

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

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

A. BACKGROUND

1. Name of proposed project, if applicable: **Meridian Retail Pad 1**
2. Name of applicant:
Glenn Goodman on behalf of Merlone Geier Partners, as agent for MGP X DHP, LLC
3. Address and phone number of applicant and contact person:
**Attn: Glenn Goodman
457 SW 148th Street, Suite 202
Burien, WA 98166
(206) 439-2330**
4. Date checklist prepared: **6/17/2019**
5. Agency requesting checklist: **City of Bellingham**

6. Proposed timing or schedule (including phasing, if applicable): **Project is proposed to begin in mid-2020 and be complete by early 2021.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
NO

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
 - Geotechnical Engineering Report, dated April 2, 2019 – GeoTest Services, Inc.**
 - Stormwater Pollution Prevention Plan, date TBD - PACLAND**
 - Remedial Action Report, dated April 6, 2018 – Farallon Consulting, LLC. December 2018**
 - March 2019 Groundwater Monitoring Results, dated May 17, 2019 – Farallon Consulting, LLC.**
 - Street Tree Assessment, dated May 21, 2019 – Washington Forestry Consultants, Inc.**
 - Transportation Impact Analysis, dated June 17, 2019 – Transpo Group**

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.
We are not aware of any other project affecting this location.

10. List any government approvals or permits that will be needed for your proposal, if known.
City of Bellingham - Building Permit, Stormwater Permit, Sewer, Water Franchise Utility Approval (CNGC, CenturyLink, Comcast, etc.)

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
The project proposes to construct an approximately 6,155 SF retail building at the SW corner of an existing Haggen Grocery parcel. Trash enclosure, stormwater and utilities associated with the new building will be installed within the existing parking lot pavement, as well as minor off-site street frontage improvements. Access to the project will be from two existing entrances along Meridian Street and W Maryland Street.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
The project is located at the NE corner of W Maryland St and Meridian St, with a site address of 2800 Meridian St, Bellingham, WA 98225. The property tax ID is 380319027250.

See attached project survey for a legal description. The limits of work for the proposed development is within Parcels 2, 5, and 6.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

- Flat Rolling Hilly Steep Slopes Mountainous
 Other [Click here to enter text.](#)

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

The site is currently developed and paved as an asphalt parking lot. Slopes range from 1% to 5% in the existing parking lot. Perimeter landscaped areas have slopes up to over 33% and will be adjusted during construction.

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 below the asphalt pavement consist of fill and native soils, which were classified as damp, medium dense to dense sandy gravel to gravelly sand, or glacial outwash. Below the upper granular material, a very soft to medium stiff, grey, low plasticity clay, interpreted to be native glaciomarine drift deposits.

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.

Excavation and fill will be limited to the building footprint and associated sidewalk/landscaping, trash enclosure area, as well as for utility trenching and backfill. A proposed subsurface infiltration system will require the bulk of excavation. Disposal and fill material will occur to and from an approved and properly permitted facility. We anticipate approximately 250 CY of cut and 250 CY of fill.

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

Depending on the weather conditions during construction, erosion could occur. The project will implement Best Management Practices for erosion control during construction activities per the Department of Ecology's Stormwater Management Manual for Western Washington.

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

Approximately 95%.

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

The proposed project will utilize silt fences, catch basin inlets, and straw wattles to mitigate erosion impacts during construction. City of Bellingham guidelines will be utilized in conjunction with the requirements of the DOE manual. Final stabilization will consist of impervious surfaces and landscaped areas.

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.

Dust and construction vehicle emissions will occur during construction of the proposed project. Following construction, new tenants may have food-centered programming of which will require cooking-related exhaust from commercial hood and vent systems. Vehicular emissions will likely occur after completion of the project due to customer and delivery vehicles.

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

None that are known.

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

There are no proposed measures for the control of vehicle emissions during construction.

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.

Nothing immediately adjacent to the site. Stormwater appears to discharge into Squalicum Creek, over ¼ mile from the site.

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

No.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A.

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

The proposal does not require surface water withdrawals or diversions.

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

No, the project is within Zone X.

- 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, project stormwater will be collected and conveyed through appropriate treatment systems prior to discharge to the ground and/or City of Bellingham's stormwater system. Discharge of waste materials are not anticipated.

- 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.

There are no existing or planned groundwater wells. Stormwater is proposed to be infiltrated in conjunction of predeveloped forested release rates. Existing wells on-site will be removed per Washington State DOE requirements dependent on the approval of site remediation.

- 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.

There is no plan to discharge waste materials into the ground. The project is served by a public sewer system.

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.

Project stormwater will be collected, treated, and conveyed for discharge to the City of Bellingham's municipal stormwater system and/or on-site infiltration system. It is anticipated that stormwater that is collected by the proposed roof structure will be conveyed directly to the on-site infiltration/detention system. Parking lot stormwater runoff will be treated through approved filtration best management practices prior to being discharged into the municipal stormwater system and/or infiltration system. Off-site sidewalk water will discharge to landscaped areas and/or the City's stormwater system within the public right-of-way.

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

With the development of the proposed project, there is a possibility that waste material associated with construction activities could enter the ground or surface waters. However, temporary and permanent stormwater controls will be implemented during construction activities in accordance with the DOE manual.

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

No.

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

The project will implement low impact design to the maximum extent feasible as well as implement on-site flow control techniques to retain runoff water and minimize the rate of stormwater discharge.

4. Plants

- a. Check the types of vegetation found on the site:

b.

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?

The project will remove various amounts of vegetation identified above from the site including areas of off-site vegetation along the frontage. Per the Street Tree Assessment prepared by Washington Forestry Consultants, Inc., seven (7) existing street trees along W. Maryland St. will need to be removed and replaced, due to the required sidewalk widening by the City of Bellingham. An additional seven (7) existing street trees along Meridian St. will also need to be removed and replaced due to a required sidewalk widening. Galen Wright of Washington Forestry Consultants reviewed the trees and determined they were in fair health due to restricted root zones. New trees, shrubs, perennials, and grasses will be planted on-site consistent with the new development pattern as feasible.

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 project will remove various amounts of vegetation from the site including areas of off-site vegetation adjacent to the sidewalks and replace with new trees, shrubs, perennials, and grasses.

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

None are known.

5. Animals

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

birds: hawk, heron, eagle, ~~songbirds~~, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

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

No.

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

Western Washington is within the Pacific Flyway.

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

None.

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

None.

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.

Natural gas – heat and hot water

Electricity – power and lighting

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

No. Single-story heights will allow for solar energy to be incorporated to adjacent site, or elsewhere on the retail development without casting shade onto roof-mounted panels.

- 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 utilize the Washington State Residential and Non-Residential Energy Code and utilize energy efficient mechanical equipment. High efficiency conditioning units, hot water heating, lighting fixtures, programmable thermostats, and low flow plumbing fixtures to be included.

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.

None anticipated. This project will meet all applicable health and safety standards. There is a low risk of petroleum spills during construction from heavy equipment. This site will have an established Accidental Spill Prevention Plan and appropriate containment areas.

- 1) Describe any known or possible contamination at the site from present or past uses.
A former dry cleaning facility was present on the site and contributed to tetrachloroethene (PCE) and trichloroethene (TCE) concentrations within the subsurface soils and groundwater, discovered in 1997. Between 1997 and 2002, the site was investigated and remediated using soil vapor extraction, resulting in a No Further Action (NFA) determination from Ecology. In 2012 Ecology conducted a 5-year review at the site and rescinded the NFA because PCE levels in groundwater had not attenuated at the expected rate.

In 2016, the new property owner undertook additional environmental investigations in order to characterize the remaining PCE and TCE concentrations in soil and groundwater in anticipation of further remediation. In the summer of 2017, a remedial action, consisting of source zone soil excavation and chemical-reducing media application to soil and groundwater was conducted. The remedial action was successful in removing soils with PCE or TCE concentrations above MTCA Method A levels, with the exception of shallow soils in the northern and northeastern portions of the excavation area. The chemical-reducing media has also been successful in reducing concentrations of PCE and breakdown products in groundwater to below MTCA Method A levels in most site wells, and concentrations are continuing to decline.

The proposed development is located west of the remedial excavation area. All confirmation soil samples on the western sidewall of the excavation were below MTCA Method A concentrations. Additionally, groundwater in the well closest to the proposed development has been below the MTCA Method A cleanup levels for PCE and breakdown

products, with the exception of vinyl chloride, since the remedial action was completed. Vinyl chloride is only slightly elevated above the MTCA Method A cleanup level in that well and is expected to fall below the cleanup level as the chemical-reduction process finishes. Vinyl chloride is not a historical contaminant of concern at the site, having only been detected in one well during the 2016 characterization, but is the penultimate reduction step to the complete dechlorination of PCE in groundwater.

See Remedial Action Report and March 2019 Groundwater Monitoring Results by Farallon Consulting, referenced in section A8 above, for further information.

- 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.
Soils excavated during grading work that are not re-used on site will be sampled as required for off-haul in accordance with best industry practices. Groundwater is not expected to be encountered during the construction of the project.
- 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.
Typical uses for the construction of a retail project such as petroleum, paints, and solvents. These will be addressed in the project SWPPP.
- 4) Describe special emergency services that might be required.
No requirements for special emergency services is anticipated. Fire, ambulatory, and police community services will be delivered in a usual and customary way for retail use.
- 5) Proposed measures to reduce or control environmental health hazards, if any:
The project will utilize a SWPPP and Accidental Spill Prevention Plan.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
None. Traffic noise from adjacent roads will not affect the development. The applicant understands that the project is located within the Fountain Urban Village zone and the periodic activities associated with said land uses will generate the associated noises.
- 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.
Short term noise levels will be associated with construction activities. Long term noise levels will be generated from customers' vehicles, building mechanical equipment, parking lot sweeping, and freight unloading. Retail stores may operate up to 24 hours a day, 7 days a week including deliveries.
- 3) Proposed measures to reduce or control noise impacts, if any:
Construction work will be performed during specified hours as determined by the City of Bellingham and comply with the Noise Code.

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 a paved parking lot for the Haggen grocery store located at the NE corner of the parcel. Uses adjacent to the site include retail to the west and south. The proposed retail use is compatible with those surrounding uses and the Fountain Urban Village zone.
- 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 non-forest use?
No.
- 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 existing Haggen grocery store is located on the NE corner of the parcel.
- d. Will any structures be demolished? If so, what?
No.
- e. What is the current zoning classification of the site?
Urban Village
- f. What is the current comprehensive plan designation of the site?
Fountain District; Commercial Core (CC)
- g. If applicable, what is the current shoreline master program designation of the site?
Not applicable
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
No.
- i. Approximately how many people would reside or work in the completed project?
20-50 full time and seasonal workers dependent on retail uses.
- j. Approximately how many people would the completed project displace?
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None required.
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The project is an approved use within the Urban Village Zone and will be compatible with the existing and projected land uses and plans for the area. The project has been reviewed by the City's Design Review Board.

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

Not applicable.

9. Housing

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

None.

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

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?

25 feet to the top of parapet. The principal exterior building material is proposed as brick veneer.

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

It is not anticipated that any territorial views will be impacted. Minimal views may be obstructed from ground level.

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

Using both human and vehicle scaled elements, the proposed building is intended to be comfortable and approachable for both vehicles and pedestrians.

11. Light and glare

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

The project will use building and parking lot lighting consistent with retail land use. Existing parking lot lighting is appropriately shielded for the land use and includes down-directed fixtures. Vehicle headlights will produce light and glare in the evening hours.

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

No. The project lighting will be designed to produce safe lighting levels within the development area.

- c. What existing off-site sources of light or glare may affect your proposal?

None are anticipated.

- d. Proposed measures to reduce or control light and glare impacts, if any:

A photometric analysis will be performed to inform the proposed lighting design, pole height, fixture placement and lighting locations.

12. Recreation

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

None are present.

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:

Not applicable.

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 project site originally contained commercial buildings that have since been demolished.

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.

Not applicable based on known historical information.

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.

Not applicable.

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 project site is bounded by Meridian Street to the west, W Maryland Street to the south, W Illinois Street to the north, and Vallette Street to the east. Traffic to/from the proposed project will utilize the existing access points from W Illinois Street, Meridian Street and W Maryland Street.

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?

Yes. The proposed project is served by a Whatcom County Transportation Authority bus route 15 on Meridian Street. The northbound route bus stop is located immediately adjacent to the project site and the southbound bus stop is located across the street, approximately 60 feet.

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

Parking for the proposed project will utilize the existing parking lot. There are 320 stalls in the existing parking lot that serves the existing retail uses. The proposed project would eliminate 44 existing parking spaces within the overall shopping center.

- 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).

Frontage improvements along Meridian Street and W Maryland Street include a widened sidewalk and vegetation. Roadway improvements are not proposed outside of upgrading pedestrian curb ramps.

- 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?

The proposed project is anticipated to generate approximately 495 auto trips per day for the proposed use, with 17 occurring during the PM peak hour. Projected truck volumes will vary based on the retail uses developed.

- 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:

The applicant will be required to pay transportation impact fees to the City of Bellingham.

These fees are used to construct multi-modal transportation improvements to off-set the impacts of future growth, of which this is included in.

15. Public services

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

No. Currently available fire, ambulatory, and police community services will be required as typically associated with retail uses.

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

The project will utilize automatic fire detection and sprinkler systems per the current building code, fire code, and National Fire Protection Association.

16. Utilities

- a. Check utilities currently available at the site:

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

- 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.

Natural Gas – Cascade Natural Gas Company

Power – Puget Sound Energy

Phone – CenturyLink, Comcast, or other

Internet – CenturyLink, Comcast, or other

Sewer – City of Bellingham

Water – City of Bellingham

Refuse Service – Sanitary Service Company, under contract to the City of Bellingham

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: _____

A handwritten signature in blue ink, appearing to read 'Glenn Goodman', is written over a horizontal line.

Name of signee Glenn Goodman

Position and Agency/Organization Vice President Design and Construction/ Merlone Geier
Partners

Date Submitted: 6/17/19

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS [\[help\]](#)

(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?

[Click here to enter text.](#)

Proposed measures to avoid or reduce such increases are:

[Click here to enter text.](#)

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

[Click here to enter text.](#)

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

[Click here to enter text.](#)

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

[Click here to enter text.](#)

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

[Click here to enter text.](#)

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?

[Click here to enter text.](#)

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

[Click here to enter text.](#)

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?

[Click here to enter text.](#)

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

[Click here to enter text.](#)

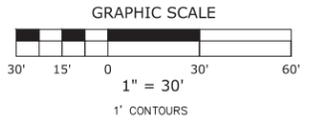
6. How would the proposal be likely to increase demands on transportation or public services and utilities?

[Click here to enter text.](#)

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

[Click here to enter text.](#)

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.
[Click here to enter text.](#)



BASIS OF BEARINGS
BASIS OF BEARINGS OF NORTH 01°24'01" EAST BETWEEN THE FOUND MONUMENTS ALONG THE CENTERLINE OF MERIDIAN ST.

DATUM
HORIZONTAL DATUM:
NAD '83/98

VERTICAL DATUM: NAVD '88
ORIGINATING BENCHMARK: CITY OF BELLINGHAM MONUMENT NO. 30
ELEVATION: 84.50'

TEMPORARY BENCHMARK:
TBM 'A'
EXISTING R/R SPIKE SET IN THE NW FACE OF A POWER POLE LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF MERIDIAN & W. MARYLAND ST.

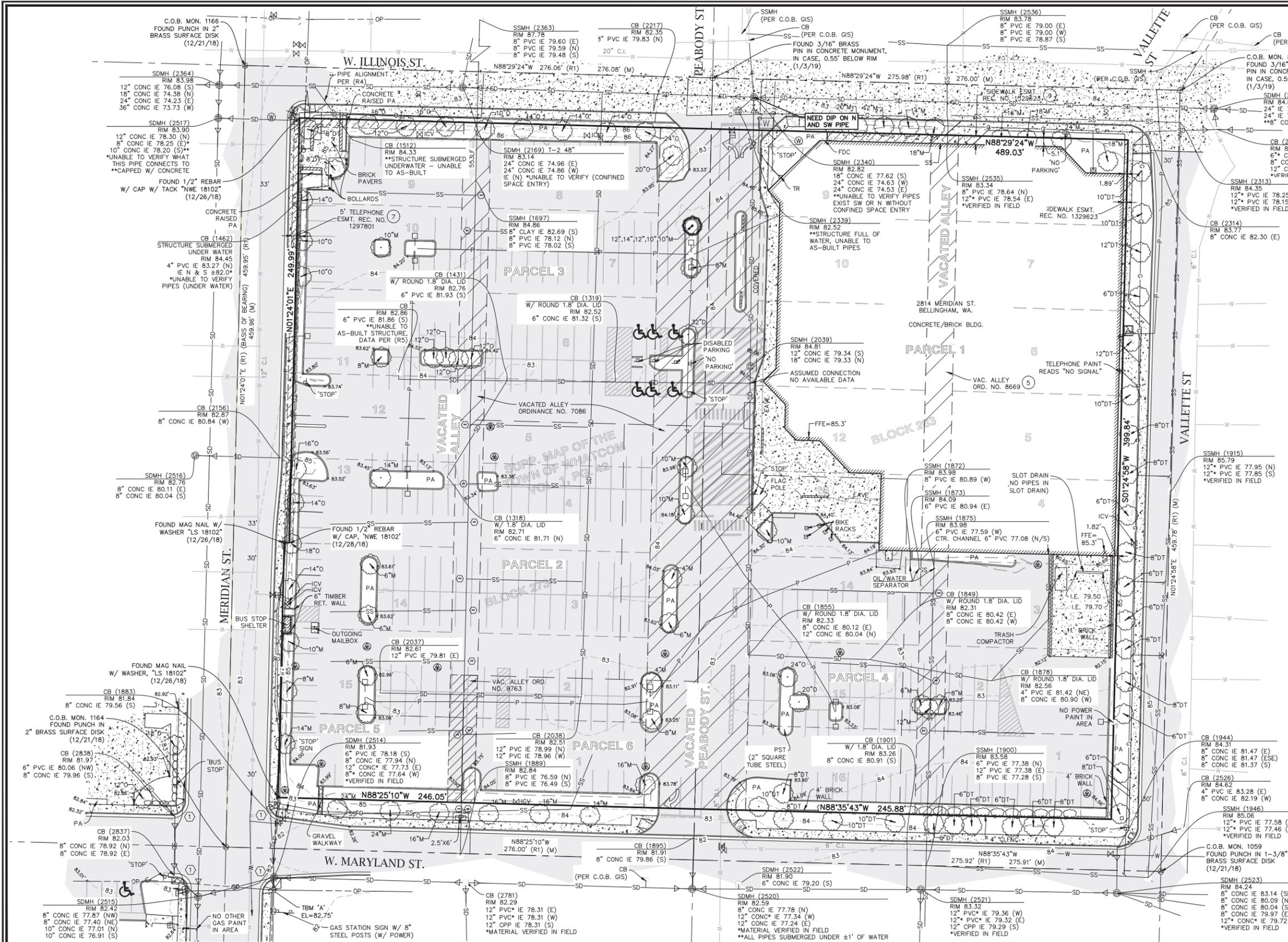
ELEVATION: 82.75'

TBM 'B'
EXISTING R/R SPIKE IN SOUTH FACE UTILITY POLE LOCATED ON THE NORTH SIDE OF W. ILLINOIS ST., ±55' WEST OF THE INTERSECTION WITH VALLETTE ST.

ELEVATION: 84.63'

LEGEND

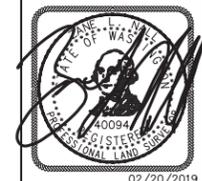
- FOUND MONUMENT IN CASE
- CALCULATED MONUMENT LOCATION
- FOUND SURFACE MONUMENT
- FOUND TACK IN LEAD
- FOUND REBAR AND CAP AS NOTED
- POWER METER
- OVERHEAD POWER ELEVATIONS
- POWER VAULT
- STREET LIGHT
- POWER TRANSFORMER
- TELECOMMUNICATIONS RISER
- TRAFFIC SIGNAL POLE
- UTILITY POLE
- TRAFFIC SIGNAL BOX
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- CATCH BASIN
- ROOF DRAIN
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- MONITOR WELL
- WATER METER
- WATER VALVE
- WATER VAULT
- FIRE DEPARTMENT CONNECTOR
- WATER MANHOLE
- GAS METER
- MAIL BOX
- SIGN
- POST
- BOLLARD
- PLANTER AREA
- WHEELCHAIR RAMP
- CONCRETE
- BUILDINGS
- ASPHALT
- GRAVE
- 12" D DECIDUOUS MAPLE
- 12" O OAK
- HEDGE
- 1 WHEEL CHAIR RAMP DETAIL - REFER TO SHEET 2.
- SANITARY SEWER LINE
- SANITARY SEWER LINE (PER C.O.B. GIS)
- SANITARY SEWER TEE (PER C.O.B. GIS)
- STORM DRAIN LINE
- STORM DRAIN LINE (PER C.O.B. GIS)
- OVERHEAD POWER LINE
- POWER LINE
- FIBER OPTICS LINE
- WATER LINE
- WATER LINE (PER C.O.B. GIS)
- GAS LINE
- CHAIN LINK FENCE LINE (CLFNC)
- EXISTING RETAINING WALL



PORTION OF THE SW 1/4 OF THE NW 1/4,
AND OF THE NW 1/4 OF THE SW 1/4 OF SECTION 19,
TWP. 38N, RGE. 3E, W.M.
CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON

REV#	DESCRIPTION OF REVISION	DATE	BY
1	ADDITIONAL MAPPING AT INTERSECTION MERIDIAN & MARYLAND	2/5/19	ARH
2	REVISE MISC. STORM AND SEWER AS-BUILTS WITHIN RIGHT-OF-WAY	2/8/19	ARH
3			
4			
5			
6			
7			

BOUNDARY & TOPOGRAPHIC SURVEY
OF
HAGGENS GROCERY
2814 MERIDIAN ST., BELLINGHAM, WA.



www.axismap.com

JOB NO.	DATE
18-217	1/21/19
DRAWN BY	CHECKED BY
ARH	ZLN
SCALE	SHEET
1"=30'	1 OF 2

LEGAL DESCRIPTION

PARCEL 1: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 263, SUPPLEMENTAL MAP OF THE TOWN OF WHATCOM COUNTY, W.T., 1884, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 42, RECORDS OF WHATCOM COUNTY, WASHINGTON; THENCE SOUTH 89°19'23" WEST ALONG THE SOUTH LINE OF SAID BLOCK 263, FOR A DISTANCE OF 125.00 FEET; THENCE NORTH 00°09'38" WEST, PARALLEL WITH THE EAST LINE OF SAID BLOCK 263, FOR A DISTANCE OF 197.11 FEET TO A POINT WHICH LIES 203.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF ILLINOIS STREET, AS SAID STREET IS NOW LAID OUT, CONSTRUCTED, AND IMPROVED; THENCE SOUTH 89°55'49" WEST, PARALLEL WITH SAID SOUTH LINE OF ILLINOIS STREET, FOR A DISTANCE OF 110.00 FEET TO A POINT WHICH LIES 235.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID BLOCK 263; THENCE NORTH 00°09'38" WEST, PARALLEL WITH SAID SOUTH LINE OF ILLINOIS STREET, FOR A DISTANCE OF 203.00 FEET TO SAID SOUTH LINE OF ILLINOIS STREET; THENCE NORTH 89°55'49" EAST ALONG SAID SOUTH LINE, FOR A DISTANCE OF 235.00 FEET TO ITS INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID BLOCK 263; THENCE SOUTH 00°09'38" EAST ALONG SAID EXTENSION AND SAID EAST LINE, FOR A DISTANCE OF 399.87 FEET TO THE POINT OF BEGINNING, SITUATE IN WHATCOM COUNTY, WASHINGTON.

PARCEL 2: BEGINNING AT THE SOUTHWEST CORNER OF LOT 15, BLOCK 273, SUPPLEMENTAL MAP OF THE TOWN OF WHATCOM, WHATCOM COUNTY, W.T., 1884, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 42, RECORDS OF WHATCOM COUNTY, WASHINGTON; THENCE NORTH 00°09'48" WEST ALONG THE WEST LINE OF SAID BLOCK 273, FOR A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF LOT 14, SAID BLOCK 273, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF BELLINGHAM BY DEED DATED AUGUST 11, 1971, AND RECORDED AS AUDITOR'S FILE NO. 1105732, RECORDS OF WHATCOM COUNTY, WASHINGTON; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 14, FOR A DISTANCE OF 3.00 FEET TO THE SOUTHEAST CORNER OF SAID CITY OF BELLINGHAM PARCEL; THENCE NORTH 00°09'48" WEST ALONG THE EAST LINE OF SAID PARCEL, FOR A DISTANCE OF 75.05 FEET TO A POINT WHICH LIES 175.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF ILLINOIS STREET, AS SAID STREET IS SHOWN ON HAGGEN'S SHORT PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF SHORT PLATS, PAGE 126, UNDER AUDITOR'S FILE NO. 1309020, RECORDS OF WHATCOM COUNTY, WASHINGTON; THENCE NORTH 89°56'01" EAST, PARALLEL WITH SAID SOUTH LINE OF ILLINOIS STREET, FOR A DISTANCE OF 150.28 FEET TO A POINT WHICH LIES ON THE SOUTH LINE OF THE NORTH HALF OF LOT 2, BLOCK 273, SAID SUPPLEMENTAL MAP OF THE TOWN OF WHATCOM, WHATCOM COUNTY, W.T., 1884; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE, FOR A DISTANCE OF 46.32 FEET; THENCE NORTH 00°26'43" WEST, FOR A DISTANCE OF 150.28 FEET TO THE TRUE POINT OF BEGINNING, SITUATE IN WHATCOM COUNTY, WASHINGTON.

PARCEL 3: A TRACT OF LAND IN THE WEST HALF OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 3 EAST OF W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF HAGGEN'S SHORT PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF SHORT PLATS, PAGE 126, UNDER AUDITOR'S FILE NO. 1309020, RECORDS OF WHATCOM COUNTY, WASHINGTON; THENCE EAST ALONG THE SOUTH LINE THEREOF, FOR A DISTANCE OF 242.94 FEET TO THE SOUTHEAST CORNER; THENCE NORTH 00°10'23" WEST ALONG THE EAST LINE OF SAID SHORT PLAT, FOR A DISTANCE OF 50.33 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 89°55'49" EAST ALONG THE SOUTH LINE OF ILLINOIS STREET, FOR A DISTANCE OF 11.03 FEET TO A POINT WHICH LIES 235.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTHERLY EXTENSION OF THE EAST LINE OF BLOCK 263, SUPPLEMENTAL MAP OF THE TOWN OF WHATCOM, WHATCOM COUNTY, W.T., 1884, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 42, RECORDS OF WHATCOM COUNTY, WASHINGTON; THENCE SOUTH 00°09'38" EAST PARALLEL WITH SAID EXTENSION AND EAST LINE, FOR A DISTANCE OF 175.00 FEET; THENCE SOUTH 89°56'01" WEST PARALLEL WITH THE SOUTH LINE OF ILLINOIS STREET, FOR A DISTANCE OF 253.96 FEET TO THE EAST LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF BELLINGHAM BY DEED DATED AUGUST 11, 1971, AND RECORDED AS AUDITOR'S FILE NO. 1105732, RECORDS OF WHATCOM COUNTY, WASHINGTON; THENCE NORTH 00°09'48" EAST ALONG SAID EAST LINE, FOR A DISTANCE OF 125.95 FEET TO THE POINT OF BEGINNING; ALSO LOTS A, B, AND C, HAGGEN'S SHORT PLAT, ACCORDING TO THE MAP THEREOF, RECORDED IN VOLUME 3 OF SHORT PLATS, PAGE 126, UNDER AUDITOR'S FILE NO. 1309020, RECORDS OF WHATCOM COUNTY, WASHINGTON, SITUATE IN WHATCOM COUNTY, WASHINGTON.

LEGAL DESCRIPTION (CONTINUED)

PARCEL 4: COMMENCING AT THE SOUTHWEST CORNER OF LOT 15, BLOCK 273, SUPPLEMENTAL MAP OF THE TOWN OF WHATCOM, WHATCOM COUNTY, W.T., 1884, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 42, RECORDS OF WHATCOM COUNTY, WASHINGTON; THENCE NORTH 00°09'48" WEST ALONG THE WEST LINE OF SAID BLOCK 273, FOR A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF LOT 14, SAID BLOCK 273, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF BELLINGHAM BY DEED DATED AUGUST 11, 1971, AND RECORDED AS AUDITOR'S FILE NO. 1105732, RECORDS OF WHATCOM COUNTY, WASHINGTON; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 14, FOR A DISTANCE OF 3.00 FEET TO THE SOUTHEAST CORNER OF SAID CITY OF BELLINGHAM PARCEL; THENCE NORTH 00°09'48" WEST ALONG THE EAST LINE OF SAID PARCEL, FOR A DISTANCE OF 75.05 FEET TO A POINT WHICH LIES 175.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF ILLINOIS STREET, AS SAID STREET IS SHOWN ON HAGGEN'S SHORT PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF SHORT PLATS, PAGE 126, UNDER AUDITOR'S FILE NO. 1309020, RECORDS OF WHATCOM COUNTY, WASHINGTON; THENCE NORTH 89°56'01" EAST, PARALLEL WITH SAID SOUTH LINE OF ILLINOIS STREET, FOR A DISTANCE OF 150.28 FEET TO A POINT WHICH LIES 235.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF ILLINOIS STREET, FOR A DISTANCE OF 150.28 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°56'01" EAST PARALLEL WITH SAID SOUTH LINE OF ILLINOIS STREET, FOR A DISTANCE OF 58.03 FEET TO A POINT WHICH LIES 235.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF BLOCK 263, SAID SUPPLEMENTAL MAP OF THE TOWN OF WHATCOM, WHATCOM COUNTY, W.T., 1884; THENCE SOUTH 00°09'38" EAST, PARALLEL WITH SAID EAST LINE OF BLOCK 263, FOR A DISTANCE OF 28.00 FEET TO A POINT WHICH LIES 203.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, SAID SOUTH LINE OF ILLINOIS STREET; THENCE NORTH 89°55'49" EAST, PARALLEL WITH SAID SOUTH LINE OF ILLINOIS STREET, FOR A DISTANCE OF 110.00 FEET; THENCE SOUTH 00°09'38" EAST, PARALLEL WITH SAID EAST LINE OF BLOCK 263, FOR A DISTANCE OF 197.11 FEET TO THE SOUTH LINE OF SAID BLOCK 263; THENCE SOUTH 89°49'23" WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 120.90 FEET; THENCE WEST, CONTINUING ALONG SAID SOUTH LINE, FOR A DISTANCE OF 0.05 FEET TO THE CENTER LINE OF VACATED PEABODY STREET; THENCE NORTH 00°10'23" WEST, ALONG SAID CENTER LINE, FOR A DISTANCE OF 75.00 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH HALF OF LOT 2, BLOCK 273, SAID SUPPLEMENTAL MAP OF THE TOWN OF WHATCOM, WHATCOM COUNTY, W.T., 1884; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE, FOR A DISTANCE OF 46.32 FEET; THENCE NORTH 00°26'43" WEST, FOR A DISTANCE OF 150.28 FEET TO THE TRUE POINT OF BEGINNING, SITUATE IN WHATCOM COUNTY, WASHINGTON.

PARCEL 5: LOT 16, BLOCK 273, SUPPLEMENTAL MAP OF THE TOWN OF WHATCOM, WHATCOM COUNTY, W.T., 1884, NOW A PART OF THE CONSOLIDATED CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 42, RECORDS OF WHATCOM COUNTY, WASHINGTON; TOGETHER WITH THE WESTERLY HALF OF VACATED PEABODY STREET ABUTTING LOT 1 AND THE SOUTH HALF OF LOT 2, AS WOULD ATTACH BY OPERATION OF LAW, PURSUANT TO BELLINGHAM CITY ORDINANCE NO. 9763; TOGETHER WITH THE WESTERLY HALF OF VACATED ALLEY ABUTTING LOT 16, AS WOULD ATTACH BY OPERATION OF LAW, PURSUANT TO BELLINGHAM CITY ORDINANCE NO. 9763; SITUATE IN WHATCOM COUNTY, WASHINGTON.

PARCEL 6: LOT 1 AND THE SOUTH HALF OF LOT 2, BLOCK 273, SUPPLEMENTAL MAP OF THE TOWN OF WHATCOM, WHATCOM COUNTY, W.T., 1884, NOW A PART OF THE CONSOLIDATED CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 42, RECORDS OF WHATCOM COUNTY, WASHINGTON; TOGETHER WITH THE WESTERLY HALF OF VACATED PEABODY STREET ABUTTING LOT 1 AND THE SOUTH HALF OF LOT 2, AS WOULD ATTACH BY OPERATION OF LAW, PURSUANT TO BELLINGHAM CITY ORDINANCE NO. 9763; TOGETHER WITH THE WESTERLY HALF OF VACATED ALLEY ABUTTING LOT 1 AND ABUTTING THE SOUTH HALF OF LOT 2, AS WOULD ATTACH BY OPERATION OF LAW, PURSUANT TO BELLINGHAM CITY ORDINANCE NO. 9763; SITUATE IN WHATCOM COUNTY, WASHINGTON.

NOTES

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON JANUARY 11, 2019 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

THIS SURVEY DISCLOSES FACTORS OF RECORD AND ON THE GROUND AFFECTING THE SUBJECT PROPERTY BOUNDARY, BUT IT DOES NOT PURPORT TO LEGALLY RESOLVE RELATED PROPERTY LINE DISPUTES, WHERE AMBIGUITIES ARE NOTED, AXIS RECOMMENDS THAT THE OWNER CONSULT WITH LEGAL COUNSEL TO DETERMINE HOW BEST TO INTERPRET THEIR PROPERTY RIGHTS AND ADDRESS ANY POTENTIAL PROPERTY LINE DISPUTES.

1' CONTOURS INTERVAL DERIVED FROM DIRECT FIELD OBSERVATION.

THIS SURVEY MEETS UNITED STATES NATIONAL MAP ACCURACY STANDARDS FOR VERTICAL ACCURACY OF ONE HALF THE CONTOUR INTERVAL.

EQUIPMENT NOTES

PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA GS14 GPS/GNSS EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC 1201 TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WACS 332-130-080/090.

REFERENCES

- (R1) 2006 SIGNAL IMPROVEMENT PROGRAM ET-0014 SURVEY, PERFORMED BY THE CITY OF BELLINGHAM PUBLIC WORKS DEPARTMENT, DATED OCTOBER 12, 2006.
- (R2) PLAT OF SUPPLEMENTAL MAP OF THE TOWN OF WHATCOM, RECORDED UNDER VOLUME 1, PAGE 42 OF PLATS, WHATCOM COUNTY, WASHINGTON.
- (R3) PLAT OF HAGGENS SHORT PLAT, RECORDED UNDER VOLUME 3, PAGE 126 OF PLATS, WHATCOM COUNTY, WASHINGTON.
- (R4) ALTA/ACSM LAND TITLE SURVEY PERFORMED BY PACE, PROJECT NO. 07645.10.01, DATED JULY 26, 2007.
- (R5) UTILITY SITE PLAN PERFORMED BY HENNINGSON, DURHAM & RICHARDSON, INC., DATED JUNE 16, 1978.

UTILITY NOTES

SANITARY SEWER AND STORM DRAINAGE FACILITIES HAVE BEEN ASBUILT THROUGH FIELD MEASUREMENTS OF THE LOCATION OF THE ACCESS STRUCTURES, THE TOP ELEVATION OF THE STRUCTURES, AND THE INVERT ELEVATIONS OF ANY PIPES ENTERING OR LEAVING THE STRUCTURES. IT IS STANDARD PRACTICE TO SHOW THE PIPES CONNECTING THESE STRUCTURES AS STRAIGHT LINES. THIS IS ONLY AN ASSUMPTION AND THE ACTUAL LOCATION OF THE PIPING MUST BE VERIFIED IN THE FIELD BY THE CONSTRUCTION CONTRACTOR PRIOR TO ANY CONSTRUCTION.

UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON ASBUILT FIELD LOCATION OF EXISTING STRUCTURES. FIELD LOCATION OF UTILITIES BASED ON LOCATOR PAINT MARKINGS AND LOCATIONS BASED ON UTILITY MAPS FROM CITY AND UTILITY PURVEYOR'S DRAWINGS.

NO GAS UTILITY ALONG MERIDIAN, PER 'CASCADE NATURAL GAS', IF A PIPE HAS BEEN LOCATED PER LOCATOR PAINT MARKS, PIPE IS ABANDONED.

CITY UTILITY GIS DATA: LOCATIONS ARE APPROXIMATE. UTILITIES MUST BE VERIFIED IN THE FIELD BY THE CONSTRUCTION CONTRACTOR PRIOR TO ANY CONSTRUCTION.

"NO SIGNAL" NOTE

UTILITY LOCATORS TRACE THROUGH UTILITY SIGNAL CONDUCTIVITY. WHEN CONDUCTOR LEADS ARE SEVERED OR OBSCURED, SIGNALS FAIL TO INDICATE LOCATION. THESE NOTES SHOW THE EXTENT OF CONDUCTIVITY REGARDLESS OF UTILITY TYPE.

SCHEDULE B - SPECIAL EXCEPTIONS

1. PERSONAL PROPERTY TAXES, IF ANY, AFFECTING THE SUBJECT PROPERTY. A FURTHER INQUIRY CAN BE MADE AT [HTTP://PROPERTY.WHATCOMCOUNTY.US/PROPERTYACCESS](http://PROPERTY.WHATCOMCOUNTY.US/PROPERTYACCESS) TO INVESTIGATE AND CONFIRM ANY CURRENT OR ADVANCE PERSONAL PROPERTY TAXES OWING.
2. A LEASEHOLD ESTATE, UPON AND SUBJECT TO ALL OF THE PROVISIONS THEREIN CONTAINED AS CREATED BY INSTRUMENT; DATED: JULY 1, 1997
DISCLOSED BY: MEMORANDUM OF LEASE
DATE: JULY 1, 1997
RECORDED: JULY 17, 1997
RECORDING NO.: 1970701999
LESSOR: BRIAR DEVELOPMENT COMPANY, A WASHINGTON GENERAL PARTNERSHIP
LESSEE: HAGGEN, INC., A WASHINGTON CORPORATION

THE LESSEE'S INTEREST WAS ASSIGNED BY INSTRUMENT:
DATED: JUNE 2, 2016
RECORDED: JUNE 3, 2016
RECORDING NO.: 2016-0600322
ASSIGNEE: SAFEWAY INC., A DELAWARE CORPORATION
3. LEASEHOLD DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING, TO SECURE AN INDEBTEDNESS, INCLUDING ANY INTEREST, ADVANCES, OR OTHER OBLIGATIONS SECURED THEREBY, IN THE PRINCIPAL AMOUNT OF \$UNDISCLOSED;
DATED: AUGUST 2, 2012
RECORDED: AUGUST 13, 2012
RECORDING NO.: 2120801351
GRANTOR: HAGGEN, INC., A WASHINGTON CORPORATION
TRUSTEE: FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, INC., A WASHINGTON CORPORATION
BENEFICIARY: CITIBANK, N.A., AS AGENT
AFFECTS: SAID PREMISES
4. EXCEPTIONS AND RESERVATIONS AS CONTAINED IN DEED; FROM: BELLINGHAM BAY IMPROVEMENT COMPANY
RECORDED: APRIL 24, 1920
RECORDING NO.: 229533
RECORDS OF WHATCOM COUNTY, WASHINGTON
AFFECTS: A PORTION OF PARCEL 3

A. THE TITLE TO ALL COAL DEPOSITS LOCATED AT A GREATER DEPTH THAN 200 FEET BENEATH THE SURFACE OF THE ABOVE-DESCRIBED REAL ESTATE.

B. GRANTOR, ITS SUCCESSORS, GRANTEEES AND ASSIGNS IN THE TITLE TO SUCH COAL DEPOSITS SHALL HAVE THE PERPETUAL RIGHT TO MINE THE SAME AND SHALL ALSO HAVE THE PERPETUAL EASEMENT TO TRANSPORT THROUGH THE ABOVE-DESCRIBED REAL ESTATE ANY AND ALL COAL DEPOSITS WHETHER CONTAINED IN SUCH LANDS OR IN LANDS OTHER THAN THOSE ABOVE-DESCRIBED. PROVIDED, HOWEVER, THAT SUCH MINING OPERATIONS SHALL NOT BE CARRIED ON OR SUCH TRANSPORTATION CONDUCTED WITHIN THE LIMITS OF THE LANDS THEREIN CONVEYED AT A PLANE ABOVE 200 FEET BENEATH THE SURFACE OF SUCH LANDS, NOR IN SUCH MANNER AS TO INTERFERE WITH THE SURFACE RIGHTS TO THE SAME. (NOT PLOTTABLE)

5. CONDITIONS CONTAINED IN ORDINANCE NO. 8669 THE SAME ARE AS FOLLOWS:
THAT A CONDITION OF THE VACATION OF THE PORTION OF ALLEY VACATED BY THIS ORDINANCE AS DESCRIBED IN SECTION 1 HEREOF, IS THAT THE CITY OF BELLINGHAM RETAINS THE RIGHT TO EXERCISE AND GRANT EASEMENTS IN RESPECT TO THE SAID PORTION OF ALLEY VACATED HEREIN, FOR THE CONSTRUCTION, REPAIR AND MAINTENANCE OF WATER, SEWER, GAS, ELECTRIC AND TELEPHONE DISTRIBUTION AND TRANSMISSION UTILITIES, PARTICULARLY IN CONTINUANCE OF ANY EXISTING UTILITIES OVER AND ACROSS AND PART OF THE SAID PORTION OF ALLEY. (PLOTTED AS VACATED ALLEY)

6. CONDITIONS CONTAINED IN ORDINANCE NO. 9763 THE SAME ARE AS FOLLOWS:
THAT A CONDITION OF THE VACATION OF THE PORTION OF ALLEY VACATED BY THIS ORDINANCE AS DESCRIBED IN SECTION 1 HEREOF, IS THAT THE CITY OF BELLINGHAM RETAINS THE RIGHT TO EXERCISE AND GRANT EASEMENTS IN RESPECT TO THE SAID PORTION OF ALLEY VACATED HEREIN, FOR THE CONSTRUCTION, REPAIR AND MAINTENANCE OF WATER, SEWER, GAS, ELECTRIC AND TELEPHONE DISTRIBUTION AND TRANSMISSION UTILITIES, PARTICULARLY IN CONTINUANCE OF ANY EXISTING UTILITIES OVER AND ACROSS AND PART OF THE SAID PORTION OF ALLEY. (PLOTTED AS VACATED ALLEY)

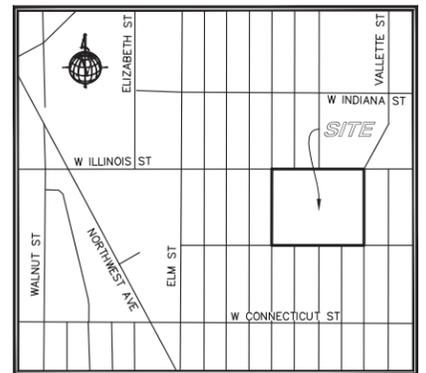
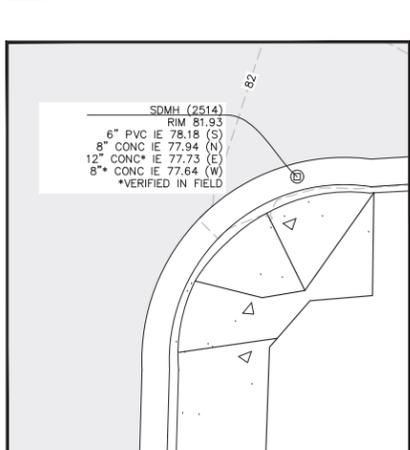
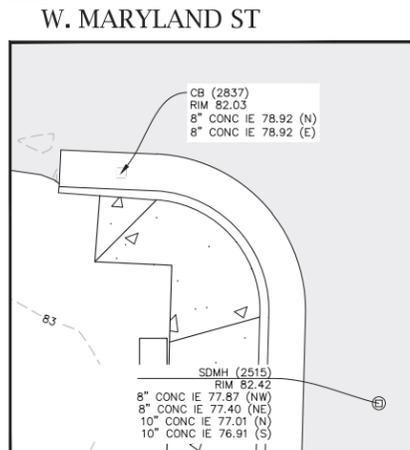
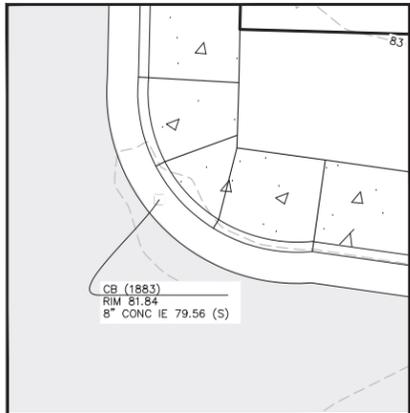
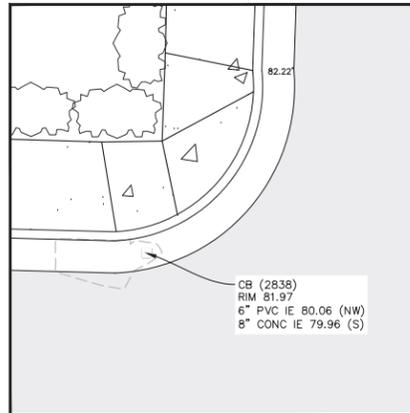
7. EASEMENT INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, AS GRANTED BY INSTRUMENT;
RECORDED: AUGUST 10, 1978
RECORDING NO.: 1297801
RECORDS OF WHATCOM COUNTY, WASHINGTON
IN FAVOR OF: PACIFIC NORTHWEST BELL TELEPHONE
FOR: RIGHT TO PLACE, CONSTRUCT, OPERATE AND MAINTAIN, INSPECT, RECONSTRUCT, REPAIR REPLACE AND KEEP CLEAR UNDERGROUND COMMUNICATION LINES WITH WIRES, CABLES, FIXTURES AND APPURTENANCES ATTACHED THERETO WITH RIGHT OF INGRESS AND EGRESS
AFFECTS: PORTIONS OF PARCELS 2 AND 3 (PLOTTED)

SCHEDULE B - SPECIAL EXCEPTIONS (CONTINUED)

8. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, NOTES, DEDICATIONS, AGREEMENTS, SETBACK LINES AND STATEMENTS, IF ANY, AS SET FORTH OR DELINEATED ON HAGGEN'S SHORT PLAT, RECORDED DECEMBER 1, 1978, UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 1309020.
9. EASEMENT INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, AS GRANTED BY INSTRUMENT;
RECORDED: JULY 13, 1979
RECORDING NO.: 1329623
RECORDS OF WHATCOM COUNTY, WASHINGTON
IN FAVOR OF: CITY OF BELLINGHAM
FOR: SIDEWALKS (PLOTTED)
10. TERMS AND CONDITIONS OF PLANNED DEVELOPMENT CONTRACT NO. 90-15;
EXECUTED BY: BRIAR DEVELOPMENT CO. AND HAGGENS INC. AND THE CITY OF BELLINGHAM
RECORDED: OCTOBER 25, 1990
RECORDING NO.: 901025129
AFFECTS: SAID PREMISES
11. TERMS AND CONDITIONS OF RESTRICTIVE COVENANT; EXECUTED BY: BRIAR DEVELOPMENT COMPANY, A WASHINGTON GENERAL PARTNERSHIP, AND THE STATE OF WASHINGTON
RECORDED: MARCH 1, 2002
RECORDING NO.: 2020300193
AFFECTS: SAID PREMISES
12. TERMS AND CONDITIONS OF PLANNED DEVELOPMENT CONTRACT PDC#2003-00009;
EXECUTED BY: BRIAR DEVELOPMENT COMPANY AND THE CITY OF BELLINGHAM
RECORDED: JULY 17, 2003
RECORDING NO.: 2030703387
AFFECTS: SAID PREMISES
13. ALL MATTERS HAVE BEEN CLEARED FOR ALTA EXTENDED POLICY COVERAGE EXCEPT: MATTERS DISCLOSED BY AFFIDAVIT OF OWNERSHIP WHICH IS REFERRED TO IN SCHEDULE B-1.

WHEEL CHAIR RAMP DETAILS

SCALE: 1" = 5'



VICINITY MAP
1" = 500'

PORTION OF THE SW 1/4 OF THE NW 1/4,
AND OF THE NW 1/4 OF THE SW 1/4 OF SECTION 19,
TWP. 38N, RGE. 3E, W.M.
CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON

REV#	DESCRIPTION OF REVISION	DATE	BY
1	ADDITIONAL MAPPING AT INTERSECTION MERIDIAN & MARYLAND	2/5/19	ARH
2	REVISE MISC. STORM AND SEWER AS-BUILTS WITHIN RIGHT-OF-WAY	2/8/19	ARH
3			
4			
5			
6			
7			

BOUNDARY & TOPOGRAPHIC SURVEY
OF
HAGGENS GROCERY
2814 MERIDIAN ST., BELLINGHAM, WA.



www.axismap.com	
JOB NO.	DATE
18-217	1/21/19
DRAWN BY	CHECKED BY
ARH	ZLN
SCALE	SHEET
N/A	2 OF 2