery code.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe

There is no risk of environmental explosion from toxic chemicals

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

None Known

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity

None Known

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project

None known

- 4) Describe special emergency services that might be required.
Normal police and fire service.
- 5) Proposed measures to reduce or control environmental health hazards, if any:
NONE

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
None, there is basic vehicle traffic noise I-5 and Hickox Road. The noise in this area will not affect 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)? Indicate what hours noise would come from the site.
In the short term there will be typical noise due to construction and site improvements. In the long term there will be cars from clients and staff. Hours of operations will be during day.
- 3) Proposed measures to reduce or control noise impacts, if any:
None, there will be no increase in noise in the surrounding area as mentioned above. Hours of construction will be limited to 7:00am to 6:00pm and construction vehicles will be fitted with noise suppression

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently occupied with a 1,625 s.f building formerly used for offices and retail sales. The site was formerly the location for Timberland Homes a company specializing in retail sales of premanufactured homes.

Surrounding properties are commerical parcels occupied by industrial and or manufacturing tenants and or vacant land parcels zoned for commercial industrial uses.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses 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?
Not to our knowledge.

- 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

- c. Describe any structures on the site.
The site is currently occupied with a 1,625 s.f building formerly used for offices and retail sales. It will remain as offices until completion of Phase II.
- d. Will any structures be demolished? If so, what?
Yes in Phase II the existing office will be demolished and replaced with an attached 3,600 s.f. office building attached to the Phase I retail sales and service building.
- e. What is the current zoning classification of the site?
CL- District Commercial Limited Industrial
- f. What is the current comprehensive plan designation of the site?
CL – Commerical Limited Industrial
- g. If applicable, what is the current shoreline master program designation of the site?
Not applicable
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
Yes. There is a stream requiring buffering on the southern edge of the property.
- i. Approximately how many people would reside or work in the completed project?
In Phase I approximately 10-12 people will work in the facility. It is anticipated that additional employees will be added once future phases are completed.
- j. Approximately how many people would the completed project displace?
None
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Project will conform to all development and building codes.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any
None as surrounding land is all commercially zoned.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, mid-
dle, or low-income housing
Not applicable

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

Not applicable

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

Not applicable

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 top of the ridge of the building is approximately 30' above the finished grade. The principal exterior building materials are metal roof panels and metal wall panels for siding of various profiles and colors.

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

None

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

The building will be designed and utilize materials to help reduce any aesthetic impacts this development may cause. Exterior materials are similar to that of all other existing facilities in the neighboring districts. Landscaping per City requirements will be included.

11. Light and Glare

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

The proposed lighting will be positioned so that it will focus on the site itself and not on adjacent properties, Exterior fixtures will be equipped with cut-off shields that will comply with the National Energy Illumination Society guidelines. Lighting will only be utilized after dusk.

- 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:

Lighting will be positioned so that it will angle down onto the site and shields

12. Recreation

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

There are several health clubs and the YMCA within the immediate vicinity.

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

No

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

There are no impacts on recreation caused by the proposed project.

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.

None are known. The DAHP WISAARD map was investigated. The project area is within approximately 2,500 feet from two recorded precontact archaeological sites. A professional archaeological survey has been conducted and there were no findings.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None are known. A professional archaeological survey has been conducted and there were no findings.

- 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.

DAHP website was consulted and a professional archaeological survey has been conducted and there were no findings.

- 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 any resoures are discovered, construction will be immediately halted and DAHP, as well as local tribes will be consulted. Construction workers will be trained.

14. Transportation

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

The proposed site is located approximately 620' East north of the intersection of Old Highway 99 and Hickox Road. I-5 parallels Hickox Road and the site to the east. I-5 Borders the site to the East.

- 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?

Skagit Transit has a stop 620 feet west of the site at the South Mount Vernon Park and Ride.

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

Approximately 48 stalls will be provided in Phase I. Phase II Phase III will result in approximately an additional 70 stalls. No stalls will be eliminated.

- 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.

NO

- 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?

A traffic count study and traffic concurrency memo has been prepared to determine the traffic vehicular trips per day which will be generated as a result of the project proposal.

- 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.

NO

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

None other than payment of traffic 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.

The normal increase for fire and police protection will be required. The building is fully sprinkled.

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

None.

16. Utilities

- a. Circle utilities currently available at the site:

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

Fire service line water and Sanitary Sewer will be extended to the property from Old Highway 99 via Hickox Road.

- 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.

Water – Skagit PUD - connect to the Skagit PUD waterline in Highway 99 South, and install 814 LF 12” ductile iron from said connection across Hwy 99 easterly to an existing connection 6” pipe in Hickox Road adjacent to the site, as shown on proposed site plan. A meter will be set on site and 120 L.F. of 1-

1/2" poly pipe will supply domestic water to the building. Approximately 3000 L.F. of 8" D.I. pipe will be installed for fire line and fire hydrants.

Telephone-Frontier. Conduit will be extended from Hickox road to the building for telephone service 120 L.F. 1-1/2" conduit.

Electricity- PSE 150 L.F. 2" Conduit will be extended from Hickox road to the building for electrical service.

Sewer – City of Mount Vernon

connect to the City sewer system in Hickox Road and install 774 LF of 8" PVC sewer piping with structures in the road right-of-way, and an additional 414 LF 8" piping and structures onsite.

Storm Drainage- On site detetention pond

Public -Storm sewer collection and treatment will be added to the Hickox Road improvements before being discharged into the existing culvert in Hickox Road.

Private - Onsite storm drainage will include bioretention cells for treatment which will be piped to the pump station which will elevate storm water into an elevated above ground retention/detention pond onsite before being gravity discharged to the drainage district ditch adjacent to the site. It is anticipate that the majority of the storm drainage piping will be 8-12" with larger storm pipe prior to the pump station.

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 _____

Position and Agency/Organization _____

Date Submitted: _____

D. supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.



TRANSPORTATION CONCURRENCY APPLICATION FORM

FILE NUMBER:

[Redacted]

| | | | |
|----------|-----------------------|-------------------|--------|
| ADDRESS: | 507 E. Hickox Road MV | PARCEL NUMBER(S): | P29583 |
|----------|-----------------------|-------------------|--------|

[Redacted]

| | | | |
|------------|---|--------------------|------------------------------------|
| NAME: | Mid Columbia Forklift, Inc. Mount Vernon location | | |
| ADDRESS: | 1007 N. 16th Avenue | Yakima | WA 98902 |
| | | CITY | STATE ZIP |
| TELEPHONE: | 509-457-5137 | CELL: 509-728-1447 | EMAIL: tbolinger@midcoforklift.com |

[Redacted]

| | | | |
|------------|--|--------------|-----------|
| NAME: | Carletti Architects, P.S. - Peter Carletti | | |
| ADDRESS: | 116 E. Fir Street, Suite A | Mount Vernon | WA 98273 |
| | | CITY | STATE ZIP |
| TELEPHONE: | 360-424-0394 | CELL: | EMAIL: |

[Redacted]

PROJECT SUMMARY:
(your detailed project description should be submitted separately)

Development of a phased site plan.
Phase I: New 15,600 footprint for retail sales and service for commercial forklifts.

[Redacted]

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, this permitting process will be delayed. I understand that depending on how inaccurate and how incomplete my application is or becomes, the Development Services 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 making the City aware of these changes.

INITIAL HERE

I understand that concurrency review can be completed while a project is in its preliminary stages. However, if there are substantial changes in the project after the initial concurrency review, a new review may be necessary; which means that new review fees may be required to be paid by the applicant.

INITIAL HERE

I hereby declare that I am either the owner of the property listed on this application or the owner of this property has authorized me to be their representative to act for them. I also declare under penalty of perjury under the laws of the State of Washington that all of the statements and answers contained herein, and the information submitted with this application form, is in all respects true, correct, and complete to the best of my knowledge and belief.

Signature

Printed Name

Date