



CITY OF MUKILTEO

REQUEST FOR COMMENTS

DATE: December 18, 2015

	Alderwood Water District -- Dan Sheil /Lauren Balisky	X	Puget Sound Clean Air Agency (Beth Carper)
	Burlington Northern Santa Fe Railway (Marvinique Hill)	X	Puget Sound Energy (Dom Amor)
	City of Edmonds (Rob Chave)	X	Puget Sound Regional Council
	City of Everett (Allan Giffen)		Seattle Dist. Corps of Engineers (Dept. Army-Reg. Branch)
	City of Everett (Dave Koenig)	X	Snohomish Co. Airport/Paine Field (A. Rardin/B. Dolan)
	City of Lynnwood (Paul Krauss)		Snohomish Co. Assessor's Office (<i>Ordinances Only</i>)
	City of Mill Creek (Tom Rogers)		Snohomish Co. Conservation District
X	City of Mukilteo (Building Official)	X	Snohomish Co. Environmental (Cheryl Sullivan)
X	City of Mukilteo (Fire Chief)	X	Snohomish Co. Fire District #1 (Ed Widdis)
X	City of Mukilteo (Fire Marshal)		Snohomish Co. Marine Res. Comm. (Kathleen Herrmann)
X	City of Mukilteo (Engineering "In-Box")		Snohomish Co. Planning & Dev. Srvc. (Darryl Easton)
X	City of Mukilteo (Com. Dev. Dir.)(Postcard/Notice only)		Snohomish Co. Public Works (Deb Werdal)
X	City of Mukilteo (Charles Macklin, Cheol Kang, Colt Davis)	X	Snohomish Co. PUD: Dist. Eng. Services (Mary Wicklund)
	Comcast of Washington (Casey Brown)	X	Snohomish Health District (Bruce A. Straughn)
X	Community Transit (Kate Tourtellot)	X	Sound Transit Authority (Perry Weinberg)
X	Dept. of Commerce (Growth Mgmt. Svcs Rev. Team)	X	Tulalip Tribes
X	Dept. of Natural Resources (James Taylor)	X	Tulalip Tribes -- (Richard Young)
	FAA/Air Traffic Division, ANM-0520 (Daniel Shoemaker)	X	United States Postal Service (Soon H. Kim)
	FEMA (John Graves)	X	Verizon Company of the NW, Inc. (Tim Rennick.)
	Island County MRC (Rex Porter) (<i>Shoreline Only</i>)	X	Washington Dept. of Ecology (Peg Plummer)
X	Master Builders King/Sno. Counties (Jennifer Anderson)	X	Washington Dept of Fish & Wildlife (Jamie Bails)
X	Mukilteo Beacon (Editor) (<i>Postcard/Notice only</i>)	X	WSDOT (Scott Rodman)
	Mukilteo School District (Cindy Steigerwald)	X	WSDOT (Ramin Pazooki)
	Mukilteo School District (Josette Baines)		WSDOT Ferries(Kojo Fordjour) (<i>Shoreline Only</i>)
X	Mukilteo Tribune (Editor) (<i>Postcard/Notice only</i>)		WRIA 7 Water Resources
X	Mukilteo Water & Wastewater District (Jim Voetberg, Manager; Rick Matthews; Jodi Kerslake)	X	Planning Commission (<i>Postcard Only</i>)
	National Marine Fishery Service		Adjacent Property Owners
X	Office of Archaeology & Historic Pres. (Allyson Brooks)	X	Applicant/Contact Person (<i>Notice Only</i>)
	Ogden, Murphy, Wallace (Angela Belbeck) (<i>Ordinances Only</i>)		Parties of Interest
X	Pilchuck Audubon Society (Karen Snyder)		Parties of Record
	Port of Everett (Graham Anderson)	X	Property Owners within 300' (<i>Postcard/Notice Only</i>)
			Other:

FILE NO.: PPR-2015-008

PROPONENT: Walt Roestel on behalf of Electroimpact

PROJECT NAME: Electroimpact Building H & Parking Lot

PROJECT DESCRIPTION: Development of a 4-story manufacturing/office building of approximately 41,000 square feet at one site (Satellite Campus #3) and an associated 102-space parking lot on a different site 250 feet away (Satellite Campus #4). Both sites will have associated grading, storm drainage, and landscaping improvements. The development of the two campuses will include grading, storm drainage, and landscaping,

FILE NO.: PPR-2015-008

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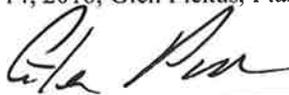
PROJECT NAME: Electroimpact Building H & Parking Lot

ATTACHED IS:

X	Notice of Application		Plat Map (Reduced)
	DNS ()	X	Site Plan (Reduced)
X	Environmental Checklist	X	Location Map
X	Application		Vicinity Map
	Narrative Statement(s)	X	Other: Geotechnical Report (10-28-15)
			Traffic Impact Update (10-13-15)
			Wetland Reports (2-10-15; 3-11-15)

NOTE: _____

Please review this project as it relates to your area of concern and return your comments with this cover sheet by, Jan. 14, 2016, Glen Pickus, Planning Manager, City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275.



Glen Pickus, AICP
Planning Manager

12-18-15

Date

RESPONSE SECTION:

Comments Attached

No Comments

COMMENTS: _____

Signature

Date

Company

DO YOU WANT A COPY OF OUR NOTICE OF DECISION

YES **NO**



11930 Cyrus Way
Mukilteo, WA 98275
(425) 263-8000

Notice of Application
for
**Electroimpact Building H and
Parking Lot**
at **11110 and 11200 47th Ave West**
by **Walt Roestel on behalf of Electroimpact, Inc.**

Walt Roestel on behalf of **Electroimpact** applied for a Project Permit with the City of Mukilteo on December 10, 2015. The application became complete on December 10, 2015. The application and all supporting documents are available at City Hall for public viewing under City File No. PPR-2015-008.

Description of Proposal

Development of a 4-story manufacturing/office building of approximately 41,000 square feet at one site (Satellite Campus #3) and an associated 102-space parking on a different site 250 feet away (Satellite Campus #4). Both sites will have associated grading, storm drainage, and landscaping improvements.

Location of Proposal

The building is on two lots legally described as Lots 28 & 29 of the Harbour Pointe Sector 07 Business Park, located at the northwest corner of Chennault Beach Road and 47th Ave W., otherwise known as 11200 47th Ave. W.

The parking lot is on two lots legally described as Lots 22 & 23 of Harbour Pointe Sector 07 Business Park, otherwise known as 11110 of 47th Ave W.

Environmental Documents Prepared for the Proposal

- Geotechnical Report, October 28, 2015, prepared by Earth Solutions NW LLC
- Traffic Impact Update, October 13, 2015, prepared by David Evans and Associates Inc.
- Wetland Report, February 10, 2015, prepared by Wetland Resources, Inc.
- Wetland Report, March 11, 2015, prepared by Wetland Resources, Inc.

List of Required Permits

- Land Use Development Permit
- Right-of-way Permit
- Engineering Permit

Applicable Policies and Requirements

The project will be reviewed for consistency with the following policies, standards and regulations:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Possession Shores Master Plan | <input checked="" type="checkbox"/> Sector Plan & Amendments |
| <input checked="" type="checkbox"/> Comprehensive Plan | <input checked="" type="checkbox"/> Mukilteo Municipal Code |
| <input checked="" type="checkbox"/> International Building Code (2012 Edition) | <input checked="" type="checkbox"/> City of Mukilteo Development Standards |
| <input type="checkbox"/> International Residential Code (2012 Edition) | |

Comment Period

The application and supporting documents are available for review at the City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275. Contact: Glen Pickus, Planning Manager at (425) 263-8042. The public is invited to comment on the project by submitting written or email comments to the Planning Department at the above address by 4:30 p.m. on the date noted below.

Notice of Application Issued: Thursday, December 24, 2015

End of Comment Period: Thursday, Jan. 14, 2016

The City will not act on this application until the end of the 14-day public comment period. Upon completion of project review the proposed application will be administratively approved, approved with conditions, or denied. You may request a copy of the final decision on the project by making a written request to the City contact person named below.

Public Hearing

There will not be a public hearing conducted on this project.

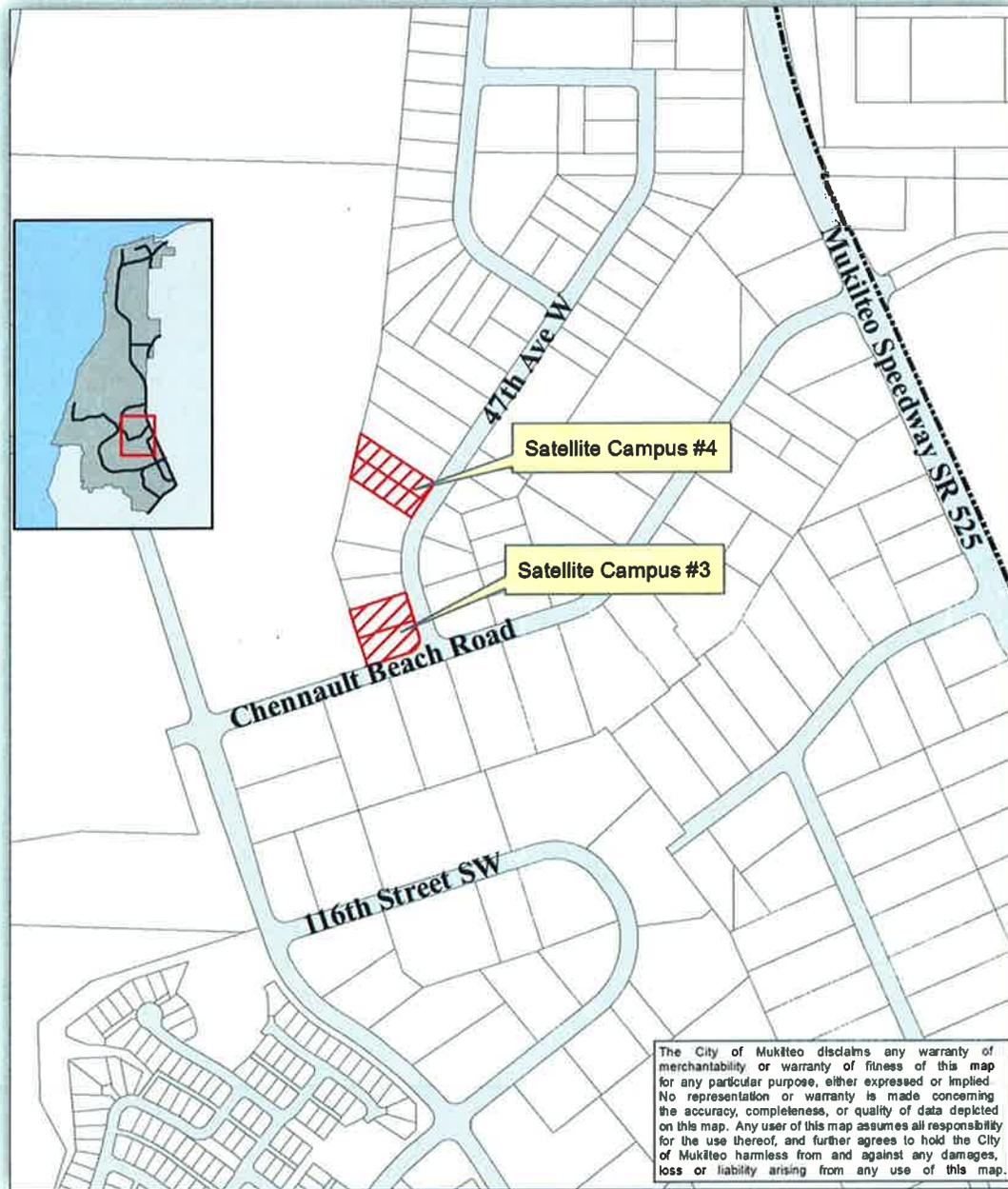
Appeals

The final decision on this project is administratively appealable. An appeal must be filed within 14 days after the final decision on the project is issued. Only persons who file written comments on the project in response to the Notice of Application are considered parties of record who may appeal the decision. If you do not file written comments within the comment period, you may not appeal the final decision.

Contact Person: Glen Pickus, Planning Manager (425) 263-8042

Signature: 
Glen Pickus, AICP, Planning Manager

Date: 12-18-15



Location Map

Date Issued: Thursday, Dec. 24, 2015
Date Advertised: Thursday, Dec. 24, 2015
End Comment Period: Thursday, Jan. 14, 2015

pc: Applicant/Representative
Reviewing Agencies

CD Director
Parties of Interest

Property File



11930 Cyrus Way Mukilteo, WA 98275
Fax (425) 212-2068

Land Use Permit Application

PPR # _____
SEPA # _____
Misc # _____

Applicant: Electroimpact, Inc. Owner: Electroimpact, Inc.
Address: 4413 Chennault Beach Road Address: 4413 Chennault Beach Road
Mukilteo, WA, 98275 Mukilteo, WA, 98275
Phone: 425 348 8090 Phone: 425 348 8090

Project Address: TBD

Legal Description of Property: Lots 22,23,28,29 Harbour Pointe Sector 7 Business Park, according to the plat thereof recorded in volume 43 of Plats, pages 154-156 inclusive, records of Snohomish County, Washington.

Key Contact Person: Walt Roestel, Director of Facilities Phone: 425 308 3870
Email: waltr@electroimpact.com Fax: 425 348 0716

Project Type:

- | | | |
|--|---|---|
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Preliminary Subdivision* | <input type="checkbox"/> Special Use Permit* |
| <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Final Subdivision* | <input type="checkbox"/> Reasonable Use |
| <input checked="" type="checkbox"/> Industrial | <input type="checkbox"/> Preliminary Short Plat* | <input type="checkbox"/> Lot Line Adjustment* |
| <input type="checkbox"/> Shoreline* (JARPA) | <input type="checkbox"/> Final Short Plat* | <input checked="" type="checkbox"/> Grading* |
| <input type="checkbox"/> Conditional Use* | <input type="checkbox"/> Sector Plan Amendment | <input type="checkbox"/> Binding Site Plan |
| <input type="checkbox"/> Variance* | <input type="checkbox"/> Waterfront Development | <input type="checkbox"/> Project Rezone |
| | <input type="checkbox"/> Single Family Residence | <input type="checkbox"/> Other, Specify _____ |

* Need to fill out supplemental application form with project.

Project Resume:

Existing Use: Undeveloped, wooded Proposed Use: Manufac./office space, parking
Total Site Area: 1.8 AC Landscaping Area: 0.4 AC
Building Foot Print Area: 17,000 SF Water District: Mukilteo Water and Wastewater
Lot Coverage: 70% Sewer District: Mukilteo Water and Wastewater
Parking Provided: Yes # of Proposed Units: N/A
Building Height: 63' Comp Plan Designation: Industrial
Gross Floor Area by Uses: Manufac: 16,974 SF Zoning: IP - Industrial Park
Office: 24, 537 SF

Pre-application Meeting Held: (Y/N; date) Yes; February 18, 2015

The information given is said to be true under the penalty of perjury by the laws of the State of Washington.

RECEIVED
AUG 3 2015
CITY OF MUKILTEO

CITY OF MUKILTEO ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of the proposed project:

Electroimpact Master Plan-Development Agreement

2. Name of Applicant:

Electroimpact, Inc.

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

Owner / Applicant 4413 Chennault Beach Rd. Mukilteo, WA 98275 Contact: Peter Zieve, President Phone: (425) 348-8090 Email: peterz@electroimpact.com	Consultant 2812 architecture 2812 Colby Avenue Everett, WA 98201 Contact: Adam Clark Phone: (425) 252-2153 Email: adam@2812architecture.com
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4. Date checklist prepared:

July 31, 2015

5. Agency requesting checklist:

City of Mukilteo

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

Development plan agreement is encompassing a 20 year build out period. Work will occur over the time period defined in the agreement as needed to service current and future client needs.

7. Plans for future additions, expansion, or further activity related to or connected with this proposal:

None

8. Environmental information that has been prepared, or will be prepared, directly related to this project:

None

9. Applications that are pending for governmental approvals or other proposals directly affecting the property covered by the proposal:

None

10. List of governmental approvals or permits that will be needed for the proposal:

The following permits may be needed depending on the requirements for specific work as defined in the Development Agreement:

Grading Permit

Right-of-Way Permit

Building Permit

NDPES - Department of Ecology

Developer's Extension Agreement - Mukilteo Water and Sewer District

Side sewer permit – Mukilteo Water and Sewer District

11. Brief, complete description of the proposal, including the proposed uses and the size of the project and site:

The development agreement will include five properties, a Main Campus and Satellite Campuses 1-4. The campuses are located on Chennault Beach Road and 47th Avenue West. The main campus currently houses approximately 140,000 S.F. of industrial and office buildings. Necessary parking for this campus is also in place. Satellite Campus 1 contains one 36,897 S.F. building with associated parking. Satellite Campus 2 contains two buildings totaling approximately 52,000 S.F. The older existing building on the west side of the property will be demolished as part of this proposal and replaced with a new building of approximately 30,000 S.F. A new restroom building will also added. Satellite Campus 3 is currently vacant. This proposal includes construction of a new 45,000 S.F. office/manufacturing building on this property. Satellite Campus 4 is proposed to be constructed as a parking area with approximately 100 parking stalls that will support the overall campus. Site improvements for the Satellite Campuses will be constructed at the time of building construction.

12. Location of the proposal, including street address, if any, and section, township, and range; legal description; site plan; vicinity map; and topographical map, if reasonably available:

The Main Campus is located at 4413 Chennault Beach Road, Mukilteo WA.

The Legal Description is: Section 21 Township 28 Range 4 Quarter SE - PUGET ACRES BLK 000 D-00 - LOTS 5,6,7 & 8. This parcel contains Buildings A,B,C and D

Satellite Campus 1 is located at 4440 Chennault Beach Road, Mukilteo, WA. This parcel contains Building E

The Legal Description is: PUGET ACRES BLK 000 D-01 - LOT 19

Satellite Campus 2 is located at 4708 Chennault Beach Road, Mukilteo WA. This parcel contains Buildings F and G.

The Legal Description is: Section 21 Township 28 Range 4 Quarter SE - PUGET ACRES BLK 000 D-00 - LOTS 12 & 13.

Satellite Campus 3 is located on the northwest corner of Chennault Beach Road and 47th Avenue West, Mukilteo, WA

The Legal Description is: HARBOUR POINTE SECTOR 07 BUSINESS PARK BLK 000 D-00 - LOT 28 and 29

Satellite Campus 4 is located on 47th Avenue West, Mukilteo WA

The Legal Description is: HARBOUR POINTE SECTOR 07 BUSINESS PARK BLK 000 D-00 - LOT 22 and 23

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (underline):

Generally Flat

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

10%

c. What general types of soils are found on the site (for example clay, sand, gravel, peat, muck)? Specify the classification of agricultural soils and note any prime farmland.

Alderwood gravelly sandy loam

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

No

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

It is not anticipated that more than 20,000 cu. yds. of import or export will be required for the new construction of buildings and associated site improvements throughout the remaining campus to be developed.

f. Could erosion occur as a result of clearing, construction, or use?

Yes

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

90%-95%

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

Sedimentation ponds, straw mulch, silt fences, and a stabilized construction entrances will be utilized as appropriate to contain sediment within the site boundaries. Other measures as required by the City of Mukilteo will be implemented as required by the City.

2. Air

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

Emissions will be from vehicle exhaust and minor amounts of dust during construction. Automobile exhaust will exist after the project is complete. Emission quantities are unknown, but are not expected to be unusual for this type of facility.

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

None known.

- c. **Describe proposed measures to reduce or control emissions or other impacts to air, if any.**

Measures will be taken to control dust during construction as recommended and allowed by the City of Mukilteo.

3. **Water**

a. **Surface:**

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

No.

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

No.

3. **Estimate the amount of fill and dredge material that could 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 materials.**

N/A

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

No.

5. **Does the proposal lie within a 100 year flood plain? If so, note location on the site plan.**

No.

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

No.

b. Ground

1. **Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

No.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any. 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) is expected to serve.**

N/A

c. Water Runoff (including storm water)

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

Stormwater will be generated from impermeable areas of the site. The storm water system will be designed and constructed as required by the City of Mukilteo.

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

Yes, normal usage of the site could contribute automotive fluids and solids to the storm drainage system. Accidental spills of waste materials can be controlled and cleaned up before entering the drainage system.

- d. Describe proposed measures to reduce or control surface, ground, and runoff water impacts, if any.**

Comply with City of Mukilteo stormwater standards

4. Plants

a. Types of vegetation found on site:

X	Deciduous tree: <u>alder, maple</u> , aspen, other
X	Evergreen tree: <u>fir, cedar</u> , pine, other
X	Shrubs
X	Grass
	Pasture
	Crop or grain
	Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
	Water plants: water lily, eel grass, milfoil, other
	Other types of vegetation

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

100%

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

None known.

d. Describe proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on site.

Landscaping will be provided along the property frontages on Chennault Beach Road and 47th Avenue as required. Landscaping will also be provided within the parking areas as outlined in the development agreement.

5. Animals

a. Underline any birds and animals which have been observed on or near the site or are known to be on or near the site:

Invertebrates:

Birds:	<u>Songbirds</u>
Mammals:	
Fish:	
Other:	

b. List any threatened or endangered animal species or critical habitat near the site.

None known.

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

Not known.

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

None.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity for manufacturing and lighting. Natural gas for heat.

b. Would the project affect the potential use of solar energy by adjacent properties? If so, explain.

Not anticipated.

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

The project will meet the requirements of the Washington State Energy Code.

7. Environmental Health

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

Environmental health hazards typically associated with heavy construction may be present during construction. No hazards are expected after completion of the project.

1. Describe special emergency services that might be required.

Existing fire and medical services should be adequate.

2. Describe proposed measures to reduce or control environmental health hazards.

No unusual or special measures other than normal safety techniques are proposed.

b. Noise

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

Aviation related noise from Paine Field and traffic noise from adjacent streets.

2. What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction, operation, other)?

Short term - From construction equipment.

Long term - Delivery vehicles. 7AM to 7PM Monday through Friday. 9AM to 6PM Saturday and Sunday.

3. Describe proposed measures to reduce or control noise impacts, if any.

Construction activities will be limited as required by the City of Mukilteo and further defined in the development agreement.

8. Land and Shoreline Use

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

The properties associated with the Main Campus and Satellite Campus 1 are occupied by existing industrial manufacturing and office facilities. The properties associated with Satellite Campus 2 contains two industrial buildings. One of which will be demolished (existing building G) to make room for a new industrial building. A new restroom building will also be added to this campus. The properties associated with Satellite Campus 3 are currently vacant. A new office/manufacturing building is proposed on this property. The properties associated with Satellite Campus 4 are currently vacant. A new parking lot is proposed to be located on this property. Adjacent properties are generally industrial in nature with the exception of the property located north and west of satellite campuses 3 and 4 which are zoned MR (Multi-family Residential).

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

No.

c. Describe any structures on the site.

The main campus currently has four buildings. Building A: 4-story 66,688 S.F. manufacturing/office building; Building B: 29,219 S.F. manufacturing building; Building C: 1-story 36,000 S.F. manufacturing building; Building D: 1-story 6,480 S.F. manufacturing building.

Satellite Campus 1 has one building; Building E: 36,897 SF manufacturing building

Satellite Campus 2 currently has two buildings; Building F: 1-story 29,700 S.F. manufacturing building; Building G: 2-story 22,212 S.F. office/manufacturing building.

Satellite Campus 3 is vacant.

Satellite Campus 4 is vacant.

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

Yes. Building G on Satellite Campus 2 will be demolished.

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

Main Campus, Satellite Campuses 1 and 2 – LI

Satellite Campuses 3 and 4 - IP

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

Industrial

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

N/A

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

No.

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

Approximately 400-500 people will work in the completed facility.

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

None.

k. Describe proposed measures to avoid or reduce displacement impacts, if any.

None.

l. Describe proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

None.

9. Housing

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

N/A

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

N/A

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

None

10. Aesthetics

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

65 feet maximum height as allowed by code. Principal building materials will be metal glass, concrete masonry units and concrete.

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

None.

- c. **Describe proposed measures to reduce aesthetic impacts, if any.**

The creative use of concrete, masonry, metal and glass will be used to create an appealing and aesthetically pleasing building. Landscaping along the frontage will be provided.

11. Light and Glare

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

Security lighting will be provided dusk to dawn.

- 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. **Describe the proposed measures to reduce or control light and glare impacts, if any.**

Exterior lighting will be shielded so that it does not spill beyond the extents of the properties.

12. Recreation

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

The YMCA and Harbour Pointe Golf Course are located near the site.

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

No.

- c. **Describe proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant.**

None.

13. Historic and Cultural Preservation

- a. **Are there any places or objects listed on or eligible for national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

None known.

- b. **Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.**

None known.

- c. **Describe proposed measures to reduce or control impacts, if any.**

None.

14. Transportation

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

Chennault Beach Road and SR 525.

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

Bus service is provided on SR 525. The nearest stop is within 1/4 mile of the site.

- c. **How many parking spaces would the completed project have? How many would the project eliminate?**

The Main Campus will have approximately 300 parking stalls when completed.
The Satellite Campus will have approximately 220 parking stalls when completed.

- d. **Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe.**

No.

- e. **Describe the existing condition of the proposed access road, including width of easement, width of pavement or roadway, curbs, gutters, and/or sidewalks.**

Chennault Beach Road and 47th Avenue each have 60-feet of right-of-way. The adjoining frontages have full urban improvements adjacent to the Main and Satellite Campuses.

- e. **Will the project 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? If known, indicate when peak volumes would occur.**

New trips will be generated by the new buildings. The new vehicular trips associated with these buildings is not anticipated to be greater than those produced by other buildings of similar nature.

- g. **Describe proposed measures to reduce or control transportation impacts, if any.**

Payment of traffic mitigation fees as required by city of Mukilteo and WSDOT requirements.

15. Public Services

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

Minimal impact to public services could be expected. Likely impacts will be the use of fire and police protection.

- b. **Describe proposed measures to reduce or control direct impacts on public services.**

Impacts will be addressed through taxes and special levies as they occur.

16. Utilities

- a. **Underline utilities currently available at the site:**

electricity, natural gas, water, refuse service, telephone, sanitary sewer.

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

Electricity - Snohomish county PUD No. 1
Natural Gas - PSE
Water - Mukilteo Water and Sewer District
Sewer - Mukilteo Water and Sewer District
Telephone - Integra
Refuse - Waste Management NW

C. SIGNATURE

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

Signature:  Date Submitted: 31 JULY 15
Adam Clark



Geotechnical Engineering
Geology
Environmental Scientists
Construction Monitoring



**GEOTECHNICAL ENGINEERING STUDY
PROPOSED BUILDING H -
ELECTROIMPACT
CHENNAULT BEACH ROAD &
47th AVENUE WEST
MUKILTEO, WASHINGTON**

ES-1445.07

1805 - 136th Place N.E., Suite 201 - Bellevue, WA 98005
(425) 449-4704 - Fax (425) 449-4711
www.eartholutionsnw.com

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PREPARED FOR
ELECTROIMPACT, INC.

October 28, 2015


Henry T. Wright, E.I.T.
Project Engineer



Raymond A. Coglas, P.E.
Principal

GEOTECHNICAL ENGINEERING STUDY
PROPOSED BUILDING H –
ELECTROIMPACT
CHENNAULT BEACH ROAD
AND 47TH AVENUE WEST
MUKILTEO, WASHINGTON
ES-1445.07

Earth Solutions NW, LLC
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Phone: 425-449-4704 Fax: 425-449-4711
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Important Information About Your Geotechnical Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

The following information is provided to help you manage your risks.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared *solely* for the client. No one except you should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you — should apply the report for any purpose or project except the one originally contemplated.*

Read the Full Report

Serious problems have occurred because those relying on a geotechnical engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

A Geotechnical Engineering Report Is Based on A Unique Set of Project-Specific Factors

Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical engineering report that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse,

- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical engineering report is based on conditions that existed at the time the study was performed. *Do not rely on a geotechnical engineering report* whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. *Always* contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ—sometimes significantly—from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are *Not* Final

Do not overrely on the construction recommendations included in your report. *Those recommendations are not final*, because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations only by observing actual

subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.*

A Geotechnical Engineering Report Is Subject to Misinterpretation

Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Contractors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure contractors have sufficient time* to perform additional study. Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that

have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations" many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform a *geoenvironmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, a number of mold prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; ***none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.***

Rely on Your ASFE-Member Geotechnical Engineer for Additional Assistance

Membership in ASFE/The Best People on Earth exposes geotechnical engineers to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a construction project. Confer with your ASFE-member geotechnical engineer for more information.



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e-mail: info@asfe.org www.asfe.org

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October 28, 2015
ES-1445.07

Earth Solutions NW LLC

Electroimpact, Inc.
4413 Chennault Beach Road
Mukilteo, Washington 98275

- Geotechnical Engineering
- Construction Monitoring
- Environmental Sciences

Attention: Mr. Walt Roestel

Dear Mr. Roestel:

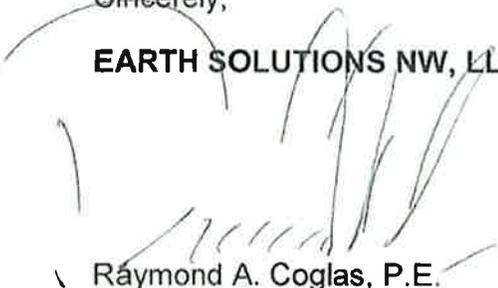
Earth Solutions NW, LLC (ESNW) is pleased to present this report titled "Geotechnical Engineering Study, Proposed Building H – Electroimpact, Chennault Beach Road and 47th Avenue West, Mukilteo, Washington". Construction of a manufacturing and assembly facility is currently planned for the subject property. The proposed building structure will have a footprint of roughly 125 feet by 140 feet, and will incorporate a structural mat foundation and drilled piers to support seismically induced uplift loads. Site grading to establish the building subgrade elevation will primarily require minimal cuts and fills of up to two to four feet.

Based on the results of our geotechnical investigation, construction of the proposed building structure is feasible from a geotechnical standpoint. The proposed structural mat foundation can be supported on freshly cut native glacial till deposits or suitable crushed rock structural fill immediately underlain by competent glacial till. Drilled piers should be installed to a minimum depth of 25 feet to achieve sufficient uplift capacity; pier lengths shorter than 25 feet would need to be reevaluated by ESNW. Recommendations for building subgrade preparation, foundation design, drilled pier installation and design, and other pertinent geotechnical recommendations are provided in this study.

The opportunity to be of service to you is appreciated. If you have any questions regarding the content of this geotechnical engineering study, please call.

Sincerely,

EARTH SOLUTIONS NW, LLC



Raymond A. Coglas, P.E.
Principal

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Appendix A	Subsurface Exploration Test Pit Logs
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**GEOTECHNICAL ENGINEERING STUDY
PROPOSED BUILDING H –
ELECTROIMPACT
CHENNAULT BEACH ROAD
AND 47TH AVENUE WEST
MUKILTEO, WASHINGTON**

ES-1445.07

INTRODUCTION

General

This geotechnical engineering study was prepared for the proposed Electroimpact manufacturing facility (Building H) to be constructed immediately northwest of the intersection between Chennault Beach Road and 47th Avenue West in Mukilteo, Washington. The approximate location of the site is illustrated on the Vicinity Map (Plate 1). The purpose of this study was to conduct subsurface explorations, review preliminary plans, and prepare geotechnical recommendations for the proposed development. The scope of services for completing this geotechnical engineering study included the following:

- Excavation of a series of test pits within accessible areas of the site to characterize the soil and groundwater conditions;
- Review preliminary plans regarding building layout, site grading, and foundation design, and;
- Preparation of this geotechnical engineering study with recommendations for foundation design, building pad preparation, and other pertinent geotechnical considerations.

As part of preparing the geotechnical engineering study, the following documents and resources were reviewed:

- The City of Mukilteo Municipal Code for geotechnical report requirements;
- Geologic Map of Mukilteo (Smith, 1976), and;
- Preliminary Site Plans, prepared by David Evans and Associates, Inc., September 2015.

Project Description

Construction of a manufacturing and assembly facility is currently planned for the subject property. The proposed building structure will have a footprint of roughly 125 feet by 140 feet, and will incorporate a structural mat foundation and drilled piers to support seismically induced uplift loads. We understand the building structure will consist of steel framing and sheet metal siding. The proposed building structure will support an overhead crane and associated rail tracks. Floor loading associated with the proposed facility likely will range between roughly 250 psf to 500 psf. Site grading to establish the building subgrade elevation will consist of minimal cuts and fills of up to two to four feet.

If the above design estimates are incorrect or change, ESNW should be contacted to review the recommendations in this report. ESNW should review the final design to verify that our geotechnical recommendations have been incorporated into the final design.

Surface

The approximate location of the site is depicted on the Vicinity Map (Plate 1). The site is bordered to the north by a commercial building, to the east by 47th Avenue West, to the south by Chennault Beach Road, and to the west by undeveloped land. The Test Pit Location Plan (Plate 2) illustrates the general site layout and approximate limits of the property. Topography throughout the majority of the property can generally be characterized as relatively level with slight undulations. The site is lightly forested with mature trees, saplings, and brush groundcover. To our knowledge, there are no environmentally critical areas identified on or adjacent to the subject property.

Subsurface

Four test pits were excavated throughout the site for purposes of characterizing subsurface conditions. Please refer to the test pit logs provided in Appendix A for a more detailed description of the subsurface conditions. The approximate test pit locations are illustrated on the Test Pit Location Plan (Plate 2).

The near-surface conditions consist of topsoil and duff, and was limited to the upper approximately 6 to 12 inches. Underlying the topsoil, native soil consisting of silty sand with gravel (Unified Soil Classification SM) glacial till deposits were encountered extending to the maximum explored depth of approximately ten feet below existing grades. The native glacial till soil was observed to be in an unweathered and dense to very dense condition beginning at depths of approximately four to six and one-half feet below existing grades.

The Geologic Map of the Edmonds East Quadrangle (Minard) identifies glacial till (Qvt) deposits throughout the site and surrounding areas. The native soils identified at the test pit locations are generally consistent with the geologic mapping of the site. Due to the dense and cemented nature of the till deposits, infiltration capacity is characterized as very slow. In this respect, Hydrogeologic Soil Group C should be used for design.

Groundwater

Groundwater was not observed at the time of our exploration, however, the presence of seasonal groundwater seepage should be anticipated in the deeper site excavations, especially at the contact between the weathered and unweathered till soils. Groundwater seepage rates and elevations fluctuate depending on many factors, including precipitation duration and intensity, the time of year, and soil conditions. In general, groundwater flow rates are higher during the wetter, winter months.

DISCUSSION AND RECOMMENDATIONS

General

Based on the results of our study, construction of the proposed manufacturing facility is feasible from a geotechnical standpoint. The primary geotechnical considerations associated with the proposed development include site grading, drilled pier installation, and building subgrade preparation for the mat foundation. Soils exposed within the proposed site excavations are anticipated to consist of native silty sand with gravel weathered till deposits. Competent native till deposits are expected to be exposed within building excavations throughout the majority of the site. As currently proposed, the building structure can be supported on a structural mat foundation and drilled piers for support of seismically induced uplift loads. The structural mat foundation should derive support on freshly cut competent native till soils or crushed rock structural fill immediately underlain by competent native till. Drilled piers should be installed to a minimum depth of 25 feet to achieve sufficient uplift capacity; pier lengths shorter than 25 feet would need to be reevaluated by ESNW. Recommendations for building subgrade preparation, foundation design, and drilled pier installation and design are provided in the following sections of this study.

This geotechnical engineering study has been prepared for the exclusive use of Electroimpact, Inc. and their representatives. The study has been prepared specifically for the subject project. No warranty, expressed or implied, is made. This study has been prepared in a manner consistent with the level of care and skill ordinarily exercised by other members of the profession currently practicing under similar conditions in this area.

Site Preparation and Earthwork

Site grading, installation of drilled piers, and building pad subgrade preparation are the primary geotechnical considerations with respect to the proposed earthwork activity. Cuts and fills to establish design subgrade are anticipated to be on the order of two to four feet. Soils exposed throughout the planned excavation are expected to consist of silty sand with gravel native till deposits.

Subgrade Preparation

The proposed building structure will be supported on a structural mat foundation. With respect to preparing the subgrade for the structural mat foundation, the following guidelines should be followed:

- Subgrade conditions should consist of freshly cut competent (dense) glacial till or crushed rock structural fill immediately underlain by competent glacial till deposits.
- Crushed rock structural fill, where necessary to establish subgrade elevation, should consist of (clean) 2-inch rock.
- The leveling course (crushed rock) used to fine grade and establish finish subgrade (bottom of mat foundation elevation) can consist of a 1-1/4-inch crushed rock material.
- The geotechnical engineer should confirm subgrade conditions and structural fill compaction prior to preparing the final subgrade surface for the mat foundation.

Structural Fill

We anticipate structural fill placement will primarily be required to establish areas of the building subgrade where competent native till soils are not present at the design subgrade elevation. As mentioned above, structural fill to establish the building subgrade should consist of 2-inch crushed rock immediately underlain by competent till deposits. Structural fill may also be necessary to establish subgrade throughout the future pavement areas outside the building envelope. The silty sand native till deposits can be considered for use as structural fill outside the building envelope, provided the soil is at or near the optimum level at the time of placement. The native soils have a moderate to high sensitivity to moisture, and will become unstable if exposed to excessive moisture. If the native soils cannot be successfully compacted, the use of an imported soil may be necessary. Imported soil intended for use as structural fill should consist of a well-graded granular soil with a moisture content that is at or near the optimum level. During wet weather conditions, imported soil intended for use as structural fill should consist of a well graded granular soil with a fines content of 5 percent or less defined as the percent passing the Number 200 sieve, based on the minus three-quarter inch fraction.

Structural fill material should be placed in maximum 12 inch lifts and compacted to a relative compaction of at least 90 percent, based on the maximum dry density as determined by the Modified Proctor Method (ASTM D-1557-02). In pavement areas, the upper 12 inches of structural fill should be compacted to a relative compaction of at least 95 percent. Roadway subgrade and areas within the City of Mukilteo right-of-way will require 95 percent relative compaction. Utility trench backfill should be compacted to the specifications of the controlling jurisdiction, where applicable.

Temporary Erosion Control

In general, control of off-site erosion for this project will likely be limited to construction entrances. Silt fencing should be installed as needed along the site perimeter. Construction entrances should consist of quarry spalls underlain by a non-woven filter fabric. Quarry spall thickness will depend on subgrade stability at the entrance, but should typically be at least 12 inches.

Structural Mat Foundation

A structural mat foundation will be utilized for support of the proposed building structure. As described in the *Subgrade Preparation* section of this study, the mat foundation should be supported on freshly cut competent (dense) glacial till or 2-inch minus crushed rock structural fill immediately underlain by competent till. Assuming the foundations are supported as described above, the following parameters should be used for foundation design:

- Allowable Soil Bearing Capacity 5,000 psf
- Modulus of Subgrade Reaction (Till or Crushed Rock) 350 pci
- Coefficient of Friction 0.40
- Passive Resistance (Foundations) 350 pcf (equivalent fluid)*

** Assumes foundations backfilled with structural fill*

For short term wind and seismic loading, a one-third increase in the allowable soil bearing capacity can be assumed. A factor-of-safety of 1.5 has been applied to the friction and passive resistance values.

With structural loading as expected, total settlement in the range of one inch is anticipated, with differential settlement of about one-half inch or less over the width of the mat foundation. ESNW should review the foundation plan and provide supplement recommendations for foundation support, as necessary.

Drilled Piers

We understand drilled piers will be utilized to provide support for seismically induced uplift loads. The pier shafts should be drilled with a standard "low drill" capable of penetrating into the dense till soils. The following design parameters can be used for design of the drilled piers:

- Pier Diameter 12, 16, 18, or 24 inches
- Allowable Shaft Unit Friction 600 psf

The pier diameter can be determined based on the most economical option. The above allowable shaft unit friction assumes a minimum pier length of at least 25 feet. If shorter drilled pier lengths are determined to be viable, we should reevaluate the recommended shaft unit friction value.

Retaining Walls

Retaining walls should be designed to resist earth pressures and any applicable surcharge loads. With respect to site retaining walls, where applicable outside the building envelope area, the following values should be used for design:

- Active Earth Pressure (Yielding Wall) 35 pcf (equivalent fluid / granular fill)
- At-Rest Earth Pressure (Restrained Wall) 50 pcf
- Traffic Surcharge (Passenger Vehicles) 70 psf (rectangular distribution)
- Passive Resistance 350 pcf (equivalent fluid)
- Allowable Soil Bearing Capacity 5,000 psf (dense till)
- Coefficient of Friction 0.40

Additional surcharge loading from foundations, sloped backfill, or other loading should be included in the retaining wall design, as appropriate. Drainage should be provided behind retaining walls such that hydrostatic pressures do not develop. If drainage is not provided, hydrostatic pressures should be included in the wall design, as appropriate. The geotechnical engineer should review retaining wall designs to confirm that appropriate earth pressure values have been incorporated into the design and to provide additional recommendations, as necessary.

Retaining walls should be backfilled with free draining material that extends along the height of the wall, and a distance of at least 18 inches behind the wall. The upper one foot of the wall backfill can consist of a less permeable soil, if desired. Based on the observed subsurface and groundwater conditions, use of an approved sheet drain material can also be considered in lieu of free draining backfill. ESNW should review conditions at the time of construction and provide recommendations for sheet drain, as appropriate. A perforated drain pipe should be placed along the base of the wall, and connected to an appropriate discharge location. A typical retaining wall and drainage detail is illustrated on Plate 3.

Drainage

Perched groundwater should be anticipated in site excavations. Temporary measures to control surface water runoff and groundwater during construction would likely involve interceptor trenches and sumps. ESNW should be consulted during preliminary grading to identify areas of seepage and to provide recommendations to reduce the potential for instability related to seepage affects, as necessary. In our opinion, foundation drains should be installed along building perimeter mat foundation. A typical foundation drain is illustrated on Plate 4.

Excavations and Slopes

The Federal and state Occupation Safety and Health Administration (OSHA/WISHA) classifies soils in terms of minimum safe slope inclinations. In our opinion, based on the soil conditions encountered during fieldwork for this site, the weathered native soils encountered to varying depths up to roughly four to six and one-half feet, or where groundwater seepage is exposed would be classified by OSHA/WISHA as Type C. Temporary slopes over four feet in height in Type C soils should be sloped at an inclination of at least 1.5H:1V, or flatter. In our opinion, the dense native soils below the weathered native soil, and where groundwater seepage is not exposed would be classified by OSHA/WISHA as Type A. Temporary slopes over four feet in height in Type A soils should be sloped at an inclination no greater than 0.75H:1V. ESNW should observe the excavations to confirm the appropriate allowable temporary slope inclination.

If the above slope gradients cannot be achieved, temporary shoring will be required. Permanent slopes should maintain a gradient of 2H:1V, or flatter, and should be planted with an appropriate species of vegetation to enhance stability and to minimize erosion.

Seismic Considerations

The 2012 IBC recognizes ASCE for seismic site class definitions. If the project will be permitted under the 2012 IBC, in accordance with Table 20.3-1 of ASCE, Minimum Design Loads for Buildings and Other Structures, Site Class C, should be used for design.

In our opinion, liquefaction susceptibility at this site is low. The relative density of the native till soils and the absence of a uniform, shallow groundwater table is the primary basis for this designation.

Utility Trench Backfill

In our opinion, the soils observed at the test pit locations are generally suitable for support of utilities. Organic or highly compressible soils encountered in the trench excavations should not be used for supporting utilities. The native till soils observed at the test sites possess a moderate to high sensitivity to moisture, and may not be suitable for use as utility trench backfill if exposed to excessive moisture. In this respect, moisture conditioning of the soils, or use of a suitable imported granular soil may be necessary for utility trench backfill. The presence of groundwater seepage should be expected in site excavations, such as the deeper utility trench excavations. Utility trench backfill should be placed and compacted to the specifications of structural fill provided in this report, or to the applicable specifications of the city or utility district jurisdictions, as appropriate.

Pavement Sections

The performance of site pavements is largely related to the condition of the underlying subgrade. To ensure adequate pavement performance, the subgrade should be in a firm and unyielding condition when subjected to proofrolling with a loaded dump truck. Structural fill in pavement areas should be compacted to the specifications detailed in the *Site Preparation and Earthwork* section of this report. In addition, the upper one foot of pavement subgrade should be compacted to a relative compaction of at least 95 percent. It is possible that soft, wet, or otherwise unsuitable subgrade areas may still exist after base grading activities. Areas containing unsuitable or yielding subgrade conditions may require remedial measures such as overexcavation and thicker crushed rock or structural fill sections prior to pavement.

For relatively lightly loaded passenger vehicle pavements, the following sections can be considered:

- Two inches of hot mix asphalt (HMA) placed over four inches of crushed rock base (CRB), or;
- Two inches of HMA placed over three inches of asphalt treated base (ATB).

Heavier traffic areas (such as access drives) generally require thicker pavement sections depending on site usage, pavement life expectancy, and site traffic. For preliminary design purposes, the following pavement sections for heavy traffic areas can be considered:

- Three inches of HMA placed over six inches of CRB, or;
- Three inches of HMA placed over four and one-half inches of ATB.

The HMA, ATB and CRB materials should conform to WSDOT specifications.

ESNW can provide appropriate pavement section design recommendations for heavier loading areas or right-of-way improvements, as necessary. Additionally, the City of Mukilteo (or Snohomish County) pavement standards may supersede the recommendations provided in this report, where applicable.

LIMITATIONS

The recommendations and conclusions provided in this geotechnical engineering study are professional opinions consistent with the level of care and skill that is typical of other members in the profession currently practicing under similar conditions in this area. A warranty is not expressed or implied. Variations in the soil and groundwater conditions identified at the test sites may exist, and may not become evident until construction. ESNW should reevaluate the conclusions in this geotechnical engineering study if variations are encountered.

Additional Services

ESNW should have an opportunity to review the final design with respect to the geotechnical recommendations provided in this report. ESNW should also be retained to provide testing and consultation services during construction.



Reference:
 Snohomish County, Washington
 Map 435
 By The Thomas Guide
 Rand McNally
 32nd Edition



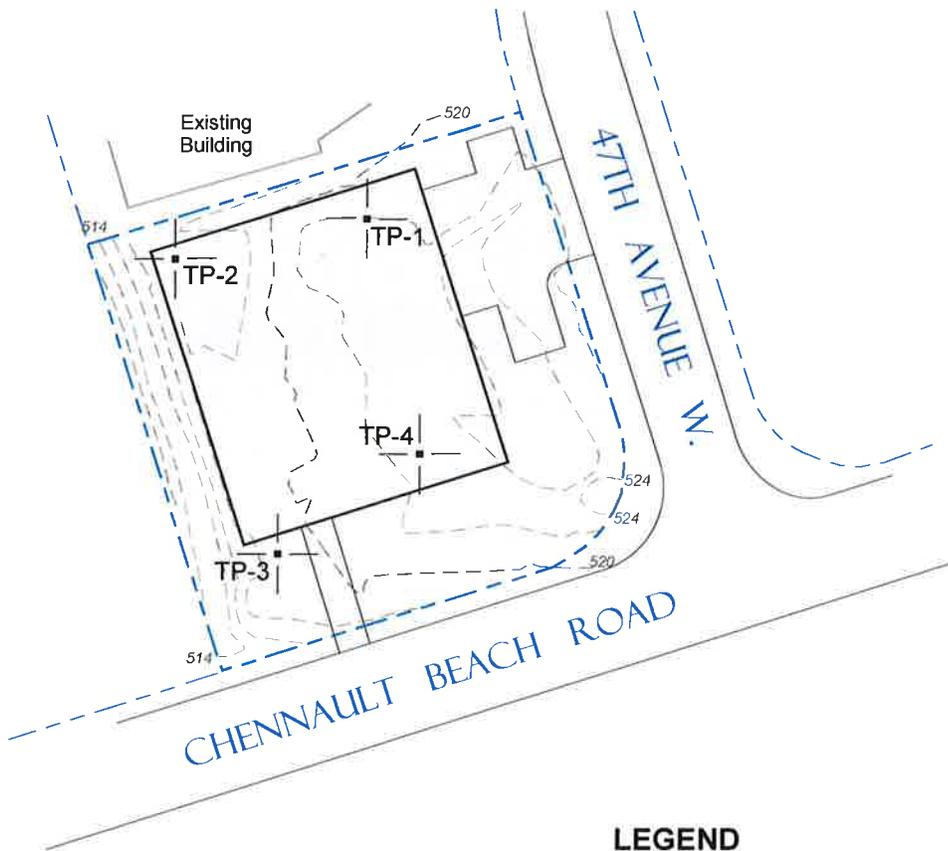
Earth Solutions NW LLC

Geotechnical Engineering, Construction Monitoring
 and Environmental Sciences

Vicinity Map
 Electroimpact - Building H
 Mukilteo, Washington

Drwn. MRS	Date 10/27/2015	Proj. No. 1445.07
Checked HTW	Date Oct. 2015	Plate 1

NOTE: This plate may contain areas of color. ESNW cannot be responsible for any subsequent misinterpretation of the information resulting from black & white reproductions of this plate.



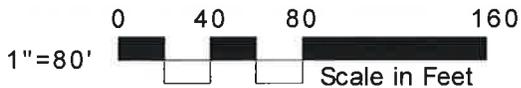
LEGEND

TP-1 | — Approximate Location of ESNW Test Pit, Proj. No. ES-1445.07, Oct. 2015

 Subject Site

 Proposed Building

 Existing Building



NOTE: The graphics shown on this plate are not intended for design purposes or precise scale measurements, but only to illustrate the approximate test locations relative to the approximate locations of existing and / or proposed site features. The information illustrated is largely based on data provided by the client at the time of our study. ESNW cannot be responsible for subsequent design changes or interpretation of the data by others.

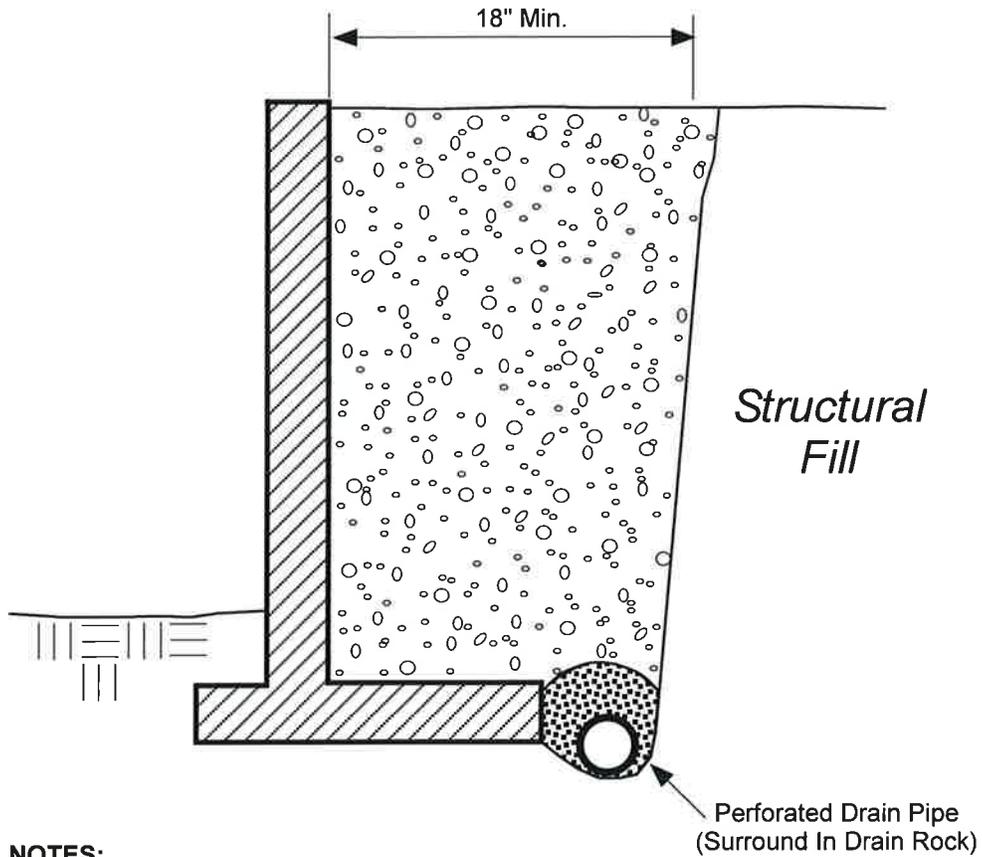
NOTE: This plate may contain areas of color. ESNW cannot be responsible for any subsequent misinterpretation of the information resulting from black & white reproductions of this plate.



Earth Solutions NW LLC
 Geotechnical Engineering, Construction Monitoring and Environmental Sciences

**Test Pit Location Plan
 Electroimpact - Building H
 Mukilteo, Washington**

Drwn. MRS	Date 10/27/2015	Proj. No. 1445.07
Checked HTW	Date Oct. 2015	Plate 2



NOTES:

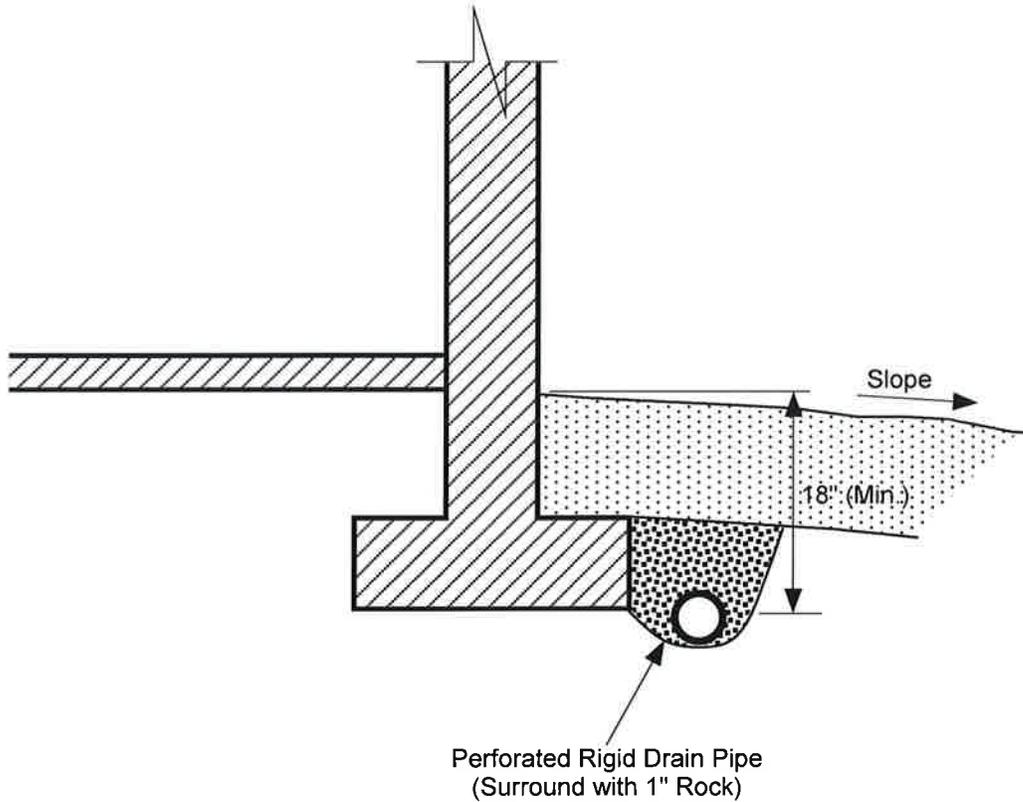
- Free Draining Backfill should consist of soil having less than 5 percent fines. Percent passing #4 should be 25 to 75 percent.
- Sheet Drain may be feasible in lieu of Free Draining Backfill, per ESNW recommendations.
- Drain Pipe should consist of perforated, rigid PVC Pipe surrounded with 1" Drain Rock.

SCHEMATIC ONLY - NOT TO SCALE
NOT A CONSTRUCTION DRAWING

LEGEND:

-  Free Draining Structural Backfill
-  1 inch Drain Rock

 Earth Solutions NW LLC Geotechnical Engineering, Construction Monitoring and Environmental Sciences		
RETAINING WALL DRAINAGE DETAIL Electroimpact - Building H Mukilteo, Washington		
Drwn. MRS	Date 10/27/2015	Proj. No. 1445.07
Checked HTW	Date Oct. 2015	Plate 3

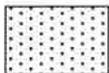


NOTES:

- Do NOT tie roof downspouts to Footing Drain.
- Surface Seal to consist of 12" of less permeable, suitable soil. Slope away from building.

SCHEMATIC ONLY - NOT TO SCALE
NOT A CONSTRUCTION DRAWING

LEGEND:

-  Surface Seal; native soil or other low permeability material.
-  1" Drain Rock

		Earth Solutions NW LLC Geotechnical Engineering, Construction Monitoring and Environmental Sciences	
FOOTING DRAIN DETAIL Electroimpact - Building H Mukilteo, Washington			
Drwn. MRS	Date 10/27/2015	Proj. No. 1445.07	
Checked HTW	Date Oct. 2015	Plate 4	

Appendix A

Subsurface Exploration

ES-1445.07

The subsurface conditions at the site were explored by excavating four test pits to maximum depths of approximately 18 feet below existing grades. The approximate locations of the test pits are illustrated on Plate 2 of this report. The test pit logs are provided in this Appendix of the report. The stratification lines on the logs represent the approximate boundaries between soil types. In actuality, the transitions may be more gradual.

Earth Solutions NW_{LLC}

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS		TYPICAL DESCRIPTIONS	
			GRAPH	LETTER		
COARSE GRAINED SOILS MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVEL AND GRAVELLY SOILS MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVELS (LITTLE OR NO FINES)		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES	
				GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES	
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES	
				GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES	
	SAND AND SANDY SOILS MORE THAN 50% OF COARSE FRACTION PASSING ON NO. 4 SIEVE	CLEAN SANDS (LITTLE OR NO FINES)		SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES	
				SP	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES	
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		SM	SILTY SANDS, SAND - SILT MIXTURES	
				SC	CLAYEY SANDS, SAND - CLAY MIXTURES	
		FINE GRAINED SOILS MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
					CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
	OL			ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY		
SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50			MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS		
			CH	INORGANIC CLAYS OF HIGH PLASTICITY		
		OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY. ORGANIC SILTS			
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS	

DUAL SYMBOLS are used to indicate borderline soil classifications.

The discussion in the text of this report is necessary for a proper understanding of the nature of the material presented in the attached logs.



Earth Solutions NW
 1805 - 136th Place N.E., Suite 201
 Bellevue, Washington 98005
 Telephone: 425-449-4704
 Fax: 425-449-4711

TEST PIT NUMBER TP-1

CLIENT Electroimpact, Inc. PROJECT NAME Electroimpact - Building H
 PROJECT NUMBER 1445.07 PROJECT LOCATION Mukilteo, Washington
 DATE STARTED 10/12/15 COMPLETED 10/12/15 GROUND ELEVATION 522 ft TEST PIT SIZE _____
 EXCAVATION CONTRACTOR NW Excavating GROUND WATER LEVELS:
 EXCAVATION METHOD _____ AT TIME OF EXCAVATION ---
 LOGGED BY HTW CHECKED BY HTW AT END OF EXCAVATION ---
 NOTES Depth of Topsoil & Sod 12": brush AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0					TOPSOIL and duff to 12"
		MC = 6.70%	TPSL		1.0 521.0
			SM		Light brown silty SAND with gravel, loose to medium dense, damp
		MC = 8.20%			3.5 518.5
5			SM		Tan silty SAND with gravel, medium dense to dense, moist
		MC = 8.60%			-weakly cemented
					-becomes gray, dense to very dense
					8.0 514.0
					Test pit terminated at 8.0 feet below existing grade. No groundwater encountered during excavation. Bottom of test pit at 8.0 feet.



Earth Solutions NW
 1805 - 136th Place N.E., Suite 201
 Bellevue, Washington 98005
 Telephone: 425-449-4704
 Fax: 425-449-4711

TEST PIT NUMBER TP-2

CLIENT Electroimpact, Inc.	PROJECT NAME Electroimpact - Building H
PROJECT NUMBER 1445.07	PROJECT LOCATION Mukilteo, Washington
DATE STARTED 10/12/15 COMPLETED 10/12/15	GROUND ELEVATION 517 ft TEST PIT SIZE
EXCAVATION CONTRACTOR NW Excavating	GROUND WATER LEVELS:
EXCAVATION METHOD	AT TIME OF EXCAVATION ---
LOGGED BY HTW CHECKED BY HTW	AT END OF EXCAVATION ---
NOTES Depth of Topsoil & Sod 8"- 10": brush	AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0					TOPSOIL to 8"- 10"
		MC = 8.60% Fines = 27.50%	TPSL		1.0 516.0 Light brown silty SAND with gravel, loose to medium dense, damp [USDA Classification: slightly gravelly sandy LOAM]
		MC = 8.20%	SM		3.0 514.0 Tan gray silty SAND with gravel, medium dense to dense, moist -becomes gray, dense to very dense, cemented
5		MC = 8.30%	SM		8.5 508.5 Test pit terminated 8.5 feet below existing grade. No groundwater encountered during excavation. Bottom of test pit at 8.5 feet.



Earth Solutions NW
 1805 - 136th Place N.E., Suite 201
 Bellevue, Washington 98005
 Telephone: 425-449-4704
 Fax: 425-449-4711

TEST PIT NUMBER TP-3

PAGE 1 OF 1

CLIENT Electroimpact, Inc. PROJECT NAME Electroimpact - Building H
 PROJECT NUMBER 1445.07 PROJECT LOCATION Mukilteo, Washington
 DATE STARTED 10/12/15 COMPLETED 10/12/15 GROUND ELEVATION 518 ft TEST PIT SIZE _____
 EXCAVATION CONTRACTOR NW Excavating GROUND WATER LEVELS:
 EXCAVATION METHOD _____ AT TIME OF EXCAVATION ---
 LOGGED BY HTW CHECKED BY HTW AT END OF EXCAVATION ---
 NOTES Depth of Topsoil & Sod 8" AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0						
		MC = 6.70%	TPSL		TOPSOIL and duff to 8" Light brown silty SAND with gravel, loose to medium dense, damp	517.5
		MC = 7.30%	SM		Tan gray silty SAND with gravel, medium dense to dense, moist -weakly cemented	515.0
5			SM		-becomes dense -becomes gray, very dense, cemented	
10		MC = 11.20% Fines = 34.30%			[USDA Classification: slightly gravelly fine sandy LOAM] Test pit terminated at 10.0 feet below existing grade. No groundwater encountered during excavation. Bottom of test pit at 10.0 feet.	508.0

GENERAL BH / TP / WELL: 1445-7.GPJ GINT US GDT: 10/28/15



Earth Solutions NW
 1805 - 136th Place N.E., Suite 201
 Bellevue, Washington 98005
 Telephone: 425-449-4704
 Fax: 425-449-4711

TEST PIT NUMBER TP-4

PAGE 1 OF 1

CLIENT Electroimpact, Inc.	PROJECT NAME Electroimpact - Building H
PROJECT NUMBER 1445.07	PROJECT LOCATION Mukilteo, Washington
DATE STARTED 10/12/15 COMPLETED 10/12/15	GROUND ELEVATION 523 ft TEST PIT SIZE _____
EXCAVATION CONTRACTOR NW Excavating	GROUND WATER LEVELS:
EXCAVATION METHOD _____	AT TIME OF EXCAVATION --
LOGGED BY HTW CHECKED BY HTW	AT END OF EXCAVATION --
NOTES Depth of Topsoil & Sod 6": brush	AFTER EXCAVATION --

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0						
			TPSL		TOPSOIL and duff to 6"	522.5
		MC = 11.20%	SM		Light brown silty SAND with gravel, loose to medium dense, damp	
		MC = 5.40% Fines = 36.30%				521.0
					Tan gray silty SAND with gravel, medium dense to dense, moist -weakly cemented [USDA Classification: slightly gravelly fine sandy LOAM]	
5			SM			
		MC = 10.10%			-becomes gray, dense to very dense	
		MC = 10.30%				514.5
					Test pit terminated at 8.5 feet below existing grade. No groundwater encountered during excavation. Bottom of test pit at 8.5 feet.	

GENERAL BH / TP / WELL 14457.GPJ GINT US.GDT 10/28/15

Appendix B
Laboratory Test Results
ES-1445.07

Report Distribution

ES-1445.07

EMAIL ONLY

**Electroimpact, Inc.
4413 Chennault Beach Road
Mukilteo, Washington 98275**

Attention: Mr. Walt Roestel



DAVID EVANS
AND ASSOCIATES INC.

October 13, 2015

City of Mukilteo
11930 Cyrus Way
Mukilteo, WA 98275

SUBJECT: Electroimpact Satellite Campus #3 & #4: Lots 22/23 & 28/29 - Traffic Impact Fee Updates

To Whom It May Concern:

David Evans and Associates, Inc. (DEA) has been asked to provide updated Transportation Impact Fee calculations for the Electroimpact – Satellite Campus #3 and #4: Lots 22/23 and 28/29, for the proposed development. This letter identifies the information for an updated impact fee, and shall in supplement it with the original submitted Master Development Agreement (MDA) from 2009 and the updated MDA documentation from 2015.

Previous Analysis

This letter is to be used in conjunction with the site's previously-recorded MDA Traffic Analysis Report (November 27, 2009) prepared by Lovell-Sauerland & Associates, Inc. (LSA), the updated MDA documentation prepared by DEA in 2015, and the Transportation Concurrency Evaluation and Determination of Transportation Impact Fees form.

This letter is not meant to change any of the previous traffic analysis, only to update the Transportation Impact Fees. All of the previous concurrency and level of service calculations remain valid, and with the new square footage, we would expect the overall impacts to be similar to those identified in both the original 2009, and the 2015 updated MDA documentation.

Description of Project

Electroimpact plans to construct a 41,511-square-foot manufacturing and office building at the Satellite Campus #3: Lots 22/23 with a driveway access and on-site utility vehicle access. The Lot 22/23 site square footage is comprised of 24,537 square feet of office and 16,974 square feet of manufacturing. Satellite Campus #4: Lots 28/29 will be developed as a surface parking lot. This area has been previously identified in the MDA and will not generate trips.

Land Use and Site Trip Generation

As previously identified in the original and updated MDA traffic studies, there was a net reduction in trips as a result of smaller buildings being built than originally identified. The 2015 updated MDA letter identified that these building size reductions created a credit in allowable trips based on the square



footage reduction. The 2009 traffic study had used the 8th Edition Institute of Transportation Engineers (ITE) Trip Generation Report for Land Use Code (LUC) trip generation rates. This impact fee letter will utilize the 9th Edition ITE Trip Generation Report and its updated trip generation rates (as compared to the 8th Edition) for LUCs. LUC 140 will be used for manufacturing, and LUC 710 will be used for General Office Building.

The PM and Daily trip generation calculations have been conducted using the ITE Trip Generation Report, 9th Edition. The trip generation is based on the total square footage of the facility.

Trip generation calculations for the Satellite Campus #3: Lots 22/23 are as follows:

Building Square Footage:

LUC 710: General Office Building – 24,537 square feet

LUC 140: Manufacturing – 16,974 square feet

Total Building Size – 41,511 square feet

Trip Generation:

	<i>Manufacturing</i>	<i>General Office Building</i>	<i>Total</i>
PM Peak	12 trips	37 trips	49 trips
ADT	65 trips	271 trips	336 trips

Transportation Impact Fees

The Transportation Impact Fee calculations are based on the City of Mukilteo *Transportation Concurrency Evaluation and Determination of Transportation Impact Fees* form. In discussions with the City of Mukilteo, improvements to the intersection of 88th Street SW & Hwy 525 have previously been completed, so mitigation fees would not be collected for that project.

The Transportation Impact Fee calculations below are for the Electroimpact Satellite Campus #3 and #4: Lots 22/23 and 28/29.

$$\# \text{ New PM Peak Hour Trips (PHTs)} \times \text{Fee per PM PHT } (\$1,875.00) = \text{Transportation Impact Fee}$$

$$49 \text{ (New Peak Hour Trips)} \times \$1,875.00 = \mathbf{\$91,875}$$

If you have any questions about this updated Transportation Impact Fee Review letter, or any addressed topics, please contact me at: (425) 586-9769 or aow@deainc.com.

October 13, 2015

Page 3



Sincerely,

DAVID EVANS AND ASSOCIATES, INC.

A handwritten signature in black ink, which appears to read "Anthony Wilen". The signature is fluid and cursive, with a large initial 'A'.

Anthony Wilen, P.E., LEED-AP
Transportation Engineer

File Name: Y:\E\ELIM00000005\0600INFO\0670Reports\Satellite Campus #3 Traffic Letter\L_2015-10-13_Trans Impact Fee Letter.docx



Wetland Resources, Inc.

Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance

9505 19th Avenue S.E.
Suite 106
Everett, Washington 98208
(425) 337-3174
Fax (425) 337-3045

March 11, 2013

Electroimpact
Attn: Walt Roestel
4413 Chennault Beach Road
Mukilteo, WA 98275

RE: Wetland Determination Report for 0.91-acre site (2 parcels) located NW of the intersection of Chennault Beach Road and 47th Ave W, Mukilteo WA (Sec. 21, Twp. 28N, Rge. 4, W.M.). Parcel #'s 00715100002800 & 00715100002900.

Wetland Resources, Inc. completed a site investigation on March 11, 2013 to determine the presence of jurisdictional wetlands and/or streams on and in the vicinity of the 0.91-acre investigation area referenced above. The *2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*, (*2010 Regional Supplement*) was used to evaluate the presence and/or absence of wetlands on the subject property.

Site Description

The site is forested, undeveloped, and situated on a gentle west-facing slope. Surrounding land use consists of commercial development to the north, east, and south, and undeveloped forestland to the west. There is an existing drainage ditch within a recorded 20-foot drainage easement along the western site boundary. The ditch flows from north to south into an existing culvert and catch basin near the southwestern corner of the site.

Dominant vegetation on the site is represented by an overstory of red alder (*Alnus rubra*, Fac), big leaf maple (*Acer macrophyllum*, FacU), and sporadic western red cedar (*Thuja plicata*, Fac), with an understory of salmonberry (*Rubus spectabilis*, Fac), Himalayan blackberry (*Rubus armeniacus*, FacU), trailing blackberry (*Rubus ursinus*, FacU), stinging nettle (*Urtica dioica*, Fac), and sword fern (*Polystichum munitum*, FacU).

The Natural Resources Conservation Service (NRCS) maps the underlying soils on this site as Alderwood gravelly sandy loam. The description of this soil unit matches the conditions on-site: dark brown (10YR 3/3) sandy loam over dark yellowish brown (10YR 4/4) gravelly sandy loam. The soils were slightly moist to dry within the upper 18 inches. With the exception of the drainage ditch, no ponding and/or saturated soils were identified on this site. Based on the lack of field indicators, no wetlands or streams were observed on-site.

No other drainage features or wetlands were identified within 200 feet of the property. In addition, the National Wetland Inventory, DNR stream typing maps, Snohomish County

Landscape Imaging maps and Soils survey provide no indication of wetlands or streams on-site or in the immediate vicinity.

Use of this Report

This Wetland Determination Report is supplied to Electroimpact as a means of determining on-site wetland and/or stream conditions. This report is based largely on readily observable conditions and, to a lesser extent, on readily ascertainable conditions. No attempt has been made to determine hidden or concealed conditions. Reports may be adversely affected due to the physical condition of the site and the difficulty of access, which may lead to observation or probing difficulties.

The laws applicable to wetlands are subject to varying interpretations and may be changed at any time by the courts or legislative bodies. This report is intended to provide information deemed relevant in the applicant's attempt to comply with the laws now in effect.

The work for this report has conformed to the standard of care employed by wetland ecologists. No other representation or warranty is made concerning the work or this report and any implied representation or warranty is disclaimed.

Wetland Resources, Inc.

A handwritten signature in cursive script that reads "Andrea Bachman".

Andrea Bachman
Senior Ecologist



February 10, 2015

Electroimpact
Attn: Walt Roestel
4413 Chennault Beach Road
Mukilteo, WA 98275

RE: Reconnaissance Report for Snohomish County Parcel Nos. 00715100002200 and -2300

Wetland Resources, Inc. (WRI) performed a site reconnaissance on February 6, 2015 to locate jurisdictional wetlands and streams on and in the vicinity of Snohomish County parcel numbers 00715100002200 and -2300. The subject property is located along 47th Avenue W, approximately 500 feet northwest of the intersection with Chennault Beach Road, in the City of Mukilteo. The Public Land Survey System (PLSS) locator for the subject property is Section 21, Township 28N, Range 04E, W.M. The subject property is located within the Cedar/Sammamish watershed, Water Resources Inventory Area (WRIA) 8:

The 0.9-acre subject property is located in an industrial/commercial setting west of Boeing Field and immediately east of the Kamiak High School sports fields. The site is currently undeveloped and comprised of forested and scrub-shrub vegetation. The site is bordered on the north by an undeveloped pasture area, on the south by commercial properties, on the west by the Kamiak High School football field, and on the east by 47th Ave. West. The topography of the subject property is relatively flat.

METHODOLOGY AND RESULTS

Prior to conducting the site reconnaissance, public resource information was reviewed to gather background information on the subject property and the surrounding area in regards to wetlands, streams, and other critical areas. These sources include the USFWS National Wetlands Inventory (NWI), USDA/NRCS Web Soil Survey, WDFW SalmonScape Interactive Map, WDFW Priority Habitat and Species (PHS) Interactive Map, and the Snohomish County SnoScape Interactive Map.

None of these resources indicates a presence of wetlands, streams, or other critical areas on the subject property. According to the SnoScape Interactive Map, Upper Chennault Creek, a non-fish bearing stream, is located approximately 400 feet southwest of the subject property. The Web Soil Survey shows that Alderwood gravelly sandy loam, 2 to 8 percent slopes, is mapped on the site.

During the site reconnaissance, wetland areas were 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). Under the routine methodology, the process for making a wetland determination is based on three steps:

- 1.) Examination of the site for hydrophytic vegetation (species present and percent cover);
- 2.) Examination of the site for hydric soils;
- 3.) Determining the presence of wetland hydrology

Based on the results of the site reconnaissance, there are no wetlands or streams located on the subject property. A drainage ditch was observed bordering the western property boundary. This ditch extends off-site to the northeast and exhibits a linear style representative of a man-made feature. However, per the property owner, this feature is a City of Mukilteo drainage course that has been documented by the City.

Vegetation on the subject property is dominated by forested and scrub-shrub species. Species observed during the site reconnaissance include western red cedar (*Thuja plicata*), red alder (*Alnus rubra*), big leaf maple (*Acer macrophyllum*), western hemlock (*Tsuga heterophylla*), Himalayan blackberry (*Rubus armeniacus*), salmonberry (*Rubus spectabilis*), trailing blackberry (*Rubus ursinus*), and sword fern (*Polystichum munitum*), among others. The dominant species at the established sampling point included big leaf maple, salmonberry, sword fern, and trailing blackberry. The soils exhibited a black (10YR 2/1) matrix in the upper 7 inches, a dark brown (7.5YR 3/4) matrix between 7 and 14 inches in depth, and a light olive brown (2.5Y 5/3) matrix between 14 and 20 inches in depth. Redoximorphic (redox) features in the form of concentrations and depletions were observed in the bottom soil layer. The soils were saturated beginning at a depth of 7 inches and a water table was present at a depth of 13 inches. Although wetland hydrology was present at the sampling point, hydrophytic vegetation and hydric soils were absent. Therefore, this area does not meet wetland criteria.

A small ponded area was observed in the western portion of the subject property, adjacent to the drainage course. Although standing water was present at the time of the reconnaissance, the soils in the area exhibited high chroma colors indicative of an upland/non-wetland area. Vegetation in this area was similar to that found throughout the rest of the site. Again, wetland criteria were not observed.

USE OF THIS REPORT

This reconnaissance report is supplied to Walt Roestel of Electroimpact as a means of determining the presence of on-site and nearby critical areas as required by the City of Mukilteo. This report is based largely on readily observable conditions and, to a lesser extent, on readily ascertainable conditions. 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. This report is intended to provide information deemed relevant in the applicant's attempt to comply with the laws now in effect.

This report conforms to the standard of care employed by ecologists. No other representation or warranty is made concerning the work or this report and any implied representation or warranty is disclaimed.

Wetland Resources, Inc.

A handwritten signature in black ink, appearing to read "Jim Rothwell". The signature is stylized and includes a horizontal line with a double arrowhead at the end.

Jim Rothwell, PWS
Senior Ecologist