

**AGENDA**  
**CITY OF STEVENSON COUNCIL MEETING**  
**June 18, 2020**  
**6:00 PM, Remote**

Call-In Number 669-900-6833, or 253-215-8782 Meeting ID: 878 6178 9868  
and on YouTube at <https://www.youtube.com/channel/UC4k9bA0IEEvsF6PSoDwjJvA/>

Items with an asterisk (\*) have been added or modified after the initial draft publication of the Agenda.

**1. CALL TO ORDER/PRESENTATION TO THE FLAG:** Mayor to call the meeting to order, lead the group in reciting the pledge of allegiance and conduct roll call.

- a) Update on Use of Technology for City Meetings** - The Mayor will provide an update on city hall technology.
- This meeting will be recorded.
  - Please mute when not talking (\*6 if you are on the phone).
  - Please raise your hand to speak (\*9 if you are on the phone).
  - Those participating as a guest (not council or staff), please also turn off your video. This will allow speakers to filter to front pages.

**2. CHANGES TO THE AGENDA:** *[The Mayor may add agenda items or take agenda items out of order with the concurrence of the majority of the Council].*

**3. CONSENT AGENDA:** The following items are presented for Council approval. *[Consent agenda items are intended to be passed by a single motion to approve all listed actions. If discussion of an individual item is requested by a Council member, that item should be removed from the consent agenda and considered separately after approval of the remaining consent agenda items.]*

- a) Approve Stevenson Downtown Association Tourism Funding Contract Amendment** - City Administrator Leana Kinley requests approval of a contract extension of the 2019 contract for soft costs related to the development of the Park Plaza.
- b) Approve Amendment to Chamber of Commerce Tourism Contract** - City Administrator Leana Kinley requests approval of the amendment to the Chamber of Commerce Tourism Contract to include \$10,000 for distribution of COVID-19 related supplies. The City will fund this activity through the CARES Act contract received by the Department of Commerce.
- c) Liquor License Renewal** - LDB Beverage/Jester and Judge, Main Street Convenience
- d) Approve Liquor License Alteration Request** - Walking Man, LLC
- e) \*Approve Liquor License Alteration and Right of Way Request** - El Rio Texicantina
- f) Minutes** of May 21, 2020 Council Meeting.
- MOTION: To approve consent agenda items a-f.

**4. PUBLIC COMMENTS:** *[This is an opportunity for members of the audience to address the Council. If you wish to address the Council, please sign in to be recognized by the Mayor. Comments are limited to three minutes per*

speaker. The Mayor may extend or further limit these time periods at his discretion. The Mayor may allow citizens to comment on individual agenda items outside of the public comment period at his discretion.]

**a) COVID-19 Virtual Meeting Protocol for Public Comment:** When submitting public comments, include your name regardless of the manner you are using. Public comments may be provided in one of three ways:

-In writing may be submitted no later than 12:00 PM on the meeting date to be included in the council packet.

-By telephone during the meeting by calling a number that will be provided to you upon notification to the City Clerk no later than 4:30 PM the day of the meeting.\*

-By virtual meeting attendance with a link that will be provided to your email upon notification to the City Clerk no later than 4:30 the day of the meeting.\*

\*If you would like to make a public comment by either phone or virtual meeting, you can contact the Clerk at [leana@ci.stevenson.wa.us](mailto:leana@ci.stevenson.wa.us) or by phone at 509-427-5970 no later than 4:30 on the meeting date.

**5. PUBLIC HEARINGS:** *[Advertised public hearings have priority over other agenda items. The Mayor may reschedule other agenda items to meet the advertised times for public hearings.]*

**a) \*6:15 - Rock Cove Hospitality Center Shoreline Substantial Development Permit** - City Administrator Leana Kinley will present a staff memo and Planning Commission recommendation regarding the applicant's permit. Associated documents will also be included.

MOTION: To approve the Shoreline Substantial Development Permit for Rock Cove Hospitality Center with conditions as presented/with changes as discussed.

**b) 6:30 - New Single Family Residences in C1 Moratorium** - City Administrator Leana Kinley presents resolution 2019-364 regarding adoption of the Findings of Fact to support ordinance 2020-1158 establishing a moratorium on construction of new single-family residences in the C1 zone for public comment and council consideration.

MOTION: To approve resolution 2020-364 adopting the Findings of Fact to support ordinance 2020-1158.

**6. UNFINISHED BUSINESS:**

**a) COVID-19 Update** - Mayor Scott Anderson will provide an update on the city's response to the COVID-19 pandemic. More information will be provided prior to the council meeting.

**b) Sewer Plant Update** - Public Works Director Karl Russell will provide an update on the Stevenson Wastewater System and the Compliance Schedule.

## 7. NEW BUSINESS:

- a) **Approve Ecology Loan Amendment 2** - City Administrator Leana Kinley requests council authorize the Mayor to sign amendment 2 to the current Ecology loan for design of the wastewater system upgrades. The amendment extends the contract through June 30, 2021 and has been approved by Ecology. If the documents arrive in time for the council meeting, they will be added to the packet.

MOTION: To authorize the Mayor to sign Ecology loan WQC2019-StevPW-0044 amendment 2.

- b) **Approve License Agreement Amendment with Big River Grill** - City Administrator Leana Kinley presents the amendment with Big River Grill and the use of Walnut Park for council review and consideration. The amendment allows for modified payments related to the ability to allow dine-in service in conjunction with the Safe Start plan.

MOTION: To approve the amendment to the license agreement with Big River Grill.

- c) **Approve Social Media Use Policy** - City Administrator Leana Kinley presents resolution 2020-363 adopting a social media policy for council review and consideration. To communicate with the public, the city established a Facebook page and allows comments on posts. This policy discusses how the page, and any future pages or platforms used, will be managed and retained.

MOTION: To approve resolution 2020-363 adopting a social media policy.

- d) **Approve Mutual Aid and Assistance Agreement for Washington State for Intrastate Water/Wastewater Agency Response (WARN)** - Public Works Director Karl Russell presents the WARN agreement for council review and consideration. This is a mutual aid agreement for water and wastewater activities during emergencies.

MOTION: To approve the mutual aid and assistance agreement for Washington State for intrastate water/wastewater agency response network.

- e) **\*Approve Russell Avenue Project Change Orders** - Public Works Director Karl Russell presents construction change orders 1 and 2 for the Russell Avenue project and Wallis Engineering Amendment 5. Change order 1 is for additional work necessary to adjust the awning support for North Bank Books due to the new sidewalk in the amount of \$1,468.80. Change order 2 is related to removing base material and adding a cement treated base in the amount of \$7,000. The total revised contract amount will be \$721,426.45. Wallis contract amendment 5 in the amount of \$9,974.63 for a total revised contract amount of \$315,703.86 is for the subgrade soil analysis.

MOTION: To approve the Russell Avenue project change orders 1 and 2 in the combined amount of \$8,468.80 for a revised total contract amount of \$721,426.45 and Wallis

Engineering Supplement Agreement number 5 in the amount of \$9,974.63 for a total revised contract amount of \$315,703.86.

- f) Set Date for Council Retreat** - The council retreat, initially scheduled for March 28th, was cancelled due to COVID-19. Part of the goal of the retreat is to review the adopted Strategic Plan (enclosed) for developing the 2021 budget. Street grant applications are due mid-August and the 2021 budget calendar is presented for timeline information.

MOTION: Set date of \_\_\_\_\_ at \_\_\_\_\_ for a council retreat.

- g) Transportation Improvement Program** - Public Works Director Karl Russell presents the updated six-year Transportation Improvement Program (TIP) for council review. There will be a Public Hearing on July 16, 2020 for additional public input.

- h) \*Approve Affordable Housing Sales Tax Credit** - City Administrator Leana Kinley presents draft ordinance 2020-1159 authorizing the maximum capacity of a local sales and use tax to fund investment in affordable and supportive housing in accordance with substitute house bill 1406 (chapter 338, laws of 2019), and adding chapter 3.10 Sales and Use Tax for Affordable Housing for council review and consideration.

MOTION: To approve ordinance 2020-1159 authorizing the maximum capacity of a local sales and use tax to fund investment in affordable and supportive housing in accordance with substitute house bill 1406 (chapter 338, laws of 2019), and adding chapter 3.10 Sales and Use Tax for Affordable Housing as presented/with changes as discussed.

- i) Approve Amendment to Walking Man Tourism Funding Contract** - City Administrator Leana Kinley presents a staff memo and contract amendment to allow Walking Man to change their event from Fools Fest in April to a 20th Anniversary event in the fall.

MOTION: To approve the amendment to the Walking Man agreement regarding Fools Fest.

- j) \*Discuss Proposed Revisions to the Columbia River Gorge Management Plan** - City Administrator Leana Kinley presents information regarding changes to the CRG Management Plan currently open for comment until June 30. A draft resolution is included for council review regarding the draft Urban Area Boundary revisions. A letter of support from OneGorge is also presented regarding process definition for expanding Urban Areas.

- k) \*Discuss Park Plaza Agreement** - City Administrator Leana Kinley presents the revised agreement with Skamania County regarding the operation and maintenance of the Skamania County Courthouse Plaza as it relates to the Park Plaza project for council discussion.

**8. INFORMATION ITEMS:**

- a) **Sheriff's Report** - The Skamania County Sheriff's report for May, 2020 is presented for council review.
- b) **Planning Commission Minutes** - Minutes from the 4/13/20 Planning Commission meeting are presented.
- c) **Financial Report** - City Administrator Leana Kinley presents the Treasurer's Report and year-to-date revenues and expenses through May 2020.
- d) **Chamber of Commerce Activities** - The report presented describes some of the activities conducted by Skamania County Chamber of Commerce in May, 2020.
- e) **\*Fire Department Report** - The Stevenson Fire Department's report for May, 2020 is presented for council review.
- f) **\*Fireworks Enforcement Notice** - A letter from Sheriff Brown regarding enforcement of the city code on fireworks is presented for council information.

**9. CITY ADMINISTRATOR AND STAFF REPORTS:**

- a) Karl Russell, Public Works Director
- b) \*Leana Kinley, City Administrator

**10. VOUCHER APPROVAL AND INVESTMENTS UPDATE:** Council can review vouchers at City Hall prior to the meeting.

- a) \*May 2020 payroll & June 2020 AP checks have been audited and are presented for approval. May payroll checks 14424 thru 14427 total \$93,819.51 which includes EFT payments. June AP checks 14428 thru 14473 total \$663248.31 and includes ACH payments and checks . The AP check register with fund transaction summary is attached for your review.

MOTION: To approve the vouchers as presented.

**11. MAYOR AND COUNCIL REPORTS:**

**12. ISSUES FOR THE NEXT MEETING:** *[This provides Council Members an opportunity to focus the Mayor and Staff's attention on issues they would like to have addressed at the next council meeting.]*

**13. ADJOURNMENT** - Mayor will adjourn the meeting.

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**UPCOMING MEETINGS AND EVENTS:**

- July 3, 2020-Independence Day (observed)-City Offices Closed
- July 4, 2020-Independence Day-Drive-In Fireworks Show at Skamania County Fairgrounds
- July 16, 2020 Regular City Council Meeting

**AMENDMENT TO AGREEMENT BETWEEN THE CITY OF STEVENSON  
AND THE STEVENSON DOWNTOWN ASSOCIATION RE PARK PLAZA SOFT COST  
SUPPORT**

This Amendment is made and entered into this 18<sup>th</sup> day of June, 2020 between the City of Stevenson, a municipal corporation of the State of Washington, hereinafter referred to as “City”, and the Stevenson Downtown Association, hereinafter referred to as “SDA”.

**Recitals**

- 1) WHEREAS, in December, 2018 the City Council approved the expenditure of the sum of \$103,400 in Lodging Tax Fund appropriations toward the design and construction of a Park Plaza; and
- 2) WHEREAS, the SDA has experienced some delays in the project and requests an extension of the contract.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree that Sections of the Agreement be amended as follows:

Key: Added language underlined  
Deleted language ~~strikethrough~~

2. Completion. SDA will complete the work and provide the services to be performed under this agreement on or before December 31, ~~2019~~ 2020.
3. Payment.
  - a. In consideration of the work to be performed as described herein, the City will pay the SDA an initial sum of \$65,550 for engineering services. Payments will be made on a reimbursement basis only, following submittal of detailed invoices with backup documentation to the city.
  - b. An additional \$37,850 will be authorized for additional soft costs outlined in Exhibit A after approval of the grant by the Washington State Recreation and Conservation Office. Payments will be made on a reimbursement basis only, following submittal of detailed invoices with backup documentation to the city.
  - c. Total costs authorized in this contract shall not exceed \$103,400.
  - d. Final invoice for this agreement must be received by the City on or before January 13, ~~2020~~ 2021. **INVOICES RECEIVED AFTER THIS DATE WILL NOT BE PAID.**
  - e. The Tourism Funding Expenditure Report required by section 1 above shall be submitted before final payment under this contract is made.

The parties ratify the above described Amendment in its entirety and accept the Agreement as amended.

**IN WITNESS WHEREOF**, the parties hereto have set their hands and seals the day and year first above written.

CITY OF STEVENSON

STEVENSON DOWNTOWN ASSOCIATION

\_\_\_\_\_  
Scott Anderson, Mayor

\_\_\_\_\_  
President

ATTEST:

\_\_\_\_\_  
Leana Kinley, City Administrator

APPROVED AS TO FORM:

\_\_\_\_\_  
Kenneth B Woodrich, PC  
City Attorney

**AMENDMENT TO AGREEMENT BETWEEN THE CITY OF STEVENSON  
AND SKAMANIA COUNTY CHAMBER OF COMMERCE**

This Amendment is made and entered into this 18<sup>th</sup> day of June, 2020 between the City of Stevenson, a municipal corporation of the State of Washington, hereinafter referred to as “City”, and the Skamania County Chamber of Commerce, a non-profit corporation, hereinafter referred to as “Chamber”.

**Recitals**

- 1) WHEREAS, in December, 2019 the City Council approved the expenditure of the sum of \$85,000 in Lodging Tax Fund appropriations for marketing, advertising and promoting the Gorge Blues and Brews event; and
- 2) WHEREAS, the COVID-19 emergency forced the cancelation of the event for 2020 and the Chamber had spent some funds related to the event prior to the cancellation; and
- 3) WHEREAS, the City received funds related to the CARES Act for supplies and services related to the local COVID-19 response, including supplying local businesses with items needed for safe operations; and
- 4) WHEREAS, the local businesses are in need of PPE for continuity of operations in light of the COVID-19 emergency and the Chamber is the ideal conduit to supply businesses with items necessary for safe operations.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree that Sections of the Interlocal Agreement be amended as follows:

Key: Added language underlined  
Deleted language ~~strikethrough~~

1. **Performance**. The Chamber will perform the work set forth on the Scope of Work attached hereto as **Exhibits “A”, “B”, and “C”** which are incorporated herein by reference with the understanding that the work described in Exhibits B and C is designed to be a separate product that, if mutually agreed upon, could be transferred to a third party for administration.

The Chamber will supply Stevenson businesses with supplies necessary to respond to the COVID-19 emergency and related public health measures.

4. **Payment**
  - d. All COVID-19 related expenditures will be paid on a reimbursable basis. Total payments shall not exceed \$10,000. Invoices must be received no later than October 9, 2020.

The parties ratify the above described Amendment in its entirety and accept the Agreement as amended.



**IN WITNESS WHEREOF**, the parties hereto have set their hands and seals the day and year first above written.

CITY OF STEVENSON

SKAMANIA COUNTY  
CHAMBER OF COMMERCE

\_\_\_\_\_  
Scott Anderson, Mayor

\_\_\_\_\_  
Board President

ATTEST:

\_\_\_\_\_  
Leana Kinley, City Administrator

APPROVED AS TO FORM:

\_\_\_\_\_  
Kenneth B. Woodrich, PC  
City Attorney



## LIQUOR ALTERATION REQUEST FORM (continued)

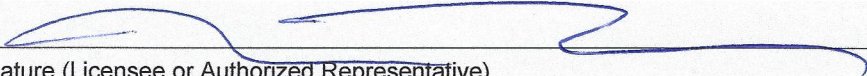
### Licensee information: (To be filled out by licensee)

Licensee Name	Walking Man Brewing LLC	Trade Name	Walking Man Brewing
Liquor License Number	082190	UBI #	601969335
Address	240 SW 1 <sup>st</sup> St	Stevenson	WA, 98648
	Street and Suite/Room/Unit #	City	State, Zip
Contact Person	James Landers	Phone No.	(509) 427-5520
Email Address	James.WalkingMan@gmail.com		

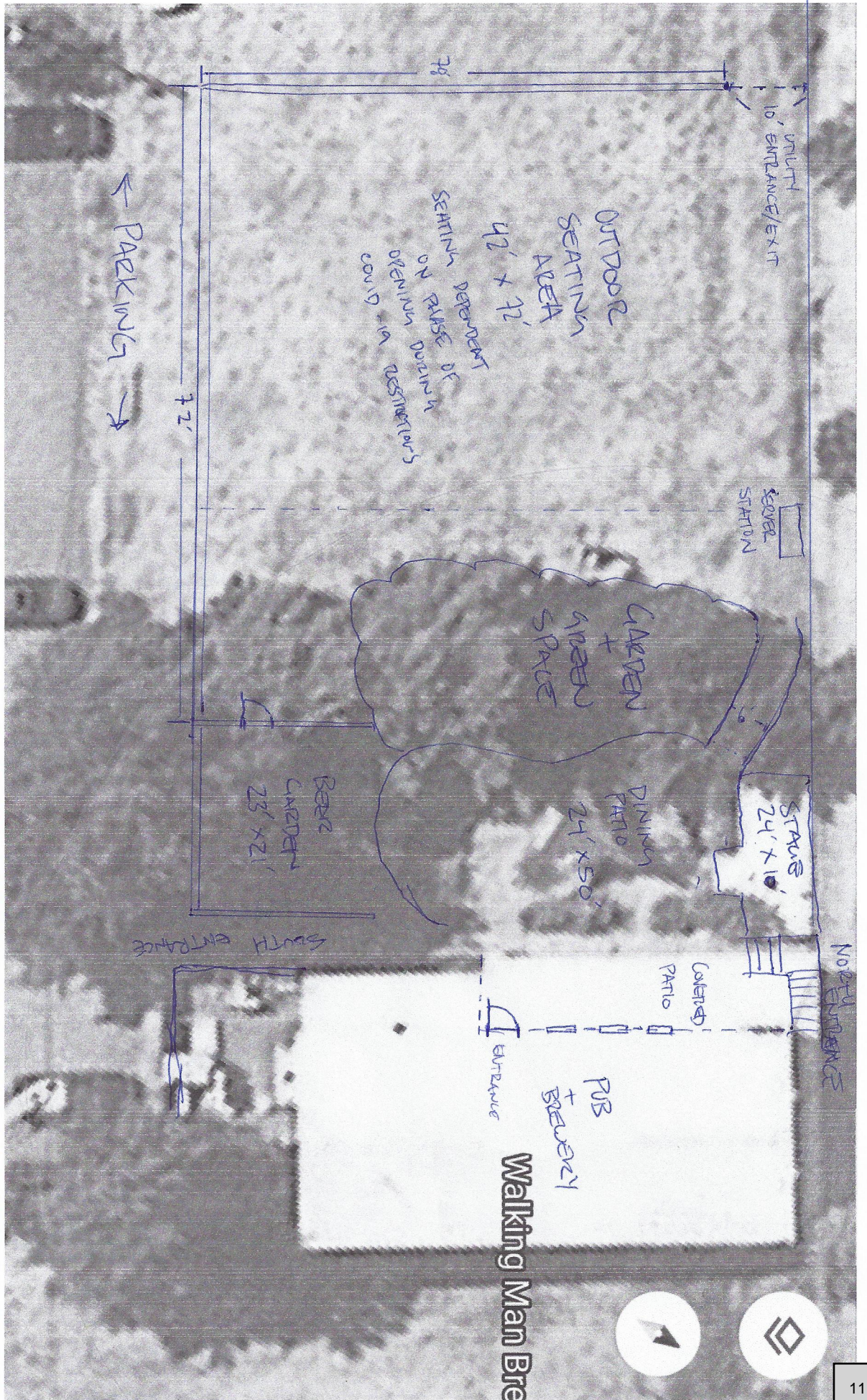
### Alteration information: (To be filled out by licensee)

Describe the alteration: (attach additional sheets of paper if needed)

Our objective is to expand our outdoor seating area beyond our garden, patio, and greenspace and into our lawn space to the east of our patio. It will be enclosed in a wooden fence at a minimum of 42" high. The north east corner will have a gap that will be roped off so that we can get lawn care equipment and stage equipment in from the road. The space will have two entrances: One 6 foot wide path at the north of the patio and a standard doorway at the south through the beer garden. There will be a servers station at the nothwest section of the proposed space. The proposed plan should open up approximately 3,000 sq ft of serviceable space. The number of tables and seating will coincide with the current opening phase for the WA State guidelines concerning Covid-19.

	6/1/2020
Signature (Licensee or Authorized Representative)	Date

Email your completed form to: [liquoralterations@lcb.wa.gov](mailto:liquoralterations@lcb.wa.gov).







Proposed space.



View from Servers Station 2.



Entry 1, pic 1



Entry 1 and Servers Station



Roped entry and exit to vehicles.



Pic of entrance from pub.



## El Rio Texicantina

c541.645.0188 PO Box 448 Stevenson Wa, 98648 [carly@elriotexicantina.com](mailto:carly@elriotexicantina.com)

June 15, 2020

Stevenson City Council

City Council Members,

El Rio Texicantina is asking for a Right of Way Permit that would grant us permission to serve and/or use the front (south side) of our building as a walkway to our new outdoor dining area on the east side of our building. As stated in 9:66.04.020 we must have a 42 inch barrier or permanent demarcation of designated areas where alcohol will be served.

To provide adequate room for service as well as pedestrian traffic, we are requesting a 2.5X6inch spaced sticker line be placed four feet from the inside of the curb. This line does not exclude traffic from passing thru the service area but will clearly show WSLCB where our service area will be. Our staff will do our best to adopt a pedestrian "right of way" policy, to help alleviate any congestion within this space. *A photograph has been included to help visualize the area being evaluated.*

We feel that the addition of outdoor dining in our local downtown would be a major asset. This expansion or seating allows higher capacity to meet and help with Covid regulations. We are thankful for you taking the time to review our application. If there is any additional information we can provide please feel free to contact us.

Sincerely yours,

Carly and Steve McKee

Owners of El Rio Texicantina





City of Stevenson  
Public Works Department

PERMIT NUMBER: \_\_\_\_\_

Date Received: \_\_\_\_\_

USE OF RIGHT OF WAY PERMIT APPLICATION

PERMITTEE / PROPERTY OWNER INFORMATION

Name: **El Rio Texicantina** Email: **carly@elriotexicantina.com**  
Address: **193 SW 2nd St. (Box 448)** City: **Stevenson** State: \_\_\_\_\_ Zip: **98648**  
Phone: **541.645.0188** Cell Phone: \_\_\_\_\_

CONTRACTOR INFORMATION

Company Name: **na** Email: \_\_\_\_\_  
Contact Person: \_\_\_\_\_ Contact Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

WA Contractor's Registration No : **na** Stevenson Business License : Yes NO

PROJECT NAME **Outdoor Service front side of El Rio** TAX PARCEL #: \_\_\_\_\_

PROJECT ADDRESS **193 SW 2nd St. Stevenson**  
(Nearest cross streets if address is not assigned)

PLEASE USE BACK SIDE FOR PROJECT DESCRIPTION

Type of Application	<input type="checkbox"/> Utility Installation	<input type="checkbox"/> Frontage Improvements	<input type="checkbox"/> Use of right-of-way	<input type="checkbox"/> Oversize/Weight
	<input type="checkbox"/> Utility Connection	<input type="checkbox"/> Drainage Improvements	<input type="checkbox"/> Special Event	<input type="checkbox"/> Emergency
	<input type="checkbox"/> Utility Maintenance	<input type="checkbox"/> Landscaping	<input type="checkbox"/> Street Closure	<input type="checkbox"/> Other _____

START DATE **ASAP** DURATION \_\_\_\_\_ END DATE **As needed**

INDEMNIFY AND HOLD HARMLESS: The Permittee agrees to indemnify and hold harmless the City of Stevenson as provided herein to the maximum extent possible under law. Accordingly, the Permittee agrees for itself, its successors, and assigns, to defend and indemnify the City of Stevenson its appointed and elected officials and employees from and against liability for all claims, demands, suits, and judgments, including cost of defense thereof, for injury to persons, death, or property damage which is caused by, arises out of, or is incidental to Permittee's exercise of rights and privileges granted by this permit. The Permittee's obligations under this permit shall include, without limitation, indemnification of claims made by the Permittee's own employees or agents and waiver of the Permittee's immunity under the industrial insurance provisions of Title 51 RCW, which waiver has been mutually negotiated by the parties. In the event it is necessary for the City of Stevenson to incur attorney's fees, legal expenses, or other costs to enforce the provisions of this section, all such fees, expenses, and costs shall be recoverable from the Permittee. In the event it is determined that RCW 4.24.115 applies to this permit, the Permittee agrees to defend, hold harmless, and indemnify the City of Stevenson to the maximum extent permitted thereunder, and specifically for its negligence concurrent with that of City of Stevenson to the full extent of Permittee's negligence.

LEGAL COMPLIANCE: Permittee agrees to prosecute work under the permit with all diligence and speed. At the expiration of the permit the rights herein conferred shall cease and terminate, unless specific written provisions are made for a renewal or extension. The undersigned, its successors and assigns, agrees if granted the above permit, to comply with the provisions, conditions, and requirements of the permit, and regulations adopted in the City of Stevenson Municipal Code and administrative rules authorized by the Code. Inspections or final approval by the City do not relieve the Permittee from its obligation to fully comply with state and city laws and regulations.

AUTHORITY: The undersigned acknowledges that the information submitted in support of this permit is true and correct and he/she is the Permittee or authorized by the Permittee to execute this permit.

Permittee/Agent Signature **Carly McKee** Date **June 15 2020**

CONNECT TO OTHER PERMITS \_\_\_\_\_ PERMIT TYPE:   A     B     C     D

**Project Description :**

**With the approval of WSLC and you, we would like to use the front side of our business for outdoor service and/ or act as a walkway to the east side of our business to access our outdoor dining area.**

**We plan to place 6 inX2.5 in. caution anti slip tape every 3-6 feet surrounding the front and side of our business. After reviewing the rules stated in 9:66.04.020 we hope that this plan will fulfill requirements with the WSLCB. We chose to use the tape instead of a 42 inch barrier to allow easier traffic flow for shared sidewalk use with the general public.**

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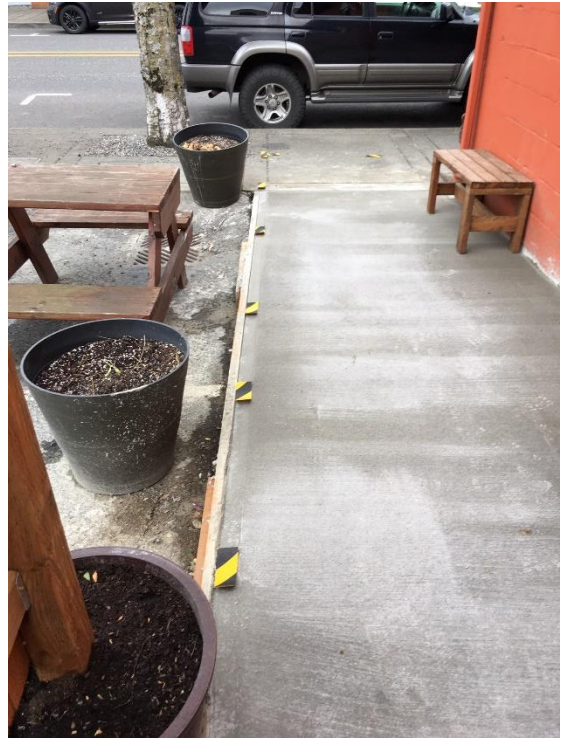
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**MINUTES**  
**CITY OF STEVENSON COUNCIL MEETING**  
**May 21, 2020**  
**6:00 PM, via Zoom and YouTube**

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**1. CALL TO ORDER/PRESENTATION TO THE FLAG:** Mayor Anderson called the meeting to order at 6:01 p.m. and conducted roll call. Councilmembers Robert Muth, Amy Weissfeld, Matthew Knudsen and Paul Hendricks were present via Zoom. City Administrator Leana Kinley, Community Development Director Ben Shumaker, Public Works Director Karl Russell and City Attorney Ken Woodrich were also present via Zoom. Public attendees included Zachary Pyle, Mary Repair, Brian McNamara, Monica Masco, and Meg Gittins.

Councilmember Annie McHale requested an excused absence.

**MOTION** to excuse Councilmember McHale from the May 21st council meeting provided by Councilmember Hendricks with a second by Councilmember Weissfeld.

- Voting aye: Councilmember Hendricks, Muth, Weissfeld and Knudsen.
- Voting nay: None

a) **Update on Use of Technology for City Meetings-The Mayor** provided an update on city hall technology.

**2. CHANGES TO THE AGENDA:** The ratification of the First Street agreement was added as item f to the consent agenda and the vouchers were added to the general agenda. No other items were added after Tuesday, May 19th, 2020.

**3. CONSENT AGENDA:** The following items were presented for Council approval.

- a) Liquor License Application-420 Evergreen, change of corporate officers/ stockholders to only Adam Shaeffer at this time.
- b) Liquor License Renewal-Walking Man Brewing, Inc.
- c) Water Adjustment-Jasper & Bertha Bell requested a water adjustment of \$123.12 for a water leak which they have since repaired.
- d) Liquor License Renewal-Big T's Grille
- e) Liquor License Renewal -Clark and Lewie's
- f) Ratify Local Agency Agreement for First Street A&E Professional Services-The agreement was updated with additional WSDOT contract language. There was no change to the contract value or scope of work.
- g) Minutes of April 16, 2020 City Council Meeting.

**MOTION** to approve consent agenda items a-g made by Councilmember Muth with a second by Councilmember Hendricks.

- Voting aye: Councilmember Hendricks, Muth, Weissfeld and Knudsen.
- Voting nay: None

**4. PUBLIC COMMENTS:** Comments provided through email submissions were reviewed. Public comments were found beginning on page 80. Mayor Anderson asked for a packet version with page numbers to make it easier to locate items.

Mary Repar provided a public comment via telephone. She noted her other comments regarding Scotch Broom infestations and the moratorium on housing and downtown. She offered additional comments regarding the siting and construction of a new fire hall. Mayor Anderson responded by discussing site selection criteria, including the need for parking by first responders.

Brian McNamara wanted to ensure the council had read the emailed comments regarding opposition to the moratorium. Councilmember Weissfeld assured him all letters would be read prior to any action.

## **5. UNFINISHED BUSINESS:**

**a) COVID-19 Update-Mayor Anderson** provided an update on the city's response to the COVID-19 pandemic. More information was provided prior to the council meeting. He shared details of the equipment being installed to support electronic/web-based meetings.

**Councilmember Knudsen** offered information on community micro-loans now available via MOSS (Musicians of Stevenson and Skamania). MOSS was granted waivers by Washington State to provide loans-they are interest free for three months, then 3%. Applicants can apply via email and phone, the # is included in council packet. Contact Pat Rice or **Councilmember Knudsen**. Promoting the service by having flyers at city hall was suggested.

**Leana Kinley, City Administrator** described the steps involved in the various phases of re-opening Skamania County for business and recreation. She noted the guidelines are continually changing as things progress. She updated the Council with information on several ongoing projects, including Russell Street and replacement of the water meters. **Kinley** then gave an overview of possible financial issues the City of Stevenson may face in the near future due to reduced revenue. She shared several scenarios regarding cost savings and cost allocation accounting methods. She stated the City is budgeting month to month as changes are so fast moving. **Kinley** described an option to allocate general costs or tax the City's own utilities as ways to generate revenue for the General Fund and spread the burden of the decrease in sales tax.

**Councilmember Weissfeld** asked if the cost allocation would be for the current budget and was told yes. **Kinley** noted additional details could be provided at the next Council meeting if desired. She advised the Council the auditor had questioned how administrative time was allocated in 2017 and their request to have the Council approve administrative costs.

A further discussion took place regarding how the City could support local restaurants by waiving the right-of-way permit fees. Additional outdoor seating would increase their capacity to serve paying customers. Public safety was considered. Big River Grill had requested a reduction in fees for use of Walnut Park. Council was agreeable to a modification of the current agreement based on the use of the park. Staff will present an amendment at the next meeting.

**MOTION** to approve waiving Right of Way permit fees for sidewalk cafes, the blocking off of no more than two parking spaces for such use, and temporary street furniture to maintain ADA access and separation from the vehicle traveling path for businesses to increase their usable space until December 31, 2020 was made by **Councilmember Muth** with a second by **Councilmember Hendricks**.

- Voting aye: **Councilmember Weissfeld and Hendricks**
- Voting nay: **Councilmember Muth and Knudsen**

The motion died due to lack of a majority.

**Mayor Anderson** spoke further about the COVID-19 safeguards being reduced and the concerns regarding what the openings could mean to Skamania County. He related he felt the interviews he had provided to area media outlets conveyed an accurate message regarding precautions and patience as local government and businesses adjust to new rules and restrictions intended to keep people safe. He noted additional messaging was needed to help employees and customers feel confident and secure.

>Mary Repar asked what the City was doing to increase the availability of test kits. **Mayor Anderson** responded he was relying on the county board of health to keep an inventory. Mary pointed out tests are important as a way to move towards further lessening of COVID-19 restrictions. Local numbers appear low likely due to the lack of testing.

**b) Sewer Plant Update-Public Works Director Karl Russell** provided an update on the Stevenson Wastewater System and the Compliance Schedule. He reported no violations. There were a couple of spikes, and he reached out to Department of Ecology regarding issues with the bio-solids. "Bad" bugs/bacteria were discovered. Karl is waiting for the DOE to provide assistance. He thanked Victor Santacruz for helping with the bacteria study. EDA grant funding is in process; the application is going to the DC offices for review with a response due in July.

**Mayor Anderson** highlighted the work of the WWTP crew and Public Works in making positive changes that have paid off in savings and reduced violations. **Administrator Kinley** advised the Council development of the in-house laboratory has been postponed to save costs. Further discussion on additional infrastructure for local breweries was held, with concerns expressed over reports that Walking Man may cease brewing operations in Stevenson. **PWD Director Russell** will follow up and learn more on their plans.

## **6. NEW BUSINESS:**

**a) Toliver Subdivision Review-Community Development Director Ben Shumaker** requested council review the staff memo regarding the Toliver Subdivision preliminary plat proposal and concur with or reject the Planning Commission's recommendation. At this stage, the record for the preliminary plat review is closed for substantive review or amendments. If the Council is unsatisfied with the recommendation or any part thereof, it must schedule a public hearing to reopen the substantive review record.

He described the project and provided information on the conditions placed upon the project. Storm water collection and removal and geo-technical issues were highlighted. Documents regarding the project were included in the Council packet. Questions were asked by Councilmembers regarding greenery ordinances and planting strips, 'half-street' improvements, noise abatement and possible maintenance agreements for stormwater abatement.

>Meg Gittins asked how the project would be monitored with no architecture committee. It was explained the project's design was not part of the downtown plan and was outside city control, but a private Home Owners Association could be developed to provide architectural recommendations.

**MOTION** to concur in the Planning Commission's recommendation and summarily approve the preliminary plat proposal for the Toliver Subdivision made by **Councilmember Muth** with a second by **Councilmember Weissfeld**.

- Voting aye: **Councilmember Hendricks, Muth and Weissfeld.**

- Voting nay: **Councilmember Knudsen**

**b) Review Rock Creek Cove Hospitality Shoreline Permit-Community Development Director Ben Shumaker** presented the staff memo regarding the Shoreline Substantial Development permit (SHOR2020-01) for the Rock Creek Cove Hospitality project for council review. He reviewed the process for the permit, and advised the Council a public hearing would be needed.

**Shumaker** suggested holding a public hearing at the June 2020 City Council meeting. **Attorney Woodrich** cautioned regarding anticipation of the COVID-19 restrictions being lifted further to allow for public gatherings. He noted the public hearing would not be considered necessary or routine according to Attorney General rulings. He recommended moving it to a later date.

**Administrator Kinley** noted Phase 3 would allow up to 50 people to assemble. **Attorney Woodrich** advised monitoring attendance if the public hearing went ahead.

Questions were raised about providing traffic control at the entrance due to the proximity to the proposed new fire hall and if access to Rock Creek Cove via an existing boat ramp would be maintained. Uncertainties were expressed over the site's environmental profile and brownfield status.

**MOTION** to refer this application to the Planning Commission for recommendation and set a date TBD based on governor's restrictions for a public hearing on the Rock Creek Cove Hospitality project made by **Councilmember Muth** with a second by **Councilmember Knudsen**.

- Voting aye: **Councilmember Hendricks, Muth, Weissfeld and Knudsen.**
- Voting nay: None

**c) Approve New Single-Family Residences in C1 Moratorium-City Administrator Leana Kinley** presented Ordinance 2020-1158 re-establishing a moratorium on construction of new single-family residences in the C1 zone for council consideration. She explained the reason and purpose of re-establishing the moratorium and provided information on the process. Due to COVID-19 restrictions, a public hearing could not be held regarding proposed zoning changes that would have affected businesses and residences in the downtown area. The previous moratorium expired on May 17th, 2020. If the moratorium is approved, a public hearing must be held within 60 days in order to review findings of fact. If the findings of fact are not approved, the moratorium becomes null and void. If approved, the moratorium will be in place until the zoning changes can be made. If a public hearing cannot be held regarding the moratorium, it will expire. June 18th, 2020 is tentatively scheduled as the date for the moratorium public hearing.

A large number of public comments were received via email. Members of the public also participated electronically or by telephone. All spoke against the moratorium, with many citing frustrations regarding lack of notice of the first one passed. Others noted the desire to see the downtown area remain a mixture of personal homes and businesses. A number advocated to be allowed to continue converting homes to businesses and vice-versa.

**Mayor Anderson** and Councilmembers addressed the concerns by pointing out the moratorium was a temporary measure and it was solely intended to address any new construction of single-family detached dwellings in the C1 downtown area. The issue regarding conversion of homes to businesses is a separate one that will be dealt with through proposed zoning changes. They encouraged a larger discussion and additional public input regarding the Downtown Plan to gain more views from residents and business owners. **Councilmember Knudsen** noted the code should



have been changed by now, but COVID-19 restrictions delayed zoning discussions. He does not want the Council to govern through moratorium.

**MOTION** to approve ordinance 2020-1158 re-establishing a moratorium on construction of new single-family residences in the C1 zone made by **Councilmember Muth** with a second by **Councilmember Hendricks**.

- Voting aye: **Councilmember Hendricks, Muth, Weissfeld**.
- Voting nay: **Councilmember Knudsen**.

**d) Approve Interlocal Agreement with Skamania County for Vegetation and Noxious Weed Control**-**Public Works Director Karl Russell** presented the agreement with Skamania County to control vegetation and noxious weeds within the city. There is extensive scotch broom, knotweed and garlic mustard throughout the watershed and this agreement will allow the County to help with control.

**Councilmember Muth** noted it was presented as an MOU. **Attorney Woodrich** stated it was essentially one and the same (Interlocal Agreement vs Memorandum of Understanding).

**MOTION** to approve the Interlocal Agreement (MOU) with Skamania County for vegetation and noxious weed control made by **Councilmember Weissfeld** with a second by **Councilmember Muth**.

- Voting aye: **Councilmember Muth, Knudsen, Weissfeld, Hendricks**
- Voting nay: None

**e) Approve Resolution Authorizing Electronic Signature** -**City Administrator Leana Kinley** presented resolution 2020-361 authorizing electronic signature approvals as to form by the City Attorney for council consideration. It was explained to be a way to expedite Council and City business.

**MOTION** to approve resolution 2020-361 authorizing electronic signature approvals as to form by the City Attorney made by **Councilmember Muth** with a second by **Councilmember Knudsen**.

- Voting aye: **Councilmember Knudsen, Hendricks, Weissfeld, Muth**.
- Voting nay: None

**f) Discuss Park Plaza Agreement** -**City Administrator Leana Kinley** presented the attached draft agreement with Skamania County regarding the operation and maintenance of the Skamania County Courthouse Plaza as it relates to the Park Plaza project for council discussion. She explained having a signed agreement was a requirement for the RCO grant application. The final approval of any contract would be considered by the City Council at a later date. She referred Councilmembers to several items in their meeting packet regarding alterations, renovations and/or repairs of the Park Plaza.

**Mayor Anderson** encouraged questions and comments. **Councilmember Knudsen** stated he felt there were unfair terms as the County shirks all the maintenance and development costs. He asked to have email correspondence submitted to the record and expressed frustration at poor responses from City staff regarding his communications with them. **Councilmember Weissfeld** suggested it might be worth holding further discussions with the county and the Stevenson Downtown Association. It was agreed to view the agreement individually and make changes.

**Attorney Woodrich** advised any suggested changes must be sent to City staff and not to other Councilmembers for discussion or comment.

**g) Approve Delay of Planning Fee Increase-Community Development Director Ben Shumaker** presented the staff memo and Resolution 2020-362 delaying the increase in planning fees until September 1, 2020.

**Councilmember Muth** stated he did not think the City should delay fee increases, as the cost is not prohibitive and are built into developer's budgets. **Councilmember Hendricks** asked for and received clarification on the specific fees under discussion. The item died for lack of motion.

**h) Approve Backwoods Brewing Discharge Contract -City Administrator Leana Kinley** presented the Industrial Discharge Contract with Backwoods Brewing for council review and consideration. This contract has been reviewed and approved by both Department of Ecology and Backwoods Brewing.

**Councilmember Muth** asked the origins of the agreement. **City Administrator Kinley** related it came from either the Department of Ecology or the City of Deer Park.

**MOTION** to approve the Industrial Discharge Contract with Backwoods Brewing made by **Councilmember Knudsen** with a second by **Councilmember Muth**.

- Voting aye: **Councilmember Knudsen, Hendricks, Muth, Weissfeld.**
- Voting nay: None

**i) Approve Business Licensing Services Agreement -City Administrator Leana Kinley** presented the agreement with the State of Washington Department of Revenue for Business Licensing Services. She explained in 2017 EHB 2005 was passed to simplify the administration of business licenses for the applicant, requiring licenses be administered through the state's business license system. Minor changes to the business license code will be proposed at a later date to facilitate this contract.

**MOTION** to approve the agreement with the State of Washington Department of Revenue for Business Licensing Services made by **Councilmember Weissfeld** with a second by **Councilmember Muth**.

- Voting aye: **Councilmember Hendricks, Muth, Weissfeld, Knudsen.**
- Voting nay: None

**j) Authorize CARES Act Contract with Commerce-City Administrator Leana Kinley** requested council authorize the Mayor to sign the contract with Washington State Department of Commerce for CARES Act funding. An email regarding the draft contract and use of the estimated \$48,600 in funds is expected by May 22nd. The authorization is requested to expedite contract approval without holding a special meeting.

**MOTION** to authorize the Mayor to sign the contract with the Washington State Department of Commerce for CARES Act funding in the amount of \$48,600 made by **Councilmember Hendricks** with a second by **Councilmember Muth**.

- Voting aye: **Councilmember Hendricks, Weissfeld, Knudsen, Muth.**
- Voting nay: None

**k) Approve Housing Capacity Grant -Community Development Director Ben Shumaker** presented a staff memo and Interagency agreement with the Department of Commerce for a grant to adopt actions to increase residential building capacity. He explained to the Council he had advised them at the last Council meeting this opportunity had come available and received permission to apply.

**MOTION** to approve the agreement with the Department of Commerce for the Increasing Residential Building Capacity Grant made by **Councilmember Weissfeld** with a second by **Councilmember Hendricks**.

- Voting aye: **Councilmember Hendricks, Muth, Weissfeld, Knudsen.**
- Voting nay: None

**l) Approve Supplemental Contract with Wallis Engineering-Community Development Director Ben Shumaker** presented a supplemental contract with Wallis Engineering for Design Review Services. They are currently assisting with the review of Toliver Subdivision and the Rock Cove Hospitality project, which is being paid for by the customers. The estimates for these reviews of \$17,670 combined exceed the current contract budget of \$15,000. He explained the additional costs are passed on to the applicant. The new total cost exceeds the authority granted by the original contract.

**MOTION** to approve the supplemental contract with Wallis Engineering for development review services in the amount of \$8,500 for a new contract total of \$23,500 made by **Councilmember Weissfeld** with a second by **Councilmember Hendricks**.

- Voting aye: **Councilmember Hendricks, Knudsen, Muth, Weissfeld.**
- Voting nay: None

## **7. INFORMATION ITEMS:**

- a) Building Permits Issued** -A report of recent Building Permits issued for new residential or commercial/industrial buildings was attached.
- b) Chamber of Commerce Activities**-An attached report described some of the activities conducted by Skamania County Chamber of Commerce in April, 2020.
- c) Financial Report** -City Administrator Leana Kinley presented the Treasurer's Report and year-to-date revenues and expenses through April 2020.
- d) Fire Department Report** -A copy of the Stevenson Fire Department's report for April, 2020 was presented for council review.
- e) Planning Commission Minutes**-Minutes were attached from the 3/11/20 Planning Commission meeting.
- f) Sheriff's Report** -A copy of the Skamania County Sheriff's report for April, 2020 was attached for council review.
- g) Columbia Gorge Highway Bike Advocacy**-Information regarding communication with Friends of the Gorge on changes to the Historic Highway 30 in Oregon was presented.

**Councilmember Weissfeld** shared information regarding possible traffic revisions being proposed for Historic Highway 30 in Oregon. It may be changed to a one-way to accommodate pedestrians and bicyclists. Since it adjoins the Bridge of the Gods it may be positive for the City of Stevenson. She is gathering more details and will come back to the Council later for a possible letter of support. **Councilmember Hendricks** gave his full support.

## 8. CITY ADMINISTRATOR AND STAFF REPORTS:

a) **Karl Russell, Public Works Director** updated the Council on the Russell Street project. There is a delay in getting the power poles removed. COVID-19 restrictions are hindering pouring concrete on the east side. The project is still ahead of schedule. **Councilmember Muth** praised the efforts of the contractor.

New water meter installations started Monday, 550 were done in 4 days. Leaks are already being discovered. **Administrator Kinley** advised the City is preparing for user complaints regarding higher usage along with increased bills due to more accurate readings.

b) **Ben Shumaker, Community Development Director** has been spending time on development review for subdivision shoreline permit for next meeting.

The Gorge Commission is looking to amend the management plan with revisions to urban area boundaries. Shumaker has sent comments to the Commission regarding the possible changes. One adjustment would allow boundaries to be moved to the far right of a ROW for utilities. Some drafts tried to make Growth Management Act provisions apply to Stevenson. Shumaker pointed out Stevenson is not subject to GMA requirements. Another amendment would have Oregon Administrative Rules apply to Washington, which Shumaker also challenged. Applying Oregon rules to Washington is not acceptable. Don't subject Washington to Oregon rules. Public comment should open in June.

c) **Leana Kinley, City Administrator** apologized to Councilmember Knudsen for not responding directly to his comments regarding the Park Plaza project.

The Lions Club needs help putting up flags tomorrow for Memorial Day, they will meet tomorrow at 8 am at the Lions Club.

She and Karl have been working with the city's insurance company on a public works audit and review. The results are in the Council packet. One recommendation was to refine contracts for small works for public works and incorporate updated language into templates.

The Mid-Columbia Economic Resiliency Project will be supplying regular reports, which began as a response to the Eagle Creek Fire and is very applicable and necessary in the current COVID-19 emergency.

The meeting packet contained information on the scope of the audit and the areas it will cover. The audit will take approximately two weeks. If council is okay with the information in the entrance conference hand-outs emailed prior to the meeting, they will forego a formal meeting this year. There will be an exit conference after the audit wraps up in June which council will be invited to. If there will be a quorum present it will be advertised and held as a public meeting.

## 9. VOUCHER APPROVAL AND INVESTMENTS UPDATE:

a) April 2020 payroll & May 2020 AP checks have been audited and were presented for approval. April payroll checks 14363 thru 14369 total \$96,154.75 which includes EFT payments. May AP checks 14370 thru 14423 total \$522,697.62. The AP check register with fund transaction summary is attached for your review.

**MOTION** to approve the vouchers as presented made by Councilmember Muth with a second by Councilmember Hendricks.

- Voting aye: **Councilmember Hendricks, Muth and Weissfeld.**
- Voting nay: **Councilmember Knudsen**

Mayor Anderson asked the reason for the nay vote. Councilmember Knudsen based on previous conversations about the May BLA and how it was handled, the oversight and the final costs rubs him the wrong way. For the additional line item in there for that.

**10. MAYOR AND COUNCIL REPORTS:**

**Councilmember Weissfeld** gave a brief update on the recent grant from the Washington Department of Commerce and the work Economic Development Council did in reviewing 36 applications and awarding 19 local grants. The grants helped prevent the loss of 65 jobs.

**Mayor Anderson** related he had attended a virtual SDA meeting. He is promoting economic revitalization but realizes overcoming customer wariness and fear needs to be incorporated into any marketing messaging.

**11. ISSUES FOR THE NEXT MEETING:**

Councilmember Weissfeld asked to keep the conversations about affordable housing going. Community Development Director Shumaker noted there had been some action items put together with the Housing Authority. Pre-COVID-19, Walking Man and MOSS had a fundraiser planned for affordable housing needs.

It was suggested to send to all Councilmembers a link to the downtown plan master document if they needed it to help explain their votes on the current moratorium. Administrator Kinley advised it all depends on the Governor's proclamation regarding what meetings are considered necessary or routine.

Mayor Anderson pointed out there were 450+ pages in packet tonight. He asked for ideas on reducing or avoiding an excess of printed material going forward.

**12. ADJOURNMENT**-Mayor Anderson declared the meeting adjourned at 9:16pm.

=====

Approved \_\_\_\_\_; Approved with revisions \_\_\_\_\_

\_\_\_\_\_  
Scott Anderson, Mayor

\_\_\_\_\_  
Date

Minutes by Johanna Roe



*Initial response received, yet  
no real answer ever provided.*  
Matthew Knudsen <[matthew.knudsen@ci.stevenson.wa.us](mailto:matthew.knudsen@ci.stevenson.wa.us)>

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**Re: Plaza**

1 message

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**Leana Kinley** <[leana@ci.stevenson.wa.us](mailto:leana@ci.stevenson.wa.us)>  
To: Matthew Knudsen <[matthew.knudsen@ci.stevenson.wa.us](mailto:matthew.knudsen@ci.stevenson.wa.us)>

Tue, Nov 19, 2019 at 8:29 PM

Matthew,

I haven't seen a draft from the county yet. I can follow up with him tomorrow.

Thanks,

*Leana Kinley, EMPA, CMC*

City Administrator  
7121 E. Loop Rd/PO Box 371  
Stevenson, WA 98648-0371  
(509) 427-5970

On Tue, Nov 19, 2019 at 8:13 PM Matthew Knudsen <[matthew.knudsen@ci.stevenson.wa.us](mailto:matthew.knudsen@ci.stevenson.wa.us)> wrote:  
Was Adam unable to complete the draft in the time from the joint meeting? Is that the reason, or something else, that the contract isn't on the agenda?

—  
Matthew Knudsen  
City Council Member, Seat #5 | City of Stevenson, Washington  
PO Box 371 | Stevenson, WA | 98648-0371  
503-730-3827



*3 weeks before initial response.  
Yet no real answer ever provided.*  
Matthew Knudsen <matthew.knudsen@ci.stevenson.wa.us>

## Re: Courthouse Agreement

1 message

**Matthew Knudsen** <matthew.knudsen@ci.stevenson.wa.us>  
To: Leana Kinley <leana@ci.stevenson.wa.us>

Wed, Feb 5, 2020 at 5:28 PM

Sounds good. Thanks.

On Wed, Feb 5, 2020 at 5:10 PM Leana Kinley <leana@ci.stevenson.wa.us> wrote:  
Matthew,

That wasn't how I perceived the email, which I thought was only about the conveyance of the property at the end of the 30 years. I can talk with Adam to see if he knows of any way the county may bring more to the table outside of the land donation or if the end of the contract can be reworded to have the county payback the city for the money used for the construction of the park.

Thanks,

*Leana Kinley, EMPA, CMC*

City Administrator  
7121 E. Loop Rd/PO Box 371  
Stevenson, WA 98648-0371  
(509) 427-5970

On Wed, Feb 5, 2020 at 11:29 AM Matthew Knudsen <matthew.knudsen@ci.stevenson.wa.us> wrote:  
My email from 3 weeks ago on this topic outlined the expectations I had walked away with from that meeting. It was the compromise discussed to avoid the sense of the county having its cake and eating it too—it has a piece of land it has refused to sell or develop, it then has the city and downtown association develop it, and then has the option to take it back at the end of the contract all built up without ever having to commit any funds or efforts.

On Wed, Feb 5, 2020 at 11:09 AM Leana Kinley <leana@ci.stevenson.wa.us> wrote:  
Matthew,

I have a meeting scheduled for tomorrow with Adam Kick about the Courthouse agreement. You expressed concern about the contract not containing language that was discussed at the joint meeting, which I had hoped to talk about at the council meeting which ended up being cancelled. Most of the discussion I recall was about what to do at the end of the 30 year contract term and the ability to offer first right of refusal to the city if the county no longer wanted to keep the property was proposed. Was there something else not covered?

[W Skamania County and City of Stevenson Courthous...](#)

*Leana Kinley, EMPA, CMC*

City Administrator  
7121 E. Loop Rd/PO Box 371  
Stevenson, WA 98648-0371

(509) 427-5970

—  
Matthew Knudsen  
City Council Member, Seat #5 | City of Stevenson, Washington  
PO Box 371 | Stevenson, WA | 98648-0371  
503-730-3827

—  
Matthew Knudsen  
City Council Member, Seat #5 | City of Stevenson, Washington  
PO Box 371 | Stevenson, WA | 98648-0371  
503-730-3827

*Email chain  
in response  
to email  
"Plaza agreement"*





Matthew Knudsen <[matthew.knudsen@ci.stevenson.wa.us](mailto:matthew.knudsen@ci.stevenson.wa.us)>

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## Plaza agreement

1 message

Wed, Jan 15, 2020 at 9:29 AM

Matthew Knudsen <[matthew.knudsen@ci.stevenson.wa.us](mailto:matthew.knudsen@ci.stevenson.wa.us)>

To: Leana Kinley <[leana@ci.stevenson.wa.us](mailto:leana@ci.stevenson.wa.us)>

Please give me a call when you have a moment (503-730-3827). I am surprised by this agreement as it is not reflective of where we had left off our joint meeting, which was to at the very least further discuss transferring the property to the city in perpetuity with the restriction that it be solely used as intended or else revert back to the county.

--

Matthew Knudsen  
City Council Member, Seat #5 | City of Stevenson, Washington  
PO Box 371 | Stevenson, WA | 98648-0371  
503-730-3827



# City of Stevenson

Leana Kinley, City Administrator

Phone (509)427-5970  
FAX (509) 427-8202

7121 E Loop Road, PO Box 371  
Stevenson, Washington 98648

To: City Council  
From: Leana Kinley, City Administrator  
RE: Rock Cove Hospitality Center Shoreline Substantial Development (SHOR2020-01)  
Meeting Date: June 18, 2020

## **Executive Summary:**

On March 27<sup>th</sup>, 2020 the City received a complete application from FDM Development to “develop a mixed-use hospitality center. The project will be developed in phases, consisting multi-room units (Phase 1), event space (Phase 2, and single-room/studio units (Phase 3). All units will be managed by a single operator and available for rent on nightly basis. The proposed hospitality orientation of the project takes full advantage of the water views and access by providing views of Rock Creek Cove and non-motorized boating access to the water utilizing an existing boat ramp”. City Council reviewed the application on May 21<sup>st</sup>, 2020 and set a date of June 18<sup>th</sup>, 2020 for a Public Hearing. The Planning Commission met on June 8<sup>th</sup>, 2020 to review the application and provide a recommendation to Council.

## **Overview of Items:**

The City Council established this date to hold a public hearing on the proposal because the estimated cost exceeds \$250,000. The Planning Commission reviewed this project at their public meeting on June 8<sup>th</sup>, 2020 and made a recommendation on points listed below:

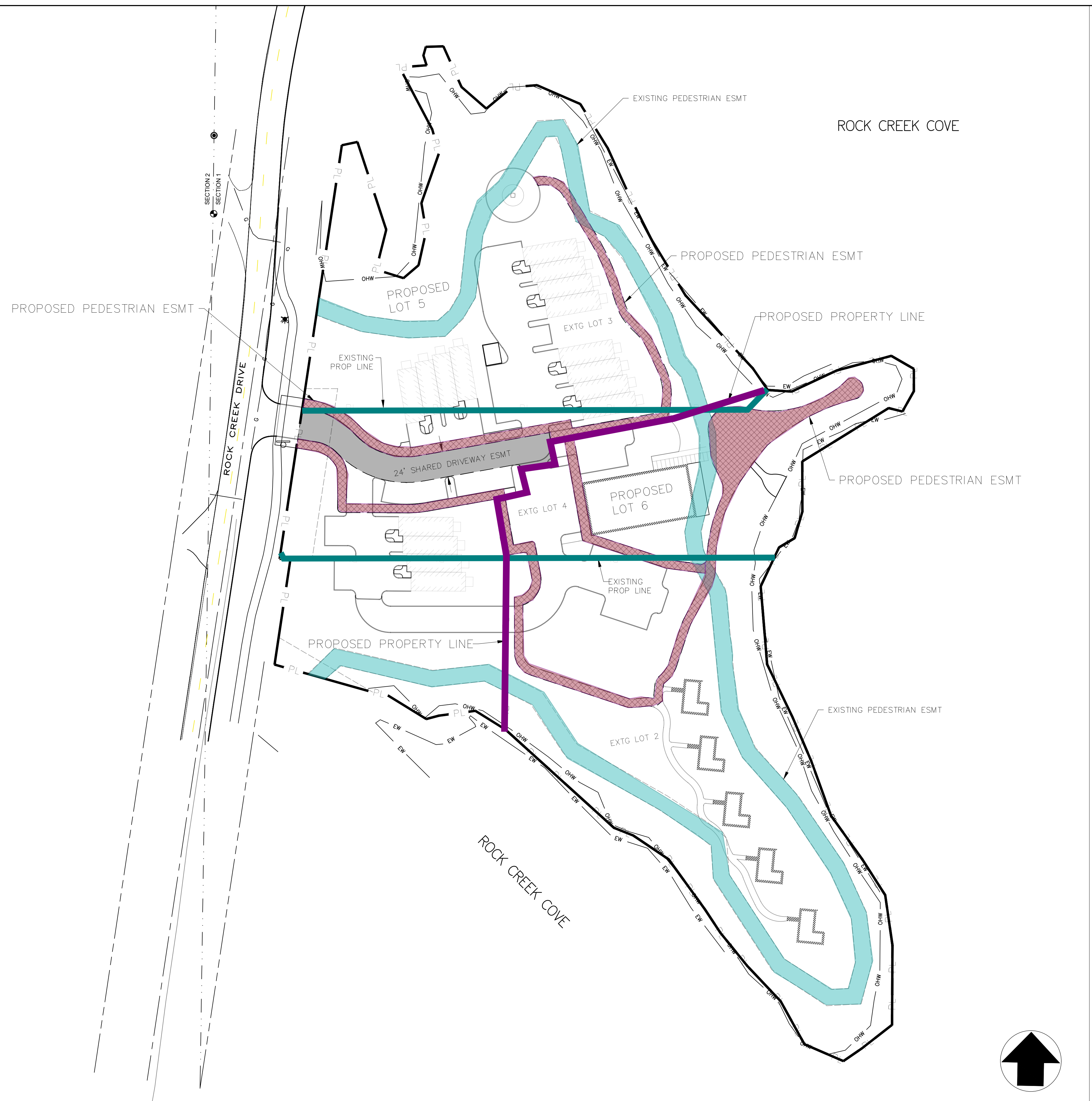
- Condition 8 initially provided 7 years, or prior to occupancy of future phases, for all facilities for public access to be installed. This time frame is too long and the Planning Commission recommended a shorter time frame in the event only phase 1 is completed. The condition has been updated to 3 years.
- In conjunction with condition 8, they recommend public access be maintained between construction phases even if the accessible pathway is not constructed.
- Improved connectivity through the center of the property and having the pathway be more circulatory rather than an out and back pathway is recommended.
- Condition 14 currently requires a landscaping and/or screening plan to comply with the Restoration regulations of the Shoreline Management Master Program. The recommendation is to ensure the landscaping plan also mitigates the view of the property from the fairgrounds by lessening the intrusiveness of the buildings.
- Installation of interpretive signs about the historic uses be installed on the property.

The Council is asked to consider all relevant information available and evidence presented at the public hearing and either grant, conditionally grant, or deny the permit. Staff recommends conditionally granting the permit subject to the attached draft Shoreline Substantial Development Permit and associated conditions.

## **Action Needed:**

Draft motion: Move to adopt the Shoreline Substantial Development Permit (SHOR2020-01) as recommended by the Planning Commission based on its satisfactory compliance with the Skamania County Shoreline Management Master Program and SMC 18.08.

PLOTTED ON: 2020/06/04 4:43 PM  
 PLOTTED BY: zachary pyle  
 FILENAME: C:\\_CAD Drawings\Rock Creek Cove\PLANS\C1.1 PLAT AMENDMENT.dwg



**PLAT AMENDMENT SUMMARY**

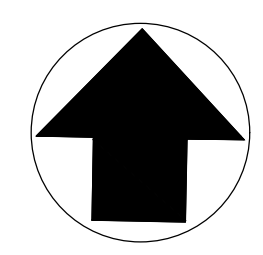
- TOTAL LOTS REDUCED FROM 3 TO 2
- PROPOSED LOT 5 (PHASE 1) IS LOT WITH FRONTAGE TO ROCK CREEK DRIVE
- PROPOSED LOT 6 (PHASES 2 AND 3) IS ACCESSED VIA A SHARED DRIVEWAY, SHOWN AS SOLID HATCH
- EXISTING PUBLIC ACCESS EASEMENT ALTERED TO PROVIDE ACCESS ALONG PROPOSED ACCESSIBLE PATHWAYS, SHOWN AS CROSS HATCH
- ADDITIONAL UTILITY EASEMENTS PROVIDED ON UTILITY PLAN SUBMITTED WITH APPLICATION FOR IMPROVEMENT

**LOT DIMENSIONAL SUMMARY**

TOTAL AREA: 6.39 AC  
 PROPOSED LOT 5: 3.36 AC  
 PROPOSED LOT 6: 3.03 AC

█ Existing Pedestrian Easement  
█ Proposed Pedestrian Easement  
█ Existing Lot Lines (3 Lots)  
█ Proposed Lot Lines (Reduction to 2 Lots)

\*Color annotations provided by City staff based on applicant's 6/4/20 concept



ROCK CREEK COVE HOSPITALITY  
 PLAT AMENDMENT  
 FDM DEVELOPMENT, INC.  
 STEVENSON, WA

ISSUE	DATE	DESCRIPTION
A	6/4/2020	PRELIMINARY

DESIGNED: Z. PYLE  
 SCALE

SHEET TITLE  
**PLAT AMENDMENT**  
 SHEET  
**C1.1**

# SHORELINES PERMIT APPLICATION

Substantial Development, Timber Cutting, Conditional Uses, Variances



PO Box 371 Stevenson, Washington 98648

Phone: (509)427-5970 Fax: (509)427-8202

**Request:**

Substantial Development     Timber Cutting     Conditional Use     Variance

**Applicant/Contact:** Zachary Pyle

Mailing Address: 5101 NE 82nd Avenue, Suite 200, Vancouver, WA 98662

Phone: 360-529-0987

Fax: N/A

E-Mail Address (Optional): zpyle@fdmdevelopment.com

**Property Owner:** ERWIN L & K, LLC & OPH DBD, LLC &, RAWLINGS FAMILY INVESTMENTS, LLC

Mailing Address: 5101 NE 82nd Avenue, Suite 200, Vancouver, WA 98662

Phone: 360-529-0987

Fax: N/A

If There are Additional Property Owners, Please Attach Additional Pages and Signatures as Necessary

**Subject Property Address** (Or Nearest Intersection): Rock Creek Dr

**Tax Parcel Number:** 02070100130200, 300, 400

**Zoning:** CR

**Name of Affected Waterbody:** Rock Creek Cove

**Shoreline Designation:** \_\_\_\_\_

**Current Use:** Vacant

**Proposed Use:** Hospitality

**Brief Project Summary:** This project seeks to develop a mixed-use hospitality center. The project will be developed in phases, consisting multi-room units (Phase 1), event space (Phase 2), and single-room/studio units (Phase 3). All units will be managed by a single operator and available for rent on nightly basis. The proposed hospitality orientation of the project takes full advantage of the water views and access by providing views of Rock Creek Cove and non-motorized boating access to the water utilizing an existing boat ramp.

**Water Supply Source:** City

**Sewage Disposal Method:** City

*As the property owners of the real property described in this proposal, our signatures indicate our approval of this proposal, with the understanding that the proposal is subject to review, approval, and/or denial under SMC 18.04.*

*I/we hereby provide written authorization for the City to reasonably access to the subject property to examine the proposal and carry out the administrative duties of the Stevenson Municipal Code.*

*I/we hereby certify my/our awareness that application fees are non-refundable, there is no guarantee that a permit will be issued*

Incomplete applications will not be accepted. • Please ensure that all submittals are included

**Signature of Applicant:** Zachary Pyle

**Date:** 02/05/2020

**Signature of Property Owner:** [Signature]

**Date:** 02/05/2020

For Official Use Only:

Date Application Received 2/7/2020 • Date Application Complete \_\_\_\_\_



SUBMIT TO:  
City Hall  
7121 NE Loop Road

# Shorelines Permit

## Submittal Requirements

*The following information is required for all Shoreline Permit Applications. Applications without the required information will not be accepted. Site plans are to be submitted on 8½"x11" or 11"x17" paper, and drawn to a standard engineering scale (e.g. 1"=10', 1"=20', ¼"=1', etc.).*

- Application Fee** (Amount: \$1,000.00 Date: 2/7/2020 Receipt #: 2282)
- Completed and Signed Shorelines Permit Application**
- Any Associated Land Use and Building Permit Applications**
- Two (2) Complete Site Plan Proposals—Drawn to scale, showing the proposal site and all adjoining areas within 100 feet, and including the following:**
  - A Vicinity Map
  - A North Arrow
  - All property boundary lines and dimensions
  - The location and width of all public and private roads
  - The location and size of all existing structures, utility lines, easements, septic tanks and drainfields, wells, and other improvements
  - The location and extent of all proposed structures and/or uses
  - The location, species, and diameter of all significant trees
  - The location and description of all critical areas and buffers

*The following information is required for Timber Cutting Permits. Timber cutting permits are related to selective commercial timber cutting where no more than thirty (30) percent of the merchantable timber is harvested, or clear-cutting necessary for the preparation of land for another use.*

- Timber Cutting Permits**
  - A Report Prepared by a Professional Forester Documenting the Full Amount of Merchantable Timber Existing at the Time of Application, and the Amount of Timber Proposed for Cutting
  - A Description of Any Topography, Soil Conditions, or Silviculture Practices Necessary for Regeneration that May Render Selective Logging Ecologically Detrimental

*The following information is required for Shoreline Conditional Use Permits. Conditional uses are those uses which either do not need a shoreline location or are considered unsuitable for siting within a particular shoreline environment. Such uses must:*

- Cause no unreasonable adverse effects on the environment or other uses within the area;
- Not interfere with the public use of public shorelines;
- Have a design that is compatible with the shorelines environment in which it will be located; and
- Not be contrary to the goals, policy statements or general intent of the shoreline environments.

- Shoreline Conditional Use Permits**
  - A Narrative Explaining How the Proposal Meets the Four Criteria Above

# Shorelines Permit

## Submittal Requirements, Continued

*The following information is required for Shoreline Variances. Variances deal with specific requirements of the Shoreline Management Master Program and their objective is to grant relief when there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of the Shoreline Management Master Program. The property owner must show that if forced to comply with the provisions then no reasonable use of the property can be made. The fact that the property owner might make a greater profit by using the property in a manner contrary to the intent of the Shoreline Management Master Program is not a sufficient reason for variance. A variance will be granted only after the applicant can demonstrate the following:*

- The hardship which serves as a basis for granting of variance is specifically related to the property of the applicant;
- The hardship results from the application of the requirements of the Act and the Shoreline Management Master Program and not from for example, deed restrictions or the applicant's own actions;
- The variance granted will be in harmony with the general purpose and intent of the Shoreline Management Master Program.
- Public welfare and interest will be preserved. If more harm will be done to the area by granting the variance than would be done to the applicant by denying it, the variance will be denied.

### Shoreline Variances

- A Narrative Explaining How the Proposal Meets the Four Criteria Above
- A Financial Analysis Showing that No Reasonable Use of the Property Can be Made

May 14, 2020

Project Name: Rock Creek Cove Hospitality

Re: Land Use Application Narrative

Dear Mr. Shumaker:

## PROJECT APPLICATION SUMMARY

FDM Development (the Applicant) is proud to present the Rock Creek Cove Hospitality project: a mixed-use hospitality development adjacent to Rock Creek Cove on the former Hegewald Lumber Mill Site in Stevenson, WA. The project seeks to complement the existing tourism industry in Stevenson by offering condo- and studio-sized units available for nightly and weekly rental, totaling 48 available bedrooms. A 15,000 square-foot commercial venue space will anchor the development and provide wide views of Rock Creek Cove and the Columbia River Gorge. The conceptual space planning of the commercial building consists of 5,000 open venue space, supported by 10,000 square feet of service, food preparation, and guest lounging area. The development seeks to attract both local and regional visitors, with venue space available for weddings, company parties, family reunions, and corporate retreats.

The Applicant proposes a three-phased development, beginning with the condo-style units, operated by a single ownership group, similar to a hotel. Phase 2 will add the commercial venue space and restore water-side portions of the property for enhanced, publicly-accessible observation and enjoyment. Phase 3 completes the development with the studio-sized units, operated under the same ownership group as the remainder of the property.

The project encompasses parcels 02070100130200, 02070100130300, and 02070100130400. The parcels make up 6.40 acres, all within the Commercial Recreation (CR) zoning designation. The following narrative addresses the proposed development within the context of the applicable City of Stevenson Municipal Code (SMC).

In addition to the Application Narrative, the Applicant has provided a preliminary site plan and several existing conditions studies to support the application.

## COMPLIANCE WITH SMC 17.25

### Commercial Recreation District Purpose

17.25.010: “Trade districts support development of a healthy, diversified economy and facilitate Stevenson to become the year-round recreation and tourist destination of the county and Central Gorge. The standards in this chapter are intended to enhance the vitality of the downtown core, improve our status as a tourist destination, and ensure that the local business community remains a healthy component of Stevenson's economy.”

17.25.020: “The commercial recreation district (CR) provides for the siting of facilities within Stevenson for the express purpose of expanding the tourism industry while adding to local citizens' opportunities for economic development. The establishment of the CR commercial recreation district is intended to enhance and diversify the business and tourism opportunities in Stevenson through development of commercial and other facilities that complement the natural and cultural attractions of the area without significant adverse effect to environmental features or to natural, cultural and historic resources and their settings.”

As noted in the project summary, this project fits squarely within the stated purpose of the Commercial Recreation Zone. The proposed development is a tourism-oriented destination that also provides added local benefits to the community in terms of water access, enjoyment, and venue operations. The project is located approximately 1 mile from the downtown core, which will allow for and encourage visitors to experience both downtown and the natural environment of Rock Creek Cove.

### Uses

Utilizing Table 17.25.040-1, the following uses have been reviewed for compliance with the CR zone:

Overnight Lodging (Hotel): **Permitted**

Food Service: **Permitted**

Arts, Entertainment, and Recreation Uses (Public Assembly): **Permitted**

The project proposes to provide overnight lodging, operated as a hotel via condo- and studio-sized units. Food service and public assembly will support and anchor the overnight lodging. As stated within the code, those uses are permitted outright.

Multi-family Dwelling: **Conditional** and subject to review according to the density and parking requirements of the R3 multi-family residential district (see below)

Overnight Lodging (Vacation Rental Home): **Conditional**

Additionally, the Applicant will also demonstrate compliance with the zoning should the ownership group decide, at a later date, to convert any of the units to vacation rental units or multi-family residential (see the Compliance with 17.23 below). The Applicant understands that at the time of land use change, an additional Application for Improvement will be required.

### Density and Dimensional Standards

Minimum Lot Area: 10,000 square feet



Maximum Lot Coverage: 35%

The project proposes a boundary line adjustment that will reduce the number of lots from three to two. The proposed lots are 99,400 square feet and 179,050 square feet, individually. Total coverage by building footprints is approximately 22,700 square feet in total, approximately 8% of total lot area. These requirements are met.

Maximum Building Height: 35 feet  
Front Setback: 25 feet  
Side, Street Setback: 20 feet  
Side, Interior: 0 feet  
Rear, Interior: 0 feet  
Rear, Through Lot: 20 feet

The maximum height of Phase 1 buildings is 35 feet. Since the commercial building is only conceptual at this time, the Applicant accepts this as a continued condition of approval. Minimum setback from the public roadway is approximately 100 feet. The minimum distance between adjacent buildings (or clusters, in the case of the multiroom units) is 30 feet. These requirements are met.

### **Commercial Recreation Trade District Design**

1. Buildings shall be appropriately scaled and compatible with their locations and surrounding environment, including adjacent buildings, landscaping, water bodies and other natural features.
2. Exterior building materials and finishes shall be compatible with the unique setting of the Columbia River Gorge. Preference should be given to nonglossy finishes and earthtone colors.

The proposed Phase 1 buildings are designed in the heavy timber craftsman style that complements existing design aesthetics in Stevenson. Phase 2 and 3 buildings will complement Phase 1 buildings, while moving to a slightly more modern aesthetic representative of the more commercial-specific use. Color tones and building materials will remain natural and nonglossy.

3. Outdoor storage shall be visually screened by landscaping, fences, walls or enclosures.
4. Refuse containers shall be fully enclosed and covered. Enclosures shall be constructed of materials compatible with the main structure.

Outdoor storage is not proposed for the site. A central garbage collection location will be screened with a masonry wall and a landscaped buffer around it.

5. Screening and buffering shall be provided between dissimilar uses to minimize negative impacts, such as those from noise, traffic, lighting and glare.
6. Screening and buffering shall be located along the perimeter of a lot or parcel.

The property's unique geography ensures that the development will not negatively impact adjacent parcels. Additionally, the minimum setback from road frontage is approximately 100 feet. Existing trees, a proposed berm around a stormwater pond, and ground covers will provide robust screening from the public roadway.

7. The location and number of access points to the site, their relationship to existing streets and traffic, the interior circulation patterns, and the separation between pedestrians and vehicles shall be designed to maximize safety and convenience.

8. Pedestrian sidewalks, pathways and access ways shall be located and constructed to minimize conflicts with vehicular traffic and natural hazards.

9. Safety crossings and adequate sight lines shall be provided at pathway intersections with roads.

The property's unique geometry minimizes options for public roadway access. However, within the parcel, pedestrian and vehicle circulation is clear and provides sufficient turnaround for emergency vehicles. Pedestrian pathways in the developed portion of the site will meet ADA requirements. Pedestrian crossings of driveways will be highlighted with painted striping. Lighting will be provided at both the pedestrian- and building-scale. Entryways, street lighting, and recreation areas will be lit to provide safe access throughout the development.

10. Roads, buildings and other structural improvements shall be located and designed to minimize grading and modification of existing landforms and natural characteristics.

11. Developments shall not contribute to the instability of a parcel or to adjoining lands.

The existing property is fairly flat and will be maintained as such. Additionally, setbacks required by the shoreline management plan and the geotechnical investigation report ensure that buildings will be located at a distance adequate to retain structural stability of the natural slopes.

12. Surface drainage systems shall be designed so as not to adversely affect neighboring properties, roads or water bodies.

Surface drainage is designed to capture and convey runoff from impervious surfaces to on-site stormwater facilities. These facilities will treat, detain, and discharge the runoff in accordance with the western Washington stormwater control regulations.

13. Developments within the designated shoreline areas of the CR district shall provide ample public visual and physical access to the water.

The development proposes restoring access to the shoreline area via sidewalks, viewing platforms, and a non-motorized boat launch.

## COMPLIANCE WITH 17.23 - R3 DESIGN STANDARDS

As stated above, the ownership group would like to maintain the option to convert any of the hotel units to vacation rental units or multi-family residential at a later date, dependent upon market conditions. The Applicant understands that at the time of land use change, an additional Application for Improvement will be required. However, the Applicant would like to demonstrate alignment with the R3 design standards at this time in order to avoid concerns with residential design standards down the road.

### **R3 District Purpose**

“To provide a corridor along Rock Creek Drive that would be aesthetically pleasing to residents and to visitors. To encourage attractive development along Rock Creek Drive that blends well with the existing topographic features and those structures of high quality in the area, such as the Rock Creek Center, Skamania Lodge and Columbia Gorge Interpretive Center.”

The project is located along the southern portion of Rock Creek Drive and provides patrons staying or living in the units to enjoy the nearby attractions. The units are designed in the heavy timber craftsman style that complements existing design aesthetics in Stevenson.

### **Natural Site Features, Site Grading, and Drainage**

The proposed development fully utilizes the extensive shoreline along the property, giving each cluster of units a unique view of Rock Creek Cove and the gorge. Site design prioritized saving large evergreen trees on-site where feasible. Mass grading is minimized, and shoreline features will be left intact.

### **Building Design, Finish, and Roofline Variation**

As mentioned above, the units are designed to reflect a heavy timber craftsman style, appropriate for the Rock Creek Cove subarea and Stevenson as a whole. The minimum distance between each cluster of units is 30 feet, approximately 45% of the combined building height and within 5% of building design guidelines. Site constraints from required shoreline and slope setbacks limit further separation of the closest clusters.

Proposed roofline variations conform to code design guidelines by inserting non-structural decorative heavy-timber frames and regular intervals along the building roofline.

### **On-Site Open Space and Landscape Requirements**

Each unit contains a second-floor balcony space. Additionally, open space and walking paths, although within shoreline buffer locations, provide well over 4,000 square feet of open space required for 16 units. The minimum setback from road frontage is approximately 100 feet. Existing trees, a proposed berm around a stormwater pond, and ground covers will provide robust screening from the public roadway.

### **Parking and Loading Requirements**

Residential structures: two spaces per dwelling unit plus one space for each room rented, except that one-bedroom dwelling units only require one space.

Each unit is provided two parking spaces, compliant with both residential structure standards, should the use be changed from hotel-operated use to privately-owned condos or vacation rentals.

### **Pedestrian Pathway, Outdoor Storage, and Lighting**

Pedestrian pathways in the developed portion of the site will meet ADA requirements. Pedestrian crossings of driveways will be highlighted with painted striping.

Garbage collection is located within the development and will be screened from both the public roadway and the on-site points of interest by a masonry wall and landscaping.

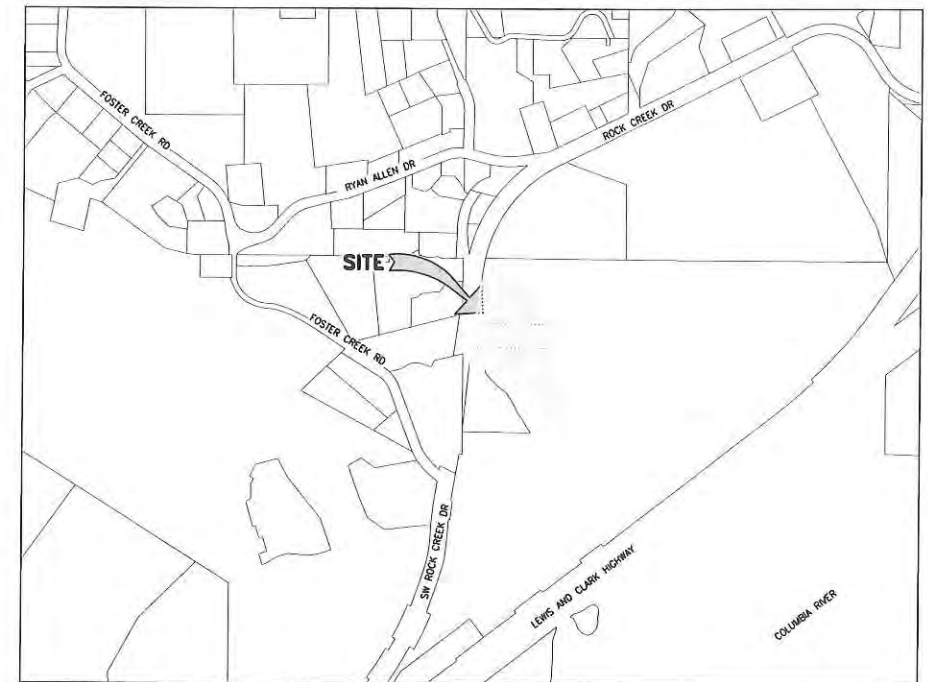
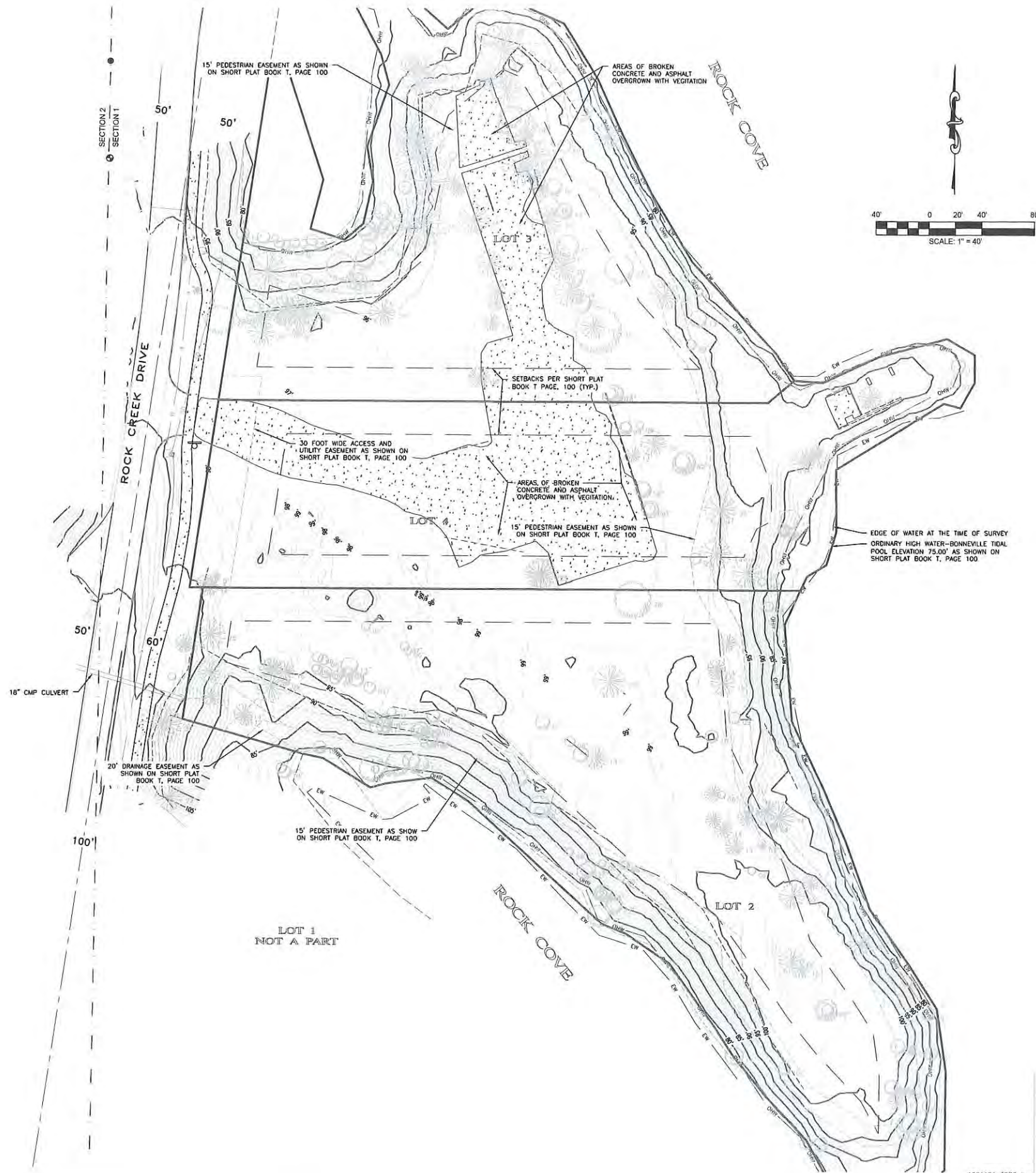
Lighting will be provided at both the pedestrian- and building-scale. Entryways, street lighting, and recreation areas will be lit to provide safe access throughout the development.

Sincerely,  
FDM Development, Inc.

Zachary Pyle, PE  
Project Engineer, Development Manager

Attachments:

1. Existing Conditions Plan
2. Preliminary Site Plan
3. Conceptual Phase 1 Building Elevations
4. Geotechnical Investigation
5. Cultural Resources Study
6. Preliminary Critical Areas Assessment



VICINITY MAP  
SCALE: 1" = 1000'

**LEGEND:**

---	ROAD STRIPING
---	FLOW LINE CURB
---	STANDARD CURB
---	EDGE OF PAVEMENT
---	EDGE OF CONCRETE
---	WALL-TOP
---	WALL-TOE
---	WATER
---	DITCH FLOW LINE
---	STORM SEWER
---	GAS
---	SANITARY SEWER
---	EDGE OF WATER
---	ORDINARY HIGH WATER LINE
---	CENTERLINE
---	RIGHT OF WAY
---	BOUNDARY LINE
---	LOT/PARCEL LINE
---	EASEMENT
---	SETBACK
---	SECTION LINE
---	CONCRETE HATCH
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	FOUND MONUMENT-ALUMINUM CAP
---	FOUND MONUMENT-BRASS CAP
---	FOUND MONUMENT - 5/8" IRON ROD
---	SIGN
---	SCHRUB/BUSH
---	TREE - DECIDUOUS
---	TREE - CONIFER
---	SANITARY SEWER MANHOLE
---	STORM CATCH BASIN
---	STORM CULVERT
---	FIRE HYDRANT
---	WATER METER

**HORIZONTAL DATUM (BASIS OF BEARINGS):**  
PROJECT IS WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, SCALED TO GROUND AROUND CONTROL POINT #1 WITH A COMBINED SCALE FACTOR OF 1.00003427467. THE HORIZONTAL DATUM IS NAD83(2011) EPOCH 2010.00 BASED ON STATIC GPS OBSERVATIONS ON CONTROL POINT #1, PROCESSED THROUGH OPUS. UNITS ARE IN US SURVEY FEET.

**VERTICAL DATUM:**  
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON STATIC GPS OBSERVATIONS ON POINT #1 PROCESSED THROUGH OPUS, USING GEOID 18.

**SURVEY NOTES**  
THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY. PARCEL LINEWORK SHOWN IS FOR INFORMATIONAL PURPOSES ONLY.  
OHW LINE WAS FIELD DETERMINED THROUGH A JOINT EFFORT BY ECOLOGICAL LAND SERVICES AND WASHINGTON DEPARTMENT OF ECOLOGY ON DECEMBER 30, 2019. FIELD SURVEY OF OHW FLAGS TOOK PLACE DEC. 30-31, 2019.

**S&F Land Services**

1725 N ROOSEVELT DR.  
STE B, SEASIDE, OR 97138  
(503) 738-3425

WWW.SFLANDS.COM  
DATE: JAN 3, 2020  
JOB NO.: 19-211-01  
FIELD: AS  
EMAIL: INFO@SFLANDS.COM  
DRAWN: DJI  
CHECKED: CCS

A PORTION OF TAX LOT 02-07-01-1300

SECTION 1, TOWNSHIP 4 NORTH,  
RANGE 7 EAST, WILLAMETTE MERIDIAN,  
SKAMANIA COUNTY, WASHINGTON

1921101\_Topo.dwg

PLotted ON: 2024/01/12 12:43 PM  
PLOTED BY: JAHNKE  
RENAME: E:\CAD Drawings\2024\Rock Creek Cove\PLAN\C2.0 SITE PLAN.dwg



**PROJECT SUMMARY**

**PHASE 1**  
 16 3-BEDROOM CONDO UNITS OPERATED AS HOTEL  
 TOTAL 48 BEDROOMS  
 TOTAL 32,950 SF  
 PEDESTRIAN ACCESS TO NORTHERN PENINSULA  
 COVERED FIRE PIT  
 LANDSCAPE IMPROVEMENTS  
 STORMWATER FACILITIES CONSTRUCTION  
 MASS GRADING  
 TYPE S BUFFER OFF-SITE MITIGATION  
 BOUNDARY LINE ADJUSTMENT

**PHASE 2**  
 15,000 SQ FT COMMERCIAL VENUE SPACE  
 LANDSCAPE IMPROVEMENTS  
 OBSERVATION AREA AND BOAT RAMP RESTORATION AND  
 SAFETY IMPROVEMENTS

**PHASE 3**  
 5 STUDIO RENTALS  
 LANDSCAPE IMPROVEMENTS



ROCK CREEK COVE HOSPITALITY  
 MASTER PLAN  
 FDM DEVELOPMENT, INC.  
 STEVENSON, WA

ISSUE	DATE	PREPARED	DESCRIPTION

DESIGNED: Z. PYLE

SCALE



SHEET TITLE

SITE PLAN

SHEET

C2.0

Receipt: 2282 02/07/2020  
Acct #: 1175 COPY  
City Of Stevenson  
7121 E. Loop Rd.  
PO Box 371  
Stevenson, WA 98648-0371  
(509) 427-5970

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Receipting Vendor

Planning Fees

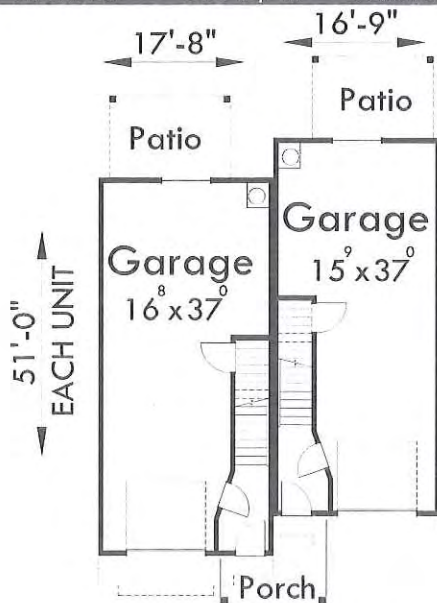
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SHOR2020-01 Pyle	1,000.00
CAP2020-01 Pyle	200.00
Non Taxed Amt:	<u>1,400.00</u>
Total:	1,400.00
Chk: 10005	<u>1,400.00</u>
Ttl Tendered:	1,400.00
Change:	0.00

Issued By: Mary C.  
02/07/2020 09:06:03

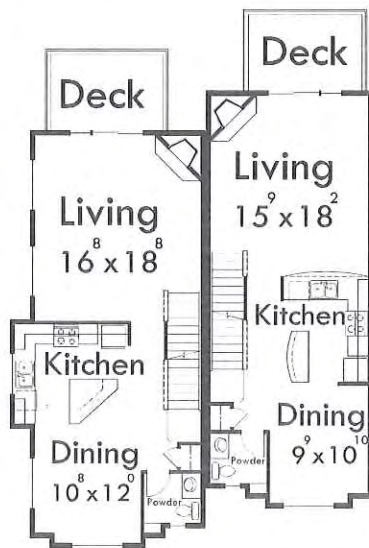
# Plan #F-540



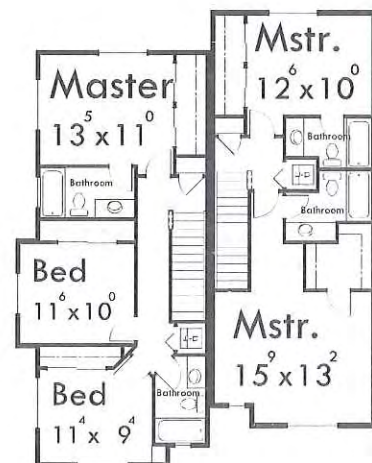
<b>END UNITS</b>		<b>MIDDLE UNITS</b>	
FIRST FLR.	54 sq. ft.	FIRST FLR.	54 sq. ft.
SECOND FLR.	752 sq. ft.	SECOND FLR.	692 sq. ft.
THIRD FLR.	715 sq. ft.	THIRD FLR.	651 sq. ft.
<b>TOTAL</b>	<b>1521 sq. ft.</b>	<b>TOTAL</b>	<b>1397 sq. ft.</b>
<b>GARAGE</b>	<b>618 sq. ft.</b>	<b>GARAGE</b>	<b>583 sq. ft.</b>



END UNITS MIDDLE UNITS



END UNITS MIDDLE UNITS



END UNITS MIDDLE UNITS

First floor

Second floor

Third floor

www.houseplans.pro by Bruinier & associates, inc. building designers ©  
 1304 SW Bertha Blvd. Portland, Oregon 97219 (503-246-3022)





## **GEOTECHNICAL SITE INVESTIGATION REPORT**

### **PROPOSED ROCK CREEK COVE DEVELOPMENT**

**PARCEL # 02070100130200, 02070100130300 & 02070100130400**

**ROCK CREEK DRIVE, STEVENSON, WASHINGTON**

**GNN PROJECT NO. 219-1183**

**JANUARY 2020**

*Prepared for*

**FDM DEVELOPMENT INC.  
5101 NE 82ND AVENUE, SUITE 200  
VANCOUVER, WA 98662**



*Prepared by*

**GN NORTHERN, INC.  
CONSULTING GEOTECHNICAL ENGINEERS  
YAKIMA, WASHINGTON  
(509) 248-9798 / (541) 387-3387**

*Common Sense Approach to Earth and Engineering  
Since 1995*



*At GN Northern our mission is to serve our clients in the most efficient, cost effective way using the best resources and tools available while maintaining professionalism on every level. Our philosophy is to satisfy our clients through hard work, dedication and extraordinary efforts from all of our valued employees working as an extension of the design and construction team.*

January 13, 2020

FDM Development Inc.  
5101 NE 82nd Ave, Suite 200  
Vancouver, WA 98662

Attn: Zachary Pyle, PE, Development Manager

CC: F. Dean Maldonado, Principal

**Subject: Geotechnical Site Investigation Report  
Proposed Rock Creek Cove Development  
Parcel # 02070100130200, 02070100130300 & 02070100130400  
Rock Creek Drive, Stevenson, Washington**

**GNN Project No. 219-1183**

Gentlemen,

As requested, GN Northern (GNN) has completed a geotechnical site investigation for the proposed Rock Creek Cove vacation homes project to be constructed at the vacant site located on Rock Creek Drive, east of the intersection with Attwell Road, in the City of Stevenson, Washington.


Based on the findings of our subsurface study, we conclude that the site is suitable for the proposed construction provided that our geotechnical recommendations presented in this report are followed during the design and construction phases of the project.

This report describes in detail the results of our investigation, summarizes our findings and presents our recommendations concerning earthwork and the design and construction of foundation for the proposed project. It is important that GN Northern provide consultation during the design phase as well as field compaction testing and geotechnical monitoring services during the earthwork phase to ensure implementation of the geotechnical recommendations.


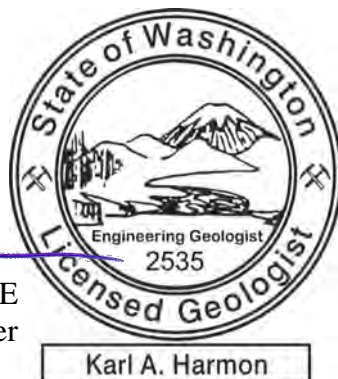
If you have any questions regarding this report, please contact us at 509-248-9798 or 541-387-3387.

Respectfully submitted,

**GN Northern, Inc.**



Karl A. Harmon, LEG, PE  
Senior Geologist/Engineer



M. Yousuf Memon, PE  
Geotechnical Engineer



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**APPENDICES**

- APPENDIX I – VICINITY MAP (FIGURE 1), SITE EXPLORATION MAP (FIGURE 2), CRITICAL AREAS MAP (FIGURE 3)
- APPENDIX II – EXPLORATORY TEST-PIT LOGS, KEY CHART (FOR SOIL CLASSIFICATION)
- APPENDIX III – LABORATORY TESTING RESULTS
- APPENDIX IV – SITE & EXPLORATION PHOTOGRAPHS
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- APPENDIX VI – SLOPE STABILITY ANALYSIS
- APPENDIX VII – NRCS SOIL SURVEY

## 1.0 PURPOSE AND SCOPE OF SERVICES

This report has been prepared for the proposed Rock Creek Cove vacation homes project to be constructed at the vacant site located on Rock Creek Drive, east of the intersection with Attwell Road, in the City of Stevenson, Washington; site location is shown on the *Vicinity Map* (Figure 1, Appendix I). Our investigation was conducted to collect information regarding subsurface conditions and present recommendations for suitability of the subsurface materials to support the proposed building structures and allowable bearing capacity for the proposed construction.

GN Northern, Inc. has prepared this report for use by the client and their design consultants in the design of the proposed development. Do not use or rely upon this report for other locations or purposes without the written consent of GN Northern, Inc.

Our study was conducted in general accordance with our *Proposal for Geotechnical Engineering Services* dated October 29, 2019. Notice to proceed was provided in the form of a signed/authorized copy of our proposal via email on November 19, 2019.

A conceptual site plan (*Concept D*, prepared by FDM Development, dated 10/28/2019), along with a topographic survey of the project site (Lots 2, 3, and 4 of Rock Creek Cove, prepared by S&F Land Services, dated 12/11/2019), were provided by Mr. Pyle via email on December 17, 2019. Field exploration, consisting of twelve (12) test-pits and one (1) infiltration test, was completed on December 23, 2019. Locations of the exploratory test-pits and infiltration test are shown on the *Site Exploration Map* (Figure 2, Appendix I), and detailed test-pit logs are presented in Appendix II.

This report has been prepared to summarize the data obtained during this study and to present our recommendations based on the proposed construction and the subsurface conditions encountered at the site. Results of the field exploration were analyzed to develop recommendations for site development, earthwork, pavements, and foundation bearing capacity. Design parameters and a discussion of the geotechnical engineering considerations related to construction are included in this report.

## 2.0 PROPOSED CONSTRUCTION

Based on the preliminary information presented on the conceptual site plan and communication with your office, we understand that the proposed development will likely include approximately 15 to 25 structures. The various vacation rental structures are anticipated to consist of 6 to 8 single-room studio units along with 8 to 16 multi-story 3-bedroom units. Based on the current site layout, the studio units are planned across the southern finger, while the multi-story units are planned across the northern and western portions of the site. Proposed development will also include a 3-story central building with upstairs suite, central floor reception area, and lower floor kitchen and bar. Site development will also include associated infrastructure elements consisting of underground utilities, stormwater facilities, parking areas, and drive lanes. While the current site plan calls for a proposed wedding chapel/shelter on the eastern finger, we understand that development across this portion of the site may not be permitted.

Structural loading information was not available at the time of this report. Based on our experience with similar projects, we expect maximum wall loads to be on the order of 2,500 plf and maximum column loads to be less than 80 kips. It shall be noted that assumed loading is based on limited preliminary information provided at the time of this report. If loading conditions differ from those described herein, GNN should be given an opportunity to perform re-analysis. Settlement tolerances for structures are assumed to be limited to 1 inch, with differential settlement limited to ½ inch.

## 3.0 FIELD EXPLORATION & LABORATORY TESTING

The field exploration was completed on December 23, 2019. A local public utility clearance was obtained prior to the field exploration. Twelve (12) exploratory test-pits were completed at various locations within the footprint of the proposed development. Test-pits were excavated by Riley Materials using a Link-Belt 145x4 excavator to depths of approximately 8 to 14.5 feet below existing ground surface (BGS) and logged by a GNN field geologist/engineer. Additionally, an infiltration test was performed on the north side of the entrance driveway. Upon completion, all excavations were loosely backfilled with excavation spoils. Test-hole locations are shown on *Site Exploration Map* (Figure 2)

The soils observed during our field exploration were classified according to the Unified Soil Classification System (USCS), utilizing the field classification procedures as outlined in ASTM D2488. A copy of the USCS Classification Chart is included in Appendix II. Photographs of the site and exploration are presented in Appendix IV. Depths referred to in this report are relative to the existing ground surface elevation at the time of our investigation. The surface and subsurface conditions described in this report are as observed at the time of our field investigation.

Representative samples of the subsurface soils obtained from the field exploration were selected for testing to determine the index properties of the soils in general accordance with ASTM procedures. The following laboratory tests were performed:

**Table 1: Laboratory Tests Performed**

Test	To determine
Particle Size Distribution (ASTM D6913)	Soil classification based on proportion of sand, silt, and clay-sized particles
Natural Moisture Content (ASTM D2216)	Soil moisture content indicative of in-situ condition at the time samples were taken

Results of the laboratory test are included on the test-pit logs and are also presented in graphic form in Appendix III attached to the end of the report.

#### **4.0 SITE CONDITIONS**

The project site is located east of the intersection of Rock Creek Drive and Attwell Road, approximately ½-mile north of State Highway 14, in the City of Stevenson, Washington. The 6.4-acre project site is currently comprised of three separate parcels identified by the Skamania County Assessor as Parcel Numbers: 020701001302000 (Lot 2), 020701001303000 (Lot 3), and 020701001304000 (Lot 4) located within the SW ¼ of the NW ¼ of Section 1, Township 2 North and Range 7 East, Willamette Meridian.

The subject site is generally characterized as an irregular shaped peninsula with several fingers extending east from Rock Creek Drive into Rock Cove. The majority of the upper surface of the site is relatively flat, while the irregular shaped peninsula fingers typically include steep slopes along the perimeter down to the shoreline. Surface conditions across the site include a variety of gravel covered and paved areas (asphalt and concrete), as well as areas with a dense growth of mature trees and vegetation, with selected areas across slope faces that include a veneer of angular

rock (apparent rip-rap). Recently placed stockpiles of apparent landscape clippings are present across an area located south of the existing entrance driveway.

Surface topography across the subject site has been historically altered by previous grading activity related to the preexisting use. The upper historically graded portions of the site are relatively flat at elevations ranging from approximately 95' to 101' across a majority of the site. Site grades step down towards that eastern finger with surface elevations ranging from approximately 87' to 90'. The surrounding edges of the various peninsula fingers typically include relatively steep slopes, with gradients as steep as 1H:1V, from the upper flat portions descending down to the shoreline.

The history of past use and development of the property was not investigated as part of our scope of services for this geotechnical site investigation. Based on our cursory review of available historic aerial photos (Appendix V) and topographic maps, along with a previously completed phase II environmental site assessment (Maul Foster Alongi, 2017), the site is known to have been historically developed with an industrial lumber mill facility. Scattered buried remnants related to the noted previous development and operations at the site including concrete foundation and slabs, miscellaneous utilities, trash and debris should be anticipated. Additionally, the eastern finger extending into Rock Cove appears to have been created by historic filling of the area between the main portion of the site and a preexisting island toward the eastern tip. The 1935 aerial photograph taken prior to historic site development of the site shows the site vicinity at the time when the Rock Cove had not been flooded by construction of the Bonneville Dam.

## **5.0 SITE & REGIONAL GEOLOGY**

The City of Stevenson and Skamania County are located in the South Cascades physiographic province that extends from the Columbia River to the south to Interstate 90 to the north, and is dominated by three massive stratovolcanoes. The current day volcanoes are the most recent installments of a 40-million-year-old volcanic complex called the Cascades Volcanic Arc. The bedrock geology of the western Columbia Gorge is dominated by Oligocene to early Miocene volcanoclastic rocks and minor interbedded lava flows of the ancestral Cascade Volcanic Arc. At many locations, the ancestral arc rocks are unconformably overlain by lava flows of the middle Miocene Columbia River Basalt Group, late Miocene to Pliocene fluvial deposits, or Quaternary olivine-phyric mafic lavas (Pierson et al., 2016).



The western part of the Columbia River Gorge is characterized by massive landslides on the Washington side, and the instability of these land masses is associated with abundant rainfall, high relief, composition and structure of the underlying rocks, tectonic uplift associated with the structural evolution of the Cascade Range and Yakima Fold Belt, and valley-side erosion by the incising Columbia River, which flows across the uplifting terrains (Pierson et al., 2016). The Cascade landslide complex is one such landslide feature that spans from the town of North Bonneville to the western portion of Stevenson. The Cascade landslide complex is subdivided into four individual landslides: the Carpenters Lake, Bonneville, and Red Bluffs landslides, as well as a reactivated part of the Red Bluffs landslide body known as the Crescent Lake landslide. Immediately east of the Cascade landslide complex is the newly recognized Stevenson landslide which is occupied by the City of Stevenson.

The project site is located near the eastern toe of the Red Bluffs landslide, approximately 1-mile east of the reactivated Crescent Lake landslide. The head scarp of the Red Bluffs landslide is located approximately 3½ miles northwest of the site. Surface geology at the site is mapped as Quaternary landslide deposits [Qls] of the Red Bluffs landslide (mass wasting deposits), consisting of poorly sorted blocks, boulders, gravels, and fines sediments produced by the gravitational failure and rotational-translational slide of bedrock and/or unconsolidated sediments above the bedrock (Korosec, 1987).

## **6.0 SUBSURFACE CONDITIONS**

Based on the findings of our field exploration, subsurface soils at the project site include a variably-thick layer of artificial fill soils likely associated with historic site development, atop the native silty gravel with sand stratum (mass wasting deposits). The undocumented artificial fill soils were noted to depths of approximately 3 to 8 feet across the upper portion of the site. Test-pit TP-9 excavated on the lower eastern finger encountered fill to the full depth of exploration (~8 feet) that is believed to represent historic fill placed to create new land. Fill soils were generally classified as silty gravel with sand and variable amounts of cobbles and boulders, and with some areas also including organics, wood debris and miscellaneous trash. The fill soils at the site are likely to be related to the previous historic development at the site. The apparent native underlying soils were classified as Silty Gravel with Sand (GM) and included varying amounts of cobbles and boulders. The native soil stratum typically appeared medium dense. Due to similar soil condition between

the upper fills and the underlying native stratum, the fill/native transition was typically ambiguous and therefore not clearly discernable within the test-pits. Test-pit logs in Appendix II show detailed descriptions and stratification of the soils encountered.

### **6.1 NRCS Soil Survey**

Although altered at the surface, the soil survey map of the site prepared by the Natural Resources Conservation Service (NRCS) identifies the site soils as *Arents* with typical profile described as *gravelly sandy loam* grading to *extremely gravelly sandy loam*. Based on the NRCS map (Appendix VII), these units generally consist of *well drained* materials.

### **6.2 Groundwater**

Groundwater was encountered within two of the exploratory test-pits at depths ranging from approximately 12 to 14 feet BGS at the time of our exploration in late December. Approximate correlating groundwater elevations ranged from approximately 83' in TP-3 in the western portion, down to 78' in TP-8 near the eastern portion. A review of the Washington Department of Ecology's online water well log database revealed a lack of nearby water wells in the site vicinity. Water levels within the adjacent Rock Cove portion of the Columbia River, controlled by the down-river Bonneville Dam, are typically noted at an elevation approximately 20 to 25 feet below the upper leveled-off site elevation. Therefore, we believe groundwater at the site is not directly affected by pool elevations in the Columbia River, and is likely controlled by the complex hydrogeological conditions of the up-gradient mass-wasting landslide deposits, as well as regional precipitation and snowmelt. Groundwater levels will fluctuate with irrigation, precipitation, drainage, and regional pumping from wells.

## **7.0 SOIL INFILTRATION TESTING**

A single infiltration test was performed on the north side of the existing entrance drive at a depth of approximately 5.5 feet BGS using a small-scale Pilot Infiltration Test (PIT). To the degree possible, care was exercised during excavation to attempt to maintain relatively uniform side walls, and the resulting size and geometry of the finished test-pit was carefully recorded in the field. Water was introduced into the test-pit using a garden hose connected to a nearby fire hydrant. The water flow into the test-pit was continued until the soils with the test-pit were saturated and a

constant flow rate was established. The stabilized inflow rate was measured and recorded, and the resulting un-factored infiltration rates are presented in the table below:

**Table 2: Infiltration Test Results**

<b>Test ID</b>	<b>Approximate Location (GPS Coordinates)</b>	<b>Soil Tested</b>	<b>Field Infiltration Rate</b>
P-1	45°41'20.69"N, 121°53'56.06"W	Silty Gravel	<b>4 inches/hour</b>

The infiltration rate presented herein represents the un-factored field soil infiltration rate. An appropriate factor of safety should be applied to the field infiltration rate to determine long-term design infiltration rate. Determination of safety factors for long-term design infiltration should consider the following: pretreatment, potential for bio-fouling, system maintainability, horizontal and vertical variability of soils, and type of infiltration testing. Typical factors of safety for these soils generally range from 2 to 3. If stormwater management facilities are selected at other locations, additional site-specific infiltration testing shall be performed.

## **8.0 GEOLOGIC HAZARDS**

Potential geologic hazards that may affect the proposed development include: [i] landslides & slope instability, [ii] seismic hazards (ground shaking, surface fault rupture, soil liquefaction, and other secondary earthquake-related hazards), and [iii] flooding & erosion. The perimeter/shoreline edges of the subject property are generally all mapped by the City of Stevenson’s Critical Areas & Geologic Hazards Map as ‘Potentially Unstable Slope’ which refers to an area with slopes of 25% or greater per Stevenson Municipal Code (SMC), Chapter 18.13, Section 18.13.090, Critical Area - Geologically Hazardous Areas. A discussion follows on the specific hazards to this site:

### **8.1 Landslides**

As discussed above in Section 5.0, the project site lies within the Cascade landslide complex that is subdivided into four individual landslides (Carpenters Lake, Bonneville, Red Bluffs, & Crescent Lake landslide). The Bonneville landslide has been dated to have occurred from 1416-1452 A.D. by a combination of dating methods. The Red Bluffs landslide has crosscutting morphologic features suggesting a younger age than that of the Bonneville landslide, with an age range of 1760-1770 A.D. The Crescent Lake landslide has reactivated within the last few decades and currently is moving downslope at an average rate of 11–18 cm/year and possibly as fast as 25 cm/year (Pierson et al., 2016). Results of another recent study (Hu et al., 2015) showed that the central upper part of

the Crescent Lake landslide moved a total of 700 mm downslope during a 4-year observation period from 2007 to 2011, and that the movement was seasonal and showed a strong correlation with winter precipitation. In contrast to the Crescent Lake landslide, coherent parts of Red Bluffs, Bonneville and Stevenson landslides were observed to remain stable during the observation period.

Although considered a recent landslide (< 1,000 years old), the Red Bluffs landslide is not considered an active landslide (movement in last 20 years). Based on Table 18.13.090-1, Landslide Hazard Classification, of the Stevenson Municipal Code (SMC), the landslide hazard for the site classifies as ‘Moderate Hazard’.

**8.2 Regional Faulting & Surface Fault Rupture**

The nearest regional faulting with Quaternary displacement (< 130,000 years) consists of the Faults near The Dalles located approximately 12 miles east of the project site (Czajkowski, 2014). Published slip rates for these faults are listed at less than 0.2 mm/year. For the purposes of this report, an active fault is defined as a fault that has had displacement within the Holocene epoch or last 11,700 years. Due to the lack of any known active fault traces in the immediate site vicinity, surface fault rupture is unlikely to occur at the subject property. While future fault rupture could occur at other locations, rupture would most likely occur along previously established fault traces.

**8.3 Earthquakes & Seismic Conditions**

Earthquakes caused by movements along crustal faults, generally in the upper 10 to 15 miles, occur on the crust of the North America tectonic plate when built-up stresses near the surface are released. The two largest crustal earthquakes felt in the state of Washington included the 1872, M 6.8 quake near Lake Chelan and the 1936, M 6.0 Walla Walla earthquake. Noteworthy to the City of Stevenson, the Mount Saint Helens Seismic Zone is located approximately 30 miles towards the north-northwest. The following list provides information gathered from the online USGS database regarding historic earthquakes ( $\geq 4.0$  M) within the past 50 years for epicenters within 100 kilometers of project site, sorted by magnitude (largest to smallest):

**Table 3: Earthquakes within 100-kilometers of project site**

<b>Date(s) of Event</b>	<b>Magnitude(s)</b>	<b>Nearby Faults / Seismic Zone</b>	<b>Approx. Distance from Site (miles)</b>
March to May, 1980	4.0 - 5.7	Mt. Saint Helens Seismic Zone	33 – 47
March 25, 1993	5.6	Mt. Angel Fault Zone	57
February 14, 1981	5.2	Mt. Saint Helens Seismic Zone	48

May 13, 1981	4.5	Mt. Saint Helens Seismic Zone	50
June 29, 2002	4.5	Faults near The Dalles	26
March 1, 1982	4.4	Mt. Saint Helens Seismic Zone	48
February 14, 2011	4.3	Mt. Saint Helens Seismic Zone	44
July 14, 2008	4.2	<i>Unknown</i>	60
December 13, 1974	4.1	Faults near The Dalles	33
February 2, 1981	4.0	Toppenish Ridge Fault Zone	59

Based on seismic scenarios published by the Washington State Department of Natural Resources (DNR), M 7.0 Mount Saint Helens and M 7.1 Mill Creek earthquake events would result in a shaking intensity of ‘V’ (moderate shaking) on the Modified Mercalli Intensity (MMI) scale. We further used the USGS deaggregation tool which provides the relative contributions of hazard for each seismic source based on Probabilistic Seismic Hazard Analysis (PSHA). Based on the deaggregation, it appears that about 23% of the contribution to the probabilistic hazard at the site comes from the Cascadia Subduction Zone, with the remaining contribution primarily from the shallower sources.

#### **8.4 Soil Liquefaction**

Liquefaction is the loss of soil strength from sudden shock (usually earthquake shaking), causing the soil to become a fluid mass. In general, for the effects of liquefaction to be manifested at the surface, groundwater levels must be within 50 feet of the ground surface and the soils within the saturated zone must also be susceptible to liquefaction. Based on the published Liquefaction Susceptibility Map of Skamania County, Washington (Palmer et al., 2004a), the site is mapped with a ‘low to moderate’ relative susceptibility for seismically-induced liquefaction to occur. A detailed assessment of the liquefaction potential at the site, including liquefaction-induced settlement and the effects of lateral spreading, is beyond the scope of this investigation.

#### **8.5 Secondary Seismic Hazards**

Additional secondary seismic hazards related to ground shaking include ground subsidence, tsunamis, and seiches. The site is far inland, so the hazard from tsunamis is non-existent. The potential hazard of seiches from a significant seismic event is relatively low for development on the upper portion of the project site that is elevated approximately 20 to 25 feet above Rock Cove.

### ***8.6 Site Slopes***

Surface topography across the subject site has been historically altered by previous grading activity related to the preexisting lumber mill facility. The upper historically graded portions of the site are relatively flat at elevations ranging from approximately 95' to 101'. The surrounding edges of the various peninsula fingers typically include relatively steep slopes, with gradients as great as 1H:1V, from the upper flat portions descending down to the shoreline. A field reconnaissance of the subject property was performed to observe site conditions and look for common geomorphic features of landslides as well as indications of possible signs demonstrating recent activity and instability of slide masses. While several areas across the site include a relatively dense cover of vegetation, no apparent indications of recent failures or significant slope instability were observed. Section 9.0 presents results of a preliminary slope stability analysis completed at the site and Section 12.0 provides recommendations for appropriate structure setbacks.

### ***8.7 Flooding and Erosion***

The subject property is mapped by Federal Emergency Management Agency (FEMA) as Zone 'C' which translates to areas of minimal flooding. Portions of the subject property are however situated in areas where sheet flow and erosion may occur. Soil erodibility is only one of several factors affecting the erosion susceptibility. Soil erosion by water also increases with the length and steepness of the site slopes due to the increased velocity of runoff and resulting greater degree of scour and sediment transport. The need for and design of erosion protection measures is within the purview of the design Civil Engineer. Appropriate erosion and sediment control plan(s) and a drainage plan shall be prepared by the project civil engineer with the final construction drawings. Erosion should be mitigated with appropriate BMPs consisting of proper drainage design including collecting and disposal (conveyance) of water to approved points of discharge in a non-erosive manner. Appropriate project design, construction, and maintenance will be necessary to mitigate the site erosion hazards.

## **9.0 SLOPE STABILITY ANALYSIS**

A preliminary slope stability analysis was conducted for a critical slope section across the southern finger as shown on Figure 2. The analysis was conducted using a generalized geologic cross-section model developed from the existing site topography and data obtained from our subsurface exploration. An output of our slope stability analysis is attached in Appendix VI.

The slope stability analysis was conducted by a two-dimensional limit equilibrium stability analysis of selected trial failure surfaces using the computer program *SLIDE (Version 7)*. Potential circular-arc failure surfaces were evaluated using the Spencer method under static conditions. The computer program searched for critical potential failure surfaces with low computed factors of safety. The computed factor of safety (FS) against slope failure is simply the ratio of total resisting forces or moments (strength of the slope) to the total driving forces or moments for planar or circular failure surfaces respectively. A slope with a factor of safety of 1.0 is in equilibrium, indicating that the disturbing forces driving the slope down are equal to its strength to resist failure. Simply put slope-failure result when the strength of the slope is overcome by gravity.

The selection of unit weight and shear strength parameters for the various earth materials were based on judgment and data obtained during our field investigation, laboratory testing, review of previous studies, research and previous experience with similar materials in similar geotechnical and geologic settings. Engineering and geologic judgment must be applied to the estimated shear strength parameters in order to consider lateral and vertical variations in the subsurface conditions, such as degree of cementation, fracturing, planes of weakness, and gradational characteristics. The following geotechnical strength parameters were used in our stability calculations:

**Table 4: Estimated Strength Parameters**

Material	Shear Strength Parameters		Unit Weight (pcf)
	Friction Angle: $\phi$	Cohesion: c (psf)	
Fill/Disturbed Soil	33	25	120
Native Silty Gravel w/ Sand	35	50	130 (moist)
			138 (saturated)

GN Northern recommends that any existing or reconfigured slopes should meet or be designed and constructed to meet a minimum factor of safety of 1.5 for the static condition and 1.1 under seismic loading. Based on the results of our slope stability analysis, we conclude that the steep perimeter slopes do not meet minimum recommended safety factors. Consequently, the currently proposed layout with future structures sited at/over the edge of slopes is generally considered unfeasible, and remedial grading and/or other appropriate mitigation measures will be required to increase slope safety factors and provide adequate subgrade support for the proposed structures.

In lieu of appropriate remediation of the slope stability concerns, in order to provide sufficient vertical and lateral support for the proposed foundations without significant risk of detrimental settlement, appropriate increased setbacks/embedment for the new building foundations should be maintained. It should be understood however that while the proposed structures may not be at significant risk from slope instability, the existing slopes will remain at risk for some future failure if not appropriately remediated.

## 10.0 SEISMIC DESIGN PARAMETERS

Based on subsurface data obtained during or field exploration, along with our review of the published NEHRP Site Class Map of Skamania County, Washington (Palmer et al., 2004b), a site class ‘D’ as defined by 2015 International Building Code (IBC) is applicable. According to Mapped Spectral Acceleration obtained from the USGS Seismic Design Maps using the 2015 IBC, the following site-specific design values may be used:

**Table 5: IBC Design Response Spectra Parameters**

Seismic Design Parameter	Value (unit)
$S_s$	0.657 (g)
$S_1$	0.292 (g)
$F_a$	1.274 (unitless)
$F_v$	1.816 (unitless)
$SM_s$	0.837 (g)
$SM_1$	0.530 (g)
$SD_s$	0.558 (g)
$SD_1$	0.354 (g)

$S_s$  = MCE spectral response acceleration at short periods

$S_1$  = MCE spectral response acceleration at 1-second period

$F_a$  = Site coefficient for short periods

$F_v$  = Site coefficient for 1-second period

$SM_s$  = MCE spectral response acceleration at short periods as adjusted for site effects

$SM_1$  = MCE spectral response acceleration at 1-second period as adjusted for site effects

$SD_s$  = Design spectral response acceleration at short periods

$SD_1$  = Design spectral response acceleration at 1-second period

It shall be noted that determination of an appropriate site class requires shear wave velocity, soil undrained shear strength, or standard penetration resistance (N-value) data in the upper 100 feet of the subsurface profile, which was beyond the scope of this investigation.



## 11.0 SUMMARY OF FINDINGS & CONCLUSIONS

Conditions imposed by the proposed development have been evaluated on the basis of assumed elevations and engineering characteristics of the subsurface materials encountered in the exploratory test-pits, and their anticipated behavior both during and after construction. The following is a summary of our findings, conclusions and professional opinions based on the data obtained from a review of selected technical literature and the site evaluation.

- Based on the findings of this geotechnical evaluation and our understanding of the proposed development, from a geotechnical perspective, it is our opinion that the site is suitable for the proposed development, provided the soil design parameters and site-specific recommendations in this report are followed in the design and construction of the project.
- Final design plans for the proposed development, including grading, drainage and finished elevations, were not provided at the time of this report. Once the plans are finalized, GNN **must** be provided an opportunity to review final design plans to provide revised recommendations if/as necessary.
- Site soils include a variably-thick layer of artificial fill soils believed to be related to historic site development, atop the native silty gravels with sand. The undocumented artificial fill soils, largely made-up of similar soils that were apparently derived from onsite and/or near sources, extend to depths ranging from 3 to 8 feet and include some areas with miscellaneous trash and debris. Our estimation of the depth of fill materials is based on selected, localized points of exploration, and cannot quantify the full extent of the onsite fill. Additional undocumented fill soils with trash/debris, buried within the subsurface profile, may extend to greater depths at isolated locations across the site.
- Groundwater was encountered within the two of our test-pits at depths ranging from approximately 12 to 14 feet BGS at the time of our exploration in late December. Approximate correlating groundwater elevations ranged from approximately 83' in TP-3 in the western portion, down to 78' in TP-8 near the eastern portion. We believe groundwater at the site is not directly affected by pool elevations in the Columbia River, and is likely controlled by the complex hydrogeological conditions of the up-gradient mass-wasting landslide deposits, as well as regional precipitation and snowmelt.

- The onsite silty gravel soils, screened and processed to be free of oversize rocks (>5 inches) and any deleterious materials including trash and debris, are generally suitable for reuse as engineered fill and utility trench backfill.
- The proposed building structures may be supported on conventional shallow foundations bearing on a layer of crushed rock atop the recompacted native subgrade in accordance with the recommendations of this report. However, due to presence of artificial fill soils across future building footprints, over-excavation of the existing fill soils to a competent native stratum and replacement with engineered fill will be required.
- Due to ecological constraints, it appears that remedial grading of the onsite slopes to improve long-term stability is not considered feasible. Therefore, deeper embedment of the building foundations will be required in order to meet the minimum setback requirements while ignoring the stability of the onsite slopes.
- Appropriate slope setbacks for future structures should be incorporated in the final planning and design of the project. Slopes setbacks shall adhere to IBC 2015 Section 1808.7 *Foundations on or Adjacent to Slopes*, as well as the recommendations of this report.
- Site grading shall incorporate the requirements of IBC 2015, Appendix J *Grading*.
- Upon completion, all test-pit excavations were loosely backfilled with excavation spoils. The contractor is responsible to locate the test-pits to re-excavate the loose soils and re-place as compacted engineered fill.
- The underlying geologic condition for seismic design is site class 'D'. The *minimum* seismic design should comply with the 2015 International Building Code (IBC) and ASCE 07-10, *Minimum Design Loads for Buildings and Other Structures*.
- The near-surface site soils are susceptible to wind and water erosion when exposed during grading operations. Preventative measures and appropriate BMPs to control runoff and reduce erosion should be incorporated into site grading plans.
- Based on our evaluation, the risk for liquefaction at the project site is considered low to moderate. A site-specific liquefaction analysis to assess the risk of soil liquefaction and liquefaction-induced settlement was beyond the scope of this geotechnical evaluation and would require additional exploration including a 50-foot deep boring with continuous penetration testing.

## 12.0 GEOTECHNICAL RECOMMENDATIONS

The following geotechnical recommendations are based on our current understanding of the proposed project as shown on the conceptual site plan (Concept D, prepared by FDM Development, dated 10/28/2019), and as described in Section 2.0 of this report. The report is prepared to comply with the 2015 International Building Code Section 1803, Geotechnical Investigations, and as required by Subsection 1803.2, Investigations Required. Please note that Soil Design Parameters and Recommendations presented in this report are predicated upon appropriate geotechnical monitoring and testing of the site preparation and foundation and building pad construction by a representative of GNN's Geotechnical-Engineer-of-Record (GER). Any deviation and nonconformity from this requirement may invalidate, partially or in whole, the following recommendations. We recommend that we be engaged to review grading and foundation plans in order to provide revised, augmented, and/or additional geotechnical recommendations as required.

### *12.1 Site Development – Grading*

Site grading shall incorporate the requirements of IBC 2015 Appendix J. The project GER or a representative of the GER should observe site clearing, grading, and the bottoms of excavations before placing fills. Local variations in soil conditions may warrant increasing the depth of over-excavation and recompaction. Seasonal weather conditions may adversely affect grading operations. To improve compaction efforts and prevent potential pumping and unstable ground conditions, we suggest performing site grading during dryer periods of the year.

Soil conditions shall be evaluated by in-place density testing, visual evaluation, probing, and proof-rolling of the imported fill and re-compacted on-site soil as it is prepared to check for compliance with recommendations of this report. A moisture-density curve shall be established in accordance with the ASTM D1557 method for all onsite soils and imported fill materials used as structural fill.

### *12.2 Clearing and Grubbing*

At the start of site grading, any vegetation, large roots, non-engineered/artificial fill, including trash and debris, and any abandoned underground utilities shall be removed from the proposed building and structural areas. The surface shall be stripped of all topsoil and/or organic growth

(vegetation) that may exist within the proposed structural areas. The topsoil and organic rich soils shall either be stockpiled on-site separately for future use or be removed from the construction area. Depth of stripping can be minimized with real-time onsite observation of sufficient removals. Areas disturbed during clearing shall be properly backfilled and compacted as described below.

### ***12.3 Suitability of the Onsite Soils as Engineered Fill***

The onsite silty gravel with sand soils, screened and processed to be free of oversize rocks (>5 inches) and deleterious materials including trash and debris, are generally suitable for reuse as engineered fill and utility trench backfill. Suitable onsite soils shall be placed in maximum 8-inch lifts (loose) and compacted to at least 95% relative compaction (ASTM D1557) near its optimum moisture content. Compaction of these soils shall be performed within a range of  $\pm 2\%$  of optimum moisture to achieve the proper degree of compaction.

### ***12.4 Temporary Excavations***

It shall be the responsibility of the contractor to maintain safe temporary slope configurations since the contractor is at the job site, able to observe the nature and conditions of the slopes and be able to monitor the subsurface conditions encountered. Unsupported vertical cuts deeper than 4 feet are not recommended if worker access is necessary. The cuts shall be adequately sloped, shored or supported to prevent injury to personnel from caving and sloughing. The contractor and subcontractors shall be aware of and familiar with applicable local, state and federal safety regulation including the current OSHA Excavation and Trench Safety Standards, and OSHA Health and Safety Standards for Excavations, 29 CFR Part 1929, or successor regulations.

According to chapter 296-155 of the Washington Administrative Code (WAC), it is our opinion that the soil encountered at the site is classified as Type C soils. We recommend that temporary, unsupported, open cut slopes shall be no steeper than 1.5 feet horizontal to 1.0 feet vertical (1.5H:1V) in Type C soils. No heavy equipment should be allowed near the top of temporary cut slopes unless the cut slopes are adequately braced. Final (permanent) fill slopes should be graded to an angle of 2H:1V or flatter. Where unstable soils are encountered, flatter slopes may be required.

### ***12.5 Utility Excavation, Pipe Bedding and Trench Backfill***

To provide suitable support and bedding for the pipe, we recommend the utilities be founded on suitable bedding material consisting of clean sand and/or sand & gravel mixture. To minimize trench subgrade disturbance during excavation, the excavator should use a smooth-edged bucket rather than a toothed bucket.

Pipe bedding and pipe zone materials shall conform to Section 9-03.12(3) of the *WSDOT Standard Specifications*. Pipe bedding should provide a firm uniform cradle for support of the pipes. A minimum 4-inch thickness of bedding material beneath the pipe should be provided. Prior to installation of the pipe, the pipe bedding should be shaped to fit the lower part of the pipe exterior with reasonable closeness to provide uniform support along the pipe. Pipe bedding material should be used as pipe zone backfill and placed in layers and tamped around the pipes to obtain complete contact. To protect the pipe, bedding material should extend at least 6 inches above the top of the pipe.

Placement of bedding material is particularly critical where maintenance of precise grades is essential. Backfill placed within the first 12 inches above utility lines should be compacted to at least 90% of the maximum dry density (ASTM D1557), such that the utility lines are not damaged during backfill placement and compaction. In addition, rock fragments greater than 1 inch in maximum dimension should be excluded from this first lift. The remainder of the utility excavations should be backfilled and compacted to 95% of the maximum dry density as determined by ASTM D1557.

Onsite soils are considered suitable for utility trench backfill provided they are free of oversize material and trash/debris and can be adequately compacted. All excavations should be wide enough to allow for compaction around the haunches of pipes and underground tanks. We recommend that utility trenching, installation, and backfilling conform to all applicable federal, state, and local regulations such as OSHA and WISHA for open excavations.

Compaction of backfill material should be accomplished with soils within  $\pm 2\%$  of their optimum moisture content in order to achieve the minimum specified compaction levels recommended in this report. However, initial lift thickness could be increased to levels recommended by the

**12.6 Imported Crushed Rock Structural Fill**

Imported structural fill shall consist of well-graded, crushed aggregate material meeting the grading requirements of Washington State Department of Transportation (WSDOT) Standard Specification 9-03.9(3) (1-1/4 inch minus Base Course Material) presented here:

**Table 6: WSDOT Standard Spec. 9-03.9(3)**

Sieve Size	Percent Passing (by Weight)
1¼ Inch Square	99 - 100
1 Inch Square	80 - 100
5/8 Inch Square	50 – 80
U.S. No. 4	25 - 45
U.S. No. 40	3 – 18
U.S. No. 200	Less than 7.5

A fifty (50) pound sample of each imported fill material shall be collected by GNN personnel prior to placement to ensure proper gradation and establish the moisture-density relationship (proctor curve).

**12.7 Compaction Requirements for Engineered Fill**

All fill or backfill shall be approved by a representative of the GER, placed in uniform lifts, and compacted to a minimum 95% of the maximum dry density as determined by ASTM D1557. The compaction effort must be verified by a representative of the GER in the field using a nuclear density gauge in accordance with ASTM D6938. The thickness of the loose, non-compacted, lift of structural fill shall not exceed 8 inches for heavy-duty compactors or 4 inches for hand operated compactors.

**12.8 Building Pad & Foundation Subgrade Preparation**

Building structures may be supported on conventional shallow foundations bearing on subgrade prepared in accordance with the recommendations of this report. We recommend that all building foundations, including all exterior footings, interior footings and isolated column footings for any over-hang patio roof/decks, be supported on uniform improved native subgrade support conditions. The minimum footing depth shall be 24 inches below adjacent grades for frost protection and bearing capacity considerations. Interior footings may be supported at nominal depths below the floor. All footings shall be protected against weather and water damage during/after construction.

Following completion of site clearing and grubbing operations, all foundation areas shall be over-excavated to expose the native silty gravels. We anticipate the native soils in the vicinity of the currently proposed building footprints will range from depths of approximately 3 to 8 feet BGS. In order to reduce the risk of differential settlement, we recommend the differential in depth of foundation over-excavation (thickness of fill) be limited to 50%; i.e. if the deepest required foundation over-ex is 6 feet, then no portion of the foundation excavation shall be less than 3 feet below footing elevation. The exposed native gravelly stratum shall be moisture-conditioned (as necessary) and proof-compacted to a dense and non-yielding surface. Any soft spots encountered during compaction shall be over-excavated an additional 12 inches and replaced as compacted fill. Although not anticipated, deeper foundation over-excavations may extend into groundwater; consequently, employment of appropriate means of dewatering by the contractor may be required.

Foundation backfill shall consist of suitable screened/processed onsite soils (see *Suitability of Onsite Soils as Engineered Fill*) and/or imported 2-inch minus Gravel Borrow material (meeting the grading and quality requirements of WSDOT Standard Spec. Sec. 9-03.14(1)). The upper 12 inches of backfill directly below the foundations shall consist of imported 1/4"-minus crushed rock structural fill placed as engineered fill, moisture-conditioned and compacted to at least 95% of the maximum dry density as determined by the ASTM D1557. Crushed rock structural fill shall extend minimum 12 inches beyond the edges of the footings.

Where future buildings are proposed near or on the existing slopes, building foundations will be required to be constructed with appropriate setbacks in accordance with IBC 2015 Section 1808.7 (see *Slope Setbacks* section below). In general, if buildings are constructed with the current proposed layout, deeper embedment of the foundations will be required in order to meet the minimum setback, such that a minimum distance of 10 feet from the exterior face of the footings to a projected 2H:1V slope face from the toe of the existing slope is maintained. These recommendations may require the need for stepped foundations across the building structure, or deeper foundations such as taller stem-walls or columns.

Footings constructed in accordance with the above recommendations may be designed for an allowable bearing capacity of **2,500 pounds per square foot (psf)**. The allowable bearing pressure may be increased by 1/3 for short-term transient loading conditions. The estimated total settlement

for footings is approximately 1-inch with differential settlement less than half that magnitude. The weight of the foundation concrete below grade may be neglected in dead load computations.

Lateral forces on foundations from short term wind and seismic loading would be resisted by friction at the base of foundations and passive earth pressure against the buried portions. We recommend an allowable passive earth pressure for the compacted onsite soil of **220 pcf**. This lateral foundation resistance value includes a factor of safety of 1.5. We recommend a coefficient of friction of **0.45** be used between cast-in-place concrete and imported crushed rock fill. An appropriate factor of safety should be used to calculate sliding resistance at the base of footings.

### ***12.9 Slab-on-Grade Floors***

We recommend placing a minimum 6-inch layer of crushed aggregate fill beneath all slabs. The material shall meet the WSDOT Specification 9-03.9 (3), “Crushed Surfacing Top Course”. The crushed rock material shall be compacted to at least 95% of the maximum dry density as determined by the ASTM D1557 method. Prior to placement of crushed aggregate fill, the building pad shall be prepared as described above in the *Building Pad & Foundation Subgrade Preparation* section. We recommend a modulus of subgrade reaction equal to 120 pounds per cubic inch (pci) based on a value for gravel presented in the Portland Cement Association publication No. EB075.01D. Slab thickness, reinforcement and joint spacing shall be determined by a licensed engineer based on the intended use and loading.

An appropriate vapor retarder (15-mil polyethylene liner) shall be used (ASTM E1745/E1643) beneath areas receiving moisture sensitive resilient flooring/VCT where prevention of moisture migration through slab is essential. The slab designer should refer to ACI 302 and/or ACI 360 for procedures and cautions regarding the use and placement of a vapor retarder. The architect shall determine the need and use of a vapor retarder.

### ***12.10 Retaining Walls***

The following table presents recommendations for lateral earth pressures for use in retaining wall design. The values are given in terms of equivalent fluid pressures without surcharge loads and are based on the assumption that proper drainage is provided behind the wall, the backfill is horizontal and that no-buildup of hydrostatic pressure occurs.



**Table 7: Lateral Earth Pressures**

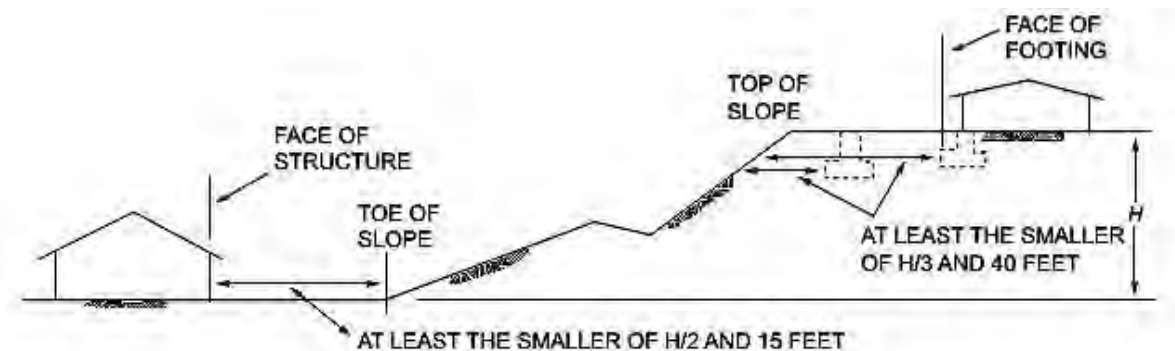
Lateral Pressures	Suitable Onsite Soils
Active Pressure Use when wall is permitted to rotate 0.1 to 0.2% of wall height for granular backfill	38 pcf - level ground
At-Rest Pressure	56 pcf - level ground

Drainage: Retaining structures should include adequate back drainage to avoid build-up of hydrostatic pressures. Positive drainage for retaining walls should consist of a vertical layer of permeable material (chimney drain), such as a pea gravel or crushed rock (typically ¼- to ¾-inch crushed), at least 18 inches thick, positioned between the retaining wall and the backfill. We recommend installing a non-woven filter fabric such as Mirafi 140N between the drainage material and the general backfill to prevent fines from migrating into the drainage material. A 4-inch diameter perforated or slotted drain-pipe, wrapped or socked in filter fabric, shall be installed at the bottom of the chimney drain.

Backfill and Subgrade Compaction: Compaction on the retained side of the wall within a horizontal distance equal to one wall height should be performed by hand-operated or other lightweight compaction equipment. This is intended to reduce potential locked-in lateral pressures caused by compaction with heavy grading equipment. Retaining wall foundations and subgrade improvements shall be constructed in accordance with the recommendations of this report.

**12.11 Slope Setbacks**

In accordance with IBC 2015 Section 1808.7 *Foundations on or Adjacent to Slopes*: “foundations on or adjacent to slope surfaces shall be founded in firm material with an embedment and setback from the slope surface sufficient to provide vertical and lateral support for the foundation without detrimental settlement.” IBC Figure 1808.7.1 (presented below) defines the appropriate minimum setbacks from ascending and descending slope surfaces:



Appropriate setbacks can be accommodated by lateral offset and/or increased embedment. The long-term performance of the structure near slopes is dependent on the protection of slopes from erosion or over steepening from subsequent slope grading. Slopes should be maintained to prevent erosion or undermining of the toe.

### ***12.12 Flexible Pavement***

Due to the presence of undocumented fills throughout the project site, remedial grading will be required to minimize the risk of pavement distress. We recommend that the new pavement section be constructed on an improved subgrade. Due to the presence of artificial fills soils that include some miscellaneous trash and debris, the pavement subgrade over-excavation be completed in accordance with one of the following two options:

- (1) Pavement areas shall be fully over-excavated to remove the artificial fill soils. Based on our site exploration, we anticipate that the maximum depth of excavation could be as great as approximately 8 feet.
- (2) Excavate the proposed pavement areas to a minimum depth of 12 inches BGS. We recommend installing a Mirafi 600X geotextile fabric at the bottom of the over-ex. It must be understood that if this option is selected, the owner must accept some risks related to future distresses to the pavements including the potential for settlement and cracking.

After appropriate over-excavation is complete and confirmed by a representative of the GER, the exposed native subgrade shall be moisture-conditioned and compacted to a dense and non-yielding surface. After a suitable subgrade is confirmed by a representative of the GER, the over-excavation shall be backfilled with engineered structural fill soil consisting of suitable/screened onsite soil (see Section 12.3) and/or imported 2-inch minus Gravel Borrow material (meeting the grading and quality requirements of WSDOT Standard Spec. Sec. 9-03.14(1)). Engineered structural fill soils shall be placed in max. 8-inch thick loose lifts and each lift compacted to 95% of ASTM D1557. The following table presents recommended light duty and heavy-duty asphalt pavement sections for proposed project to constructed atop the prepared subgrade:

**Table 8: Recommended Asphalt Concrete Paving Sections**

Traffic	Asphalt Thickness (inches)	Crushed Aggregate Base Course (inches)
Heavy Duty†	4.0	10*
Standard Duty ††	3.0	6

†Heavy duty applies to pavements subjected to truck traffic and drive lanes

††Standard duty applies to general parking areas

\*The upper 2” of crushed rock should be top course rock placed over the base course layer

Pavement section recommendations assume proper drainage and construction monitoring. Pavement shall be constructed on a dense and non-yielding surface. All fills used to raise low areas must be compacted structural fills and shall be placed under engineering control conditions.

Soils containing roots or organic materials shall be completely removed from the proposed paved areas prior to subgrade construction. The upper 12 inches of subgrade soils beneath the pavement section shall be moisture conditioned and proof-compacted to a dense and non-yielding condition. All fills used to raise low areas must be compacted onsite soils or structural gravel fill and shall be placed under engineering control conditions. The finished surface shall be smooth, uniform and free of localized weak/soft spots. All subgrade deficiency corrections and drainage provisions shall be made prior to placing the aggregate base course. All underground utilities shall be protected prior to grading.

The HMAC utilized for the project should be designed and produced in accordance with Section 5-04 Hot Mix Asphalt of the *Washington Department of Transportation 2014 Standard Specifications for Road and Bridge Construction* (WSDOT Specifications). Aggregate Base material shall comply with Section 9-03.9(3) Crushed Surfacing of the *WSDOT Specifications*. Aggregate base or pavement materials should not be placed when the surface is wet.

### **12.13 Subgrade Protection**

The degree to which construction grading problems develop is expected to be dependent, in part, on the time of year that construction proceeds and the precautions which are taken by the contractor to protect the subgrade. The fine-grained soils currently present on site are considered to be moisture and disturbance sensitive due to their fines content and may become unstable (pumping) if allowed to increase in moisture content and are disturbed (rutted) by construction traffic if wet. If necessary, the construction access road should be covered with a layer of gravel or

quarry spalls course. The soils are also susceptible to erosion in the presence of moving water. The soils shall be stabilized to minimize the potential of erosion into the foundation excavation. The site shall be graded to prevent water from ponding within construction areas and/or flowing into excavations. Accumulated water must be removed immediately along with any unstable soil. Foundation concrete shall be placed and excavations backfilled as soon as possible to protect the bearing grade. We further recommend that soils that become unstable are to be either:

- Removed and replaced with structural compacted gravel fill, or
- Mechanically stabilized with a coarse crushed aggregate (possibly underlain with a geotextile) and compacted into the subgrade.

#### ***12.14 Surface Drainage***

With respect to surface water drainage, we recommend that the ground surface be sloped to drain away from the structure. Final exterior site grades shall promote free and positive drainage from the building areas. Water shall not be allowed to pond or to collect adjacent to foundations or within the immediate building area. We recommend that a gradient of at least 5% for a minimum distance of 10 feet from the building perimeter be provided, except in paved locations. In paved areas, a minimum gradient of 1% should be provided unless provisions are included for collection/disposal of surface water adjacent to the structure. Catch basins, drainage swales, or other drainage facilities should be aptly located. All surface water such as that coming from roof downspouts and catch basins be collected in tight drain lines and carried to a suitable discharge point, such as a storm drain system. Surface water and downspout water should not discharge into a perforated or slotted subdrain, nor should such water discharge onto the ground surface adjacent to the building. Cleanouts should be provided at convenient locations along all drain lines.

#### ***12.15 Wet Weather Conditions***

The project site soils are fine-grained and sensitive to moisture during handling and compaction. Proceeding with site earthwork operations using these soils during wet weather could add project costs and/or delays. The stability of exposed soils may rapidly deteriorate due to a change in moisture content. Therefore, if possible, complete site clearing, preparation, and earthwork during periods of warm, dry weather when soil moisture can be controlled by aeration. During/subsequent to wet weather, drying or compacting the on-site soils will be difficult. It may be necessary to

amend the on-site soils or import granular materials for use as structural fill. If earthwork takes place in wet weather/conditions, the following recommendations should be followed:

- Fill material should consist of clean, granular soil, and not more than 3% fines (by weight) should pass the No. 200 sieve. Fines should be non-plastic. These soils would have to be imported to the site.
- Earthwork should be accomplished in small sections and carried through to completion to reduce exposure to wet weather. Soils that becomes too wet for compaction should be removed and replaced with clean, granular material.
- The construction area ground surface should be sloped and sealed to reduce water infiltration, to promote rapid runoff, and to prevent water ponding.
- To prevent soil disturbance, the size or type of equipment may have to be limited.
- Work areas and stockpiles should be covered with plastic. Straw bales, straw wattles, geotextile silt fences, and other measures should be used as appropriate to control soil erosion.
- Excavation and fill placement should be observed on a full-time basis by a representative of GER to determine that unsuitable materials are removed and that suitable compaction and site drainage is achieved.

### 13.0 REFERENCES

- Czajkowski, J.L., and Bowman, J.D., 2014. Faults and Earthquakes in Washington State. Washington State Department of Natural Resources (DNR), Washington Division of Geology and Earth Resources, Open-File Report 2014-05.
- City of Stevenson, Critical Areas & Geologic Hazards Map.
- International Code Council, Inc., 2015 International Building Code (IBC).
- Hu, X., Wang, T., Pierson, T.C., Lu, Z., Kim, J., and Cecere, T.H., (2016). Detecting seasonal landslide movement within the Cascade landslide complex (Washington) using time-series SAR imagery. *Remote Sensing of Environment*, Vol. 187, pp 49-61.
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- Palmer, S.P., Magsino, S.L., Bilderback, E.L., Poelstra, J.L., Folger, D.S., and Niggemann, R.A., (2004b). Site Class Map of Skamania County, Washington. Washington State Department of Natural Resources (DNR), Washington Division of Geology and Earth Resources, Open File Report 2004-20, Map 30B.
- Pierson, T.C., Evarts, R.C., and Bard, J.A., (2016). Landslides in the Western Columbia Gorge, Skamania County, Washington. U.S. Department of the Interior, U.S. Geological Survey (USGS), Scientific Investigations Map 3358.
- U.S. Department of the Interior, U.S. Geological Survey (USGS), (1979). Bonneville Dam Quadrangle, Washington-Oregon, 7.5 Minute Series (Topographic). DMA 1675 III NW-Series V891.
- U.S. Geologic Survey (USGS), Earthquake Hazards Program, U.S. Seismic Design Maps, online tool, website: [earthquake.usgs.gov/designmaps/us/application.php](http://earthquake.usgs.gov/designmaps/us/application.php)
- Washington State Department of Natural Resources (DNR), Washington Division of Geology and Earth Resources, on-line mapping tool, <https://fortress.wa.gov/dnr/protectiongis/geology/>

#### **14.0 CONTINUING GEOTECHNICAL SERVICES**

GNN recommends that the Client should maintain an adequate program of geotechnical consultation, construction monitoring, and soils testing during the final design and construction phases to monitor compliance with GNN's geotechnical recommendations. Maintaining GNN as the geotechnical consultant from beginning to end of the project will provide continuity of services. If GN Northern, Inc. is not retained by the owner/developer and/or the contractor to provide the recommended geotechnical inspections/observations and testing services, the geotechnical engineering firm or testing/inspection firm providing tests and observations shall assume the role and responsibilities of Geotechnical Engineer-of-Record.

GNN can provide construction monitoring and testing as additional services. The costs of these services are not included in our present fee arrangement, but can be obtained from our office. The recommended construction monitoring and testing includes, but is not necessarily limited to, the following:

- Consultation during the design stages of the project.
- Review of the grading and drainage plans to monitor compliance and proper implementation of the recommendations in GNN's Report.
- Observation and quality control testing during site preparation, grading, and placement of engineered fill as required by the local building ordinances.
- Geotechnical engineering consultation as needed during construction

## 15.0 LIMITATIONS OF THE GEOTECHNICAL SITE INVESTIGATION REPORT

This GEOTECHNICAL SITE INVESTIGATION REPORT (“Report”) was prepared for the exclusive use of the Client. GN Northern, Inc.’s (GNN) findings, conclusions and recommendations in this Report are based on selected points of field exploration, and GNN’s understanding of the proposed project at the time the Report is prepared. Furthermore, GNN’s findings and recommendations are based on the assumption that soil, rock and/or groundwater conditions do not vary significantly from those found at specific exploratory locations at the project site. Variations in soil, bedrock and/or groundwater conditions could exist between and beyond the exploration points. The nature and extent of these variations may not become evident until during or after construction. Variations in soil, bedrock and groundwater may require additional studies, consultation, and revisions to GNN’s recommendations in the Report.

In many cases the scope of geotechnical exploration and the test locations are selected by others without consultation from the geotechnical engineer/consultant. GNN assumes no responsibility and, by preparing this Report, does not impliedly or expressly validate the scope of exploration and the test locations selected by others.

This Report’s findings are valid as of the issued date of this Report. However, changes in conditions of the subject property or adjoining properties can occur due to passage of time, natural processes, or works of man. In addition, applicable building standards/codes may change over time. Accordingly, findings, conclusions, and recommendations of this Report may be invalidated, wholly or partially, by changes outside of GNN’s control. Therefore, this Report is subject to review and shall not be relied upon after a period of **one (1) year** from the issued date of the Report.

In the event that any changes in the nature, design, or location of structures are planned, the findings, conclusions and recommendations contained in this Report shall not be considered valid unless the changes are reviewed by GNN and the findings, conclusions, and recommendations of this Report are modified or verified in writing.

This Report is issued with the understanding that the owner or the owner’s representative has the responsibility to bring the findings, conclusions, and recommendations contained herein to the attention of the architect and design professional(s) for the project so that they are incorporated



into the plans and construction specifications, and any follow-up addendum for the project. The owner or the owner's representative also has the responsibility to verify that the general contractor and all subcontractors follow such recommendations during construction. It is further understood that the owner or the owner's representative is responsible for submittal of this Report to the appropriate governing agencies. The foregoing notwithstanding, no party other than the Client shall have any right to rely on this Report and GNN shall have no liability to any third party who claims injury due to reliance upon this Report, which is prepared exclusively for Client's use and reliance.

GNN has provided geotechnical services in accordance with generally accepted geotechnical engineering practices in this locality at this time. GNN expressly disclaims all warranties and guarantees, express or implied.

Client shall provide GNN an opportunity to review the final design and specifications so that earthwork, drainage and foundation recommendations may be properly interpreted and implemented in the design and specifications. If GNN is not accorded the review opportunity, GNN shall have no responsibility for misinterpretation of GNN's recommendations.

Although GNN can provide environmental assessment and investigation services for an additional cost, the current scope of GNN's services does not include an environmental assessment or an investigation for the presence or absence of wetlands, hazardous or toxic materials in the soil, surface water, groundwater, or air on, below, or adjacent to the subject property.

## *APPENDICES*

*Appendix I*  
*Vicinity Map (Figure 1)*  
*Site Exploration Map (Figure 2)*  
*Critical Areas Map (Figure 3)*



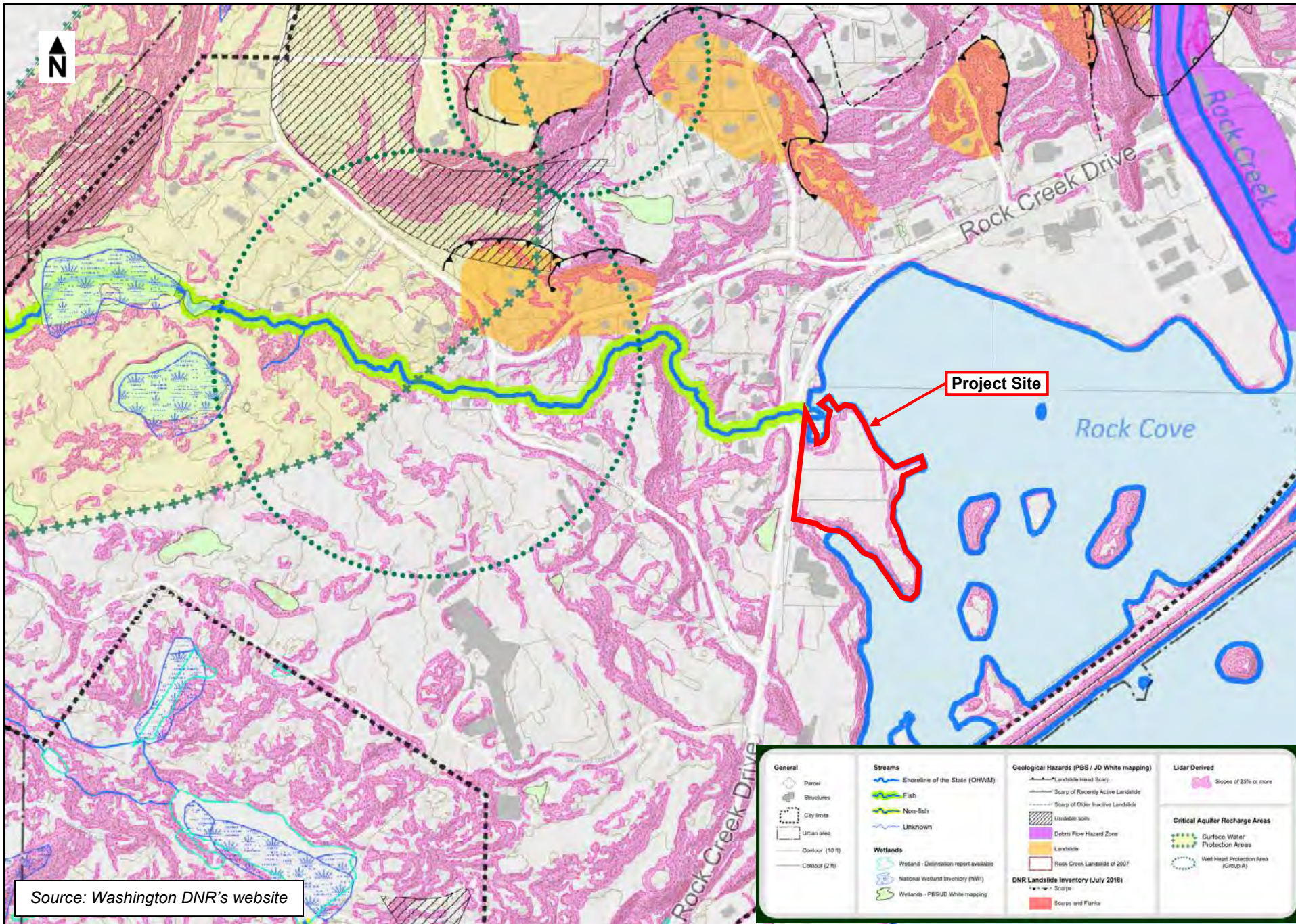
**FIGURE 1: VICINITY MAP**

**PROJECT NO. 219-1183**



**FIGURE 2: SITE EXPLORATION MAP**

**PROJECT NO. 219-1183**



Source: Washington DNR's website

FIGURE 3: CRITICAL AREAS MAP

*Appendix II*  
*Exploratory Test-Pit Logs*  
*Key Chart (for Soil Classification)*



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# TEST PIT NUMBER TP-1

PAGE 1 OF 1

**CLIENT** FDM Development **PROJECT NAME** Proposed Rock Creek Cove Development  
**PROJECT NUMBER** 219-1183 **PROJECT LOCATION** Rock Creek Drive, Stevenson, WA  
**DATE STARTED** 12/23/19 **COMPLETED** 12/23/19 **GROUND ELEVATION** 98 ft **TEST PIT SIZE** 36 x 96 inches  
**EXCAVATION CONTRACTOR** Riley Materials **GROUND WATER LEVELS:**  
**EXCAVATION METHOD** Link-Belt 145x4 Excavator **AT TIME OF EXCAVATION** ---  
**LOGGED BY** KAH **CHECKED BY** MYM **AT END OF EXCAVATION** ---  
**NOTES** Approx. GPS Coords.: 45°41'19.59"N, 121°53'55.44"W **AFTER EXCAVATION** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					~6" to 18" LANDSCAPE CUTTINGS / ORGANIC DEBRIS
1.5					96.5
2.5			GP-GM		FILL: POORLY GRADED GRAVEL WITH SILT AND SAND, (GP-GM) gray, moist to wet, appears loose to medium dense, with cobbles, with wood and organic debris
4.5					93.5
5.0	GB	MC = 22% Fines = 18%			- pipe at ~3' BGS
7.5					- becomes blueish gray, moist, appears medium dense (NATIVE)
10.0			GC		- with boulders from 10' to 11'
12.5					
14.5					83.5

- Significant amount of surface water flowing into test-pit excavation  
 - Referenced elevations are approximate and based on Survey Topography for Lots 2, 3, and 4 of Rock Creek Cove dated December 11, 2019 prepared by S&F Land Services  
 Bottom of test pit at 14.5 feet.

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# TEST PIT NUMBER TP-2

PAGE 1 OF 1

**CLIENT** FDM Development  
**PROJECT NUMBER** 219-1183  
**DATE STARTED** 12/23/19 **COMPLETED** 12/23/19  
**EXCAVATION CONTRACTOR** Riley Materials  
**EXCAVATION METHOD** Link-Belt 145x4 Excavator  
**LOGGED BY** KAH **CHECKED BY** MYM  
**NOTES** Approx. GPS Coords.: 45°41'18.75"N, 121°53'55.09"W

**PROJECT NAME** Proposed Rock Creek Cove Development  
**PROJECT LOCATION** Rock Creek Drive, Stevenson, WA  
**GROUND ELEVATION** 98 ft **TEST PIT SIZE** 36 x 96 inches  
**GROUND WATER LEVELS:**  
**AT TIME OF EXCAVATION** ---  
**AT END OF EXCAVATION** ---  
**AFTER EXCAVATION** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					
2.5					
5.0	GB	MC = 28% Fines = 47%	GM		<p>FILL: SILTY GRAVEL WITH SAND, (GM) brown, angular, moist, appears loose, with cobbles, with roots</p> <p>- becomes orange brown, appears loose to medium dense, some cobbles</p> <p>- with a significant amount of woody debris, organics, roots</p>
7.5					
8.0					
10.0			GM		<p>SILTY GRAVEL WITH SAND, (GM) brown, subrounded, moist, appears medium dense to dense, with cobbles and boulders (APPARENT NATIVE)</p>
12.5					
14.0					

- Groundwater not encountered at time of excavation  
 - Referenced elevations are approximate and based on Google Earth topography  
 Bottom of test pit at 14.0 feet.

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# TEST PIT NUMBER TP-3

PAGE 1 OF 1

**CLIENT** FDM Development **PROJECT NAME** Proposed Rock Creek Cove Development  
**PROJECT NUMBER** 219-1183 **PROJECT LOCATION** Rock Creek Drive, Stevenson, WA  
**DATE STARTED** 12/23/19 **COMPLETED** 12/23/19 **GROUND ELEVATION** 97 ft **TEST PIT SIZE** 36 x 96 inches  
**EXCAVATION CONTRACTOR** Riley Materials **GROUND WATER LEVELS:**  
**EXCAVATION METHOD** Link-Belt 145x4 Excavator **AT TIME OF EXCAVATION** 14.00 ft / Elev 83.00 ft  
**LOGGED BY** KAH **CHECKED BY** MYM **AT END OF EXCAVATION** ---  
**NOTES** Approx. GPS Coords.: 45°41'20.75"N, 121°53'55.36"W **AFTER EXCAVATION** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					
2.5			GP-GM		FILL: POORLY GRADED GRAVEL WITH SILT AND SAND, (GP-GM) gray brown, angular, wet, appears loose to medium dense, with cobbles
3.0					94.0
5.0			GM		SILTY GRAVEL WITH SAND, (GM) brown, subrounded, moist, appears medium dense, trace cobbles (APPARENT NATIVE)
7.5					
10.0					- becomes blueish gray
12.5	GB	MC = 29% Fines = 28%			
14.5					82.5

- Groundwater encountered at ~14' BGS at time of excavation  
 - Referenced elevations are approximate and based on Google Earth topography  
 Bottom of test pit at 14.5 feet.

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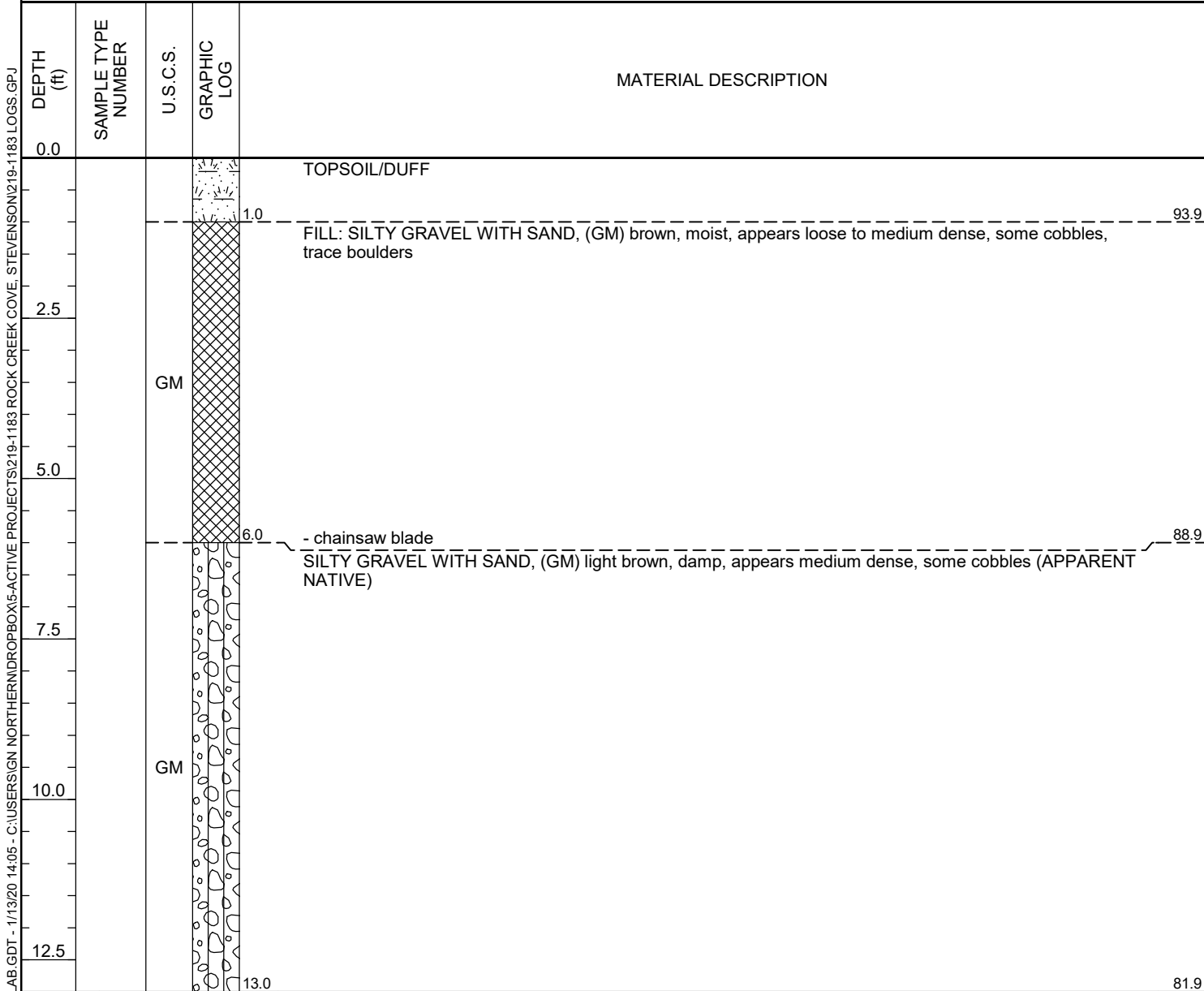


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# TEST PIT NUMBER TP-4

PAGE 1 OF 1

**CLIENT** FDM Development **PROJECT NAME** Proposed Rock Creek Cove Development  
**PROJECT NUMBER** 219-1183 **PROJECT LOCATION** Rock Creek Drive, Stevenson, WA  
**DATE STARTED** 12/23/19 **COMPLETED** 12/23/19 **GROUND ELEVATION** 94.9 ft **TEST PIT SIZE** 36 x 96 inches  
**EXCAVATION CONTRACTOR** Riley Materials **GROUND WATER LEVELS:**  
**EXCAVATION METHOD** Link-Belt 145x4 Excavator **AT TIME OF EXCAVATION** ---  
**LOGGED BY** KAH **CHECKED BY** MYM **AT END OF EXCAVATION** ---  
**NOTES** Approx. GPS Coords.: 45°41'23.09"N, 121°53'53.97"W **AFTER EXCAVATION** ---



- Groundwater not encountered at time of excavation  
 - Referenced elevations are approximate and based on Google Earth topography  
 Bottom of test pit at 13.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 1/13/20 14:05 - C:\USERS\IGN NORTHERN\IDROPBOX\ACTIVE PROJECTS\219-1183 ROCK CREEK COVE - STEVENSON\219-1183 LOGS.GPJ



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# TEST PIT NUMBER TP-5

PAGE 1 OF 1

**CLIENT** FDM Development  
**PROJECT NUMBER** 219-1183  
**DATE STARTED** 12/23/19 **COMPLETED** 12/23/19  
**EXCAVATION CONTRACTOR** Riley Materials  
**EXCAVATION METHOD** Link-Belt 145x4 Excavator  
**LOGGED BY** KAH **CHECKED BY** MYM  
**NOTES** Approx. GPS Coords.: 45°41'22.14"N, 121°53'53.51"W

**PROJECT NAME** Proposed Rock Creek Cove Development  
**PROJECT LOCATION** Rock Creek Drive, Stevenson, WA  
**GROUND ELEVATION** 96.9 ft **TEST PIT SIZE** 36 x 96 inches  
**GROUND WATER LEVELS:**  
**AT TIME OF EXCAVATION** ---  
**AT END OF EXCAVATION** ---  
**AFTER EXCAVATION** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION
0.0				TOPSOIL/SLASH/DUFF	
1.0					95.9
2.5		GM		APPARENT FILL: SILTY GRAVEL WITH SAND, (GM) brown, moist, appears loose to medium dense, some cobbles, trace boulders	
5.0					91.9
7.5		GM		SILTY GRAVEL WITH SAND, (GM) light brown, damp to moist, appears medium dense, some cobbles (APPARENT NATIVE)	
10.0					
12.0					84.9

- Groundwater not encountered at time of excavation  
 - Referenced elevations are approximate and based on Google Earth topography  
 Bottom of test pit at 12.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 1/13/20 14:05 - C:\USERS\IGN NORTHERN\IDROPBOX\ACTIVE PROJECTS\219-1183 ROCK CREEK COVE - STEVENSON\219-1183 LOGS.GPJ



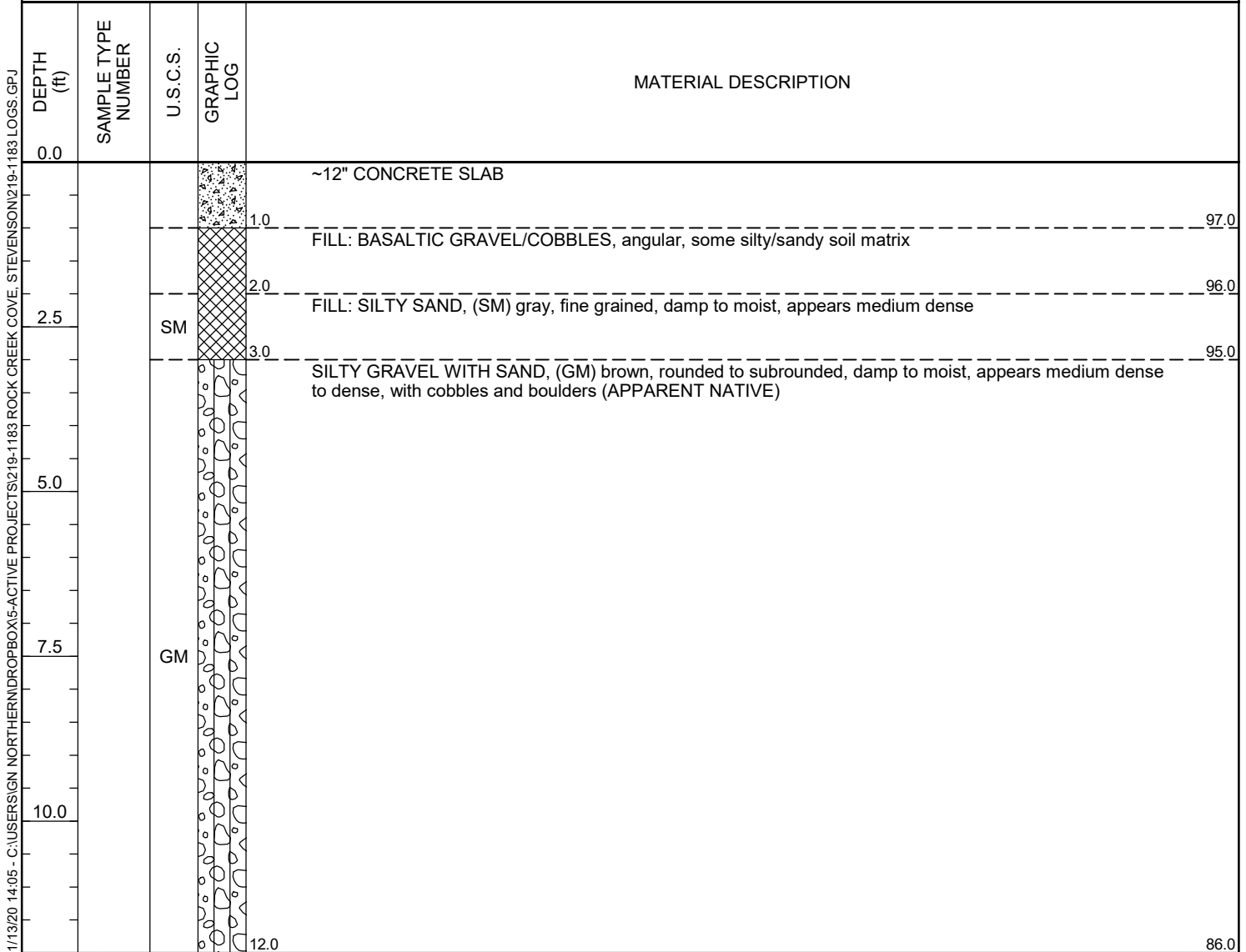
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# TEST PIT NUMBER TP-6

PAGE 1 OF 1

**CLIENT** FDM Development  
**PROJECT NUMBER** 219-1183  
**DATE STARTED** 12/23/19 **COMPLETED** 12/23/19  
**EXCAVATION CONTRACTOR** Riley Materials  
**EXCAVATION METHOD** Link-Belt 145x4 Excavator  
**LOGGED BY** KAH **CHECKED BY** MYM  
**NOTES** Approx. GPS Coords.: 45°41'21.16"N, 121°53'53.95"W

**PROJECT NAME** Proposed Rock Creek Cove Development  
**PROJECT LOCATION** Rock Creek Drive, Stevenson, WA  
**GROUND ELEVATION** 98 ft **TEST PIT SIZE** 36 x 96 inches  
**GROUND WATER LEVELS:**  
**AT TIME OF EXCAVATION** ---  
**AT END OF EXCAVATION** ---  
**AFTER EXCAVATION** ---



- Groundwater not encountered at time of excavation  
 - Referenced elevations are approximate and based on Google Earth topography  
 Bottom of test pit at 12.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 1/13/20 14:05 - C:\USERS\IGN NORTHERN\IDROPBOX\ACTIVE PROJECTS\219-1183 ROCK CREEK COVE - STEVENSON\219-1183 LOGS.GPJ

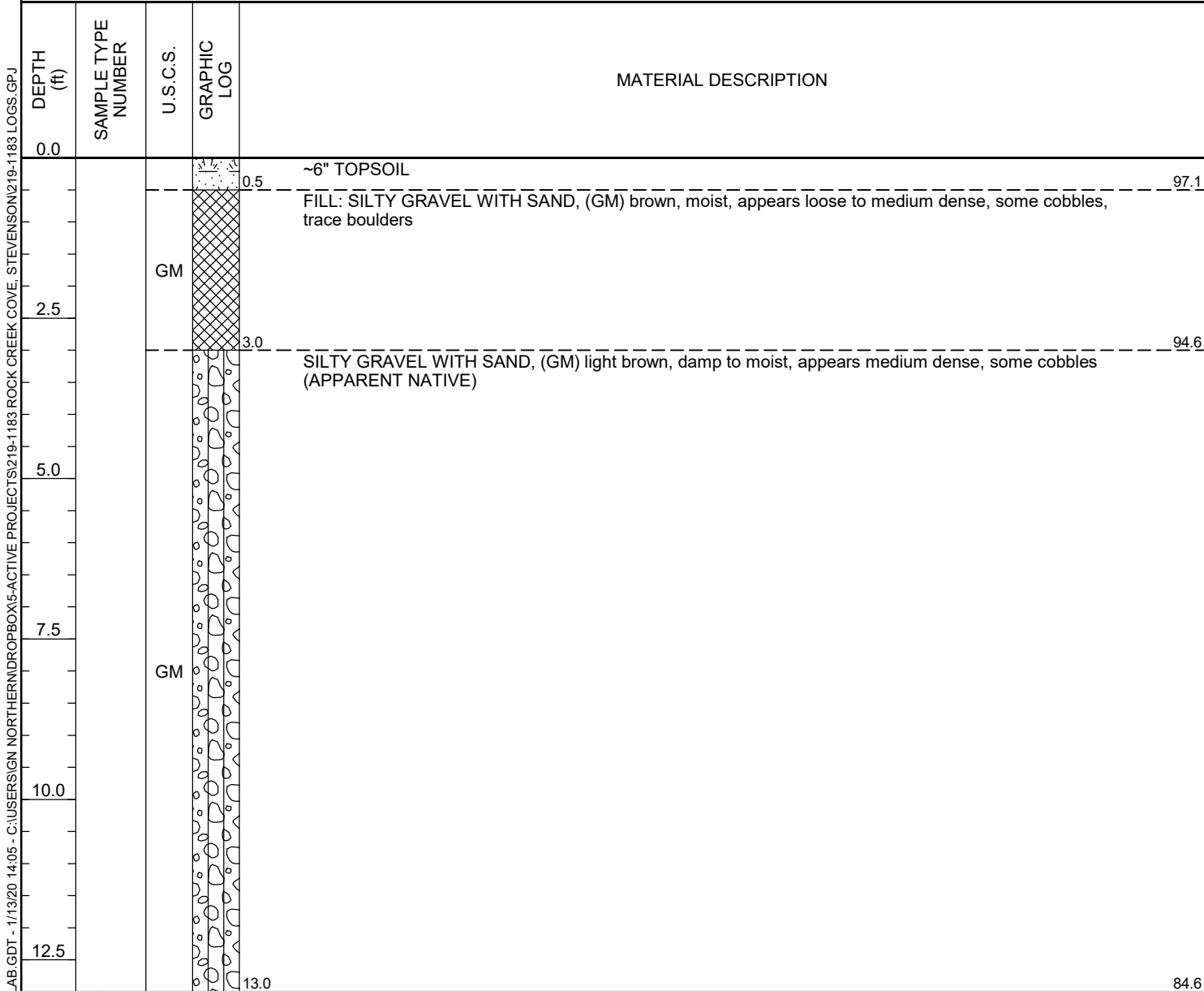


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# TEST PIT NUMBER TP-7

PAGE 1 OF 1

**CLIENT** FDM Development **PROJECT NAME** Proposed Rock Creek Cove Development  
**PROJECT NUMBER** 219-1183 **PROJECT LOCATION** Rock Creek Drive, Stevenson, WA  
**DATE STARTED** 12/23/19 **COMPLETED** 12/23/19 **GROUND ELEVATION** 97.6 ft **TEST PIT SIZE** 36 x 96 inches  
**EXCAVATION CONTRACTOR** Riley Materials **GROUND WATER LEVELS:**  
**EXCAVATION METHOD** Link-Belt 145x4 Excavator **AT TIME OF EXCAVATION** ---  
**LOGGED BY** KAH **CHECKED BY** MYM **AT END OF EXCAVATION** ---  
**NOTES** Approx. GPS Coords.: 45°41'19.86"N, 121°53'52.14"W **AFTER EXCAVATION** ---



- Groundwater not encountered at time of excavation  
 - Referenced elevations are approximate and based on Google Earth topography  
 Bottom of test pit at 13.0 feet.

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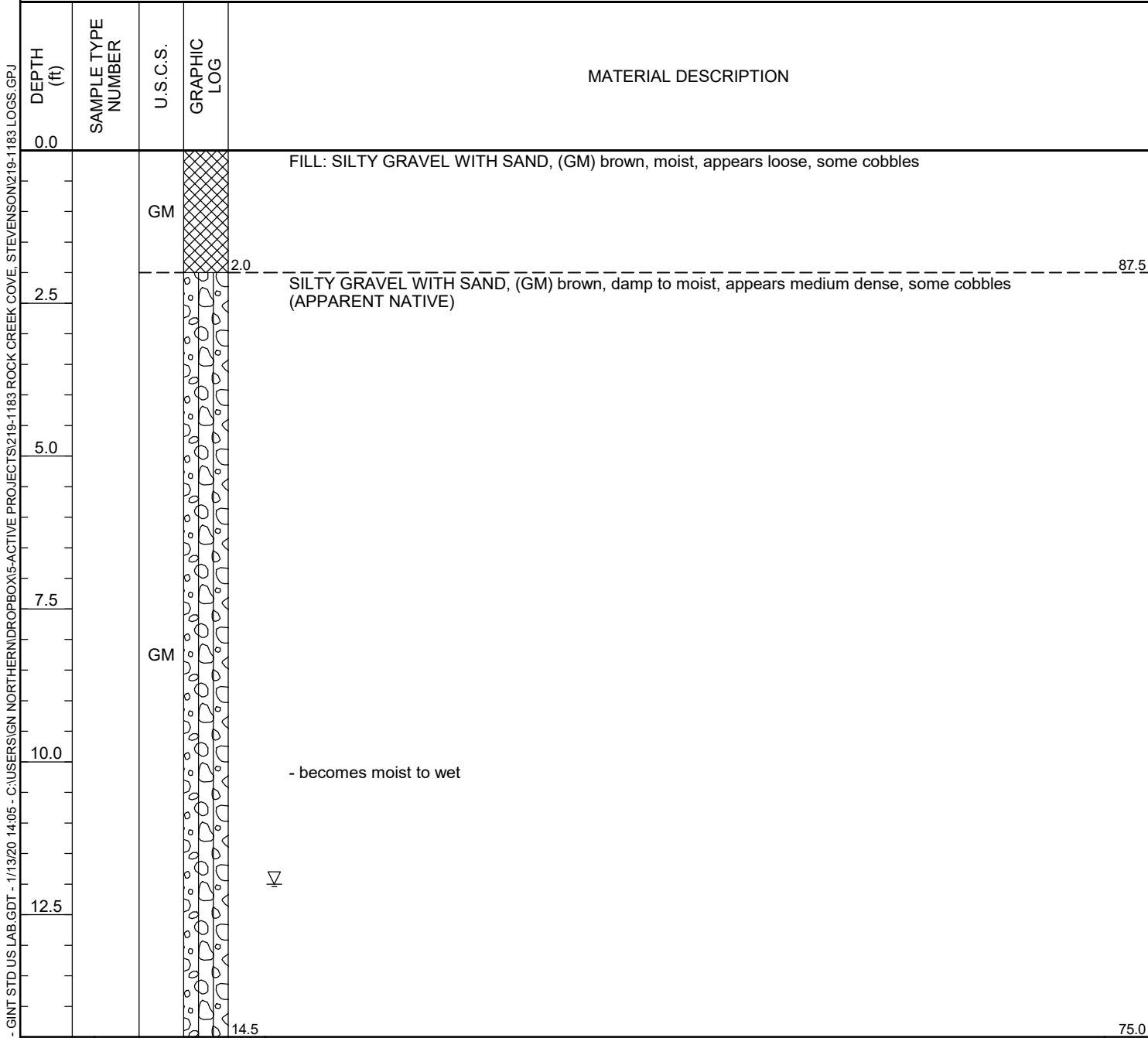


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# TEST PIT NUMBER TP-8

PAGE 1 OF 1

**CLIENT** FDM Development **PROJECT NAME** Proposed Rock Creek Cove Development  
**PROJECT NUMBER** 219-1183 **PROJECT LOCATION** Rock Creek Drive, Stevenson, WA  
**DATE STARTED** 12/23/19 **COMPLETED** 12/23/19 **GROUND ELEVATION** 89.5 ft **TEST PIT SIZE** 36 x 96 inches  
**EXCAVATION CONTRACTOR** Riley Materials **GROUND WATER LEVELS:**  
**EXCAVATION METHOD** Link-Belt 145x4 Excavator  **AT TIME OF EXCAVATION** 12.00 ft / Elev 77.50 ft  
**LOGGED BY** KAH **CHECKED BY** MYM **AT END OF EXCAVATION** ---  
**NOTES** Approx. GPS Coords.: 45°41'20.44"N, 121°53'51.63"W **AFTER EXCAVATION** ---



- Groundwater encountered at ~12' BGS at time of excavation  
 - Referenced elevations are approximate and based on Google Earth topography  
 Bottom of test pit at 14.5 feet.

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# TEST PIT NUMBER TP-9

**CLIENT** FDM Development  
**PROJECT NUMBER** 219-1183  
**DATE STARTED** 12/23/19    **COMPLETED** 12/23/19  
**EXCAVATION CONTRACTOR** Riley Materials  
**EXCAVATION METHOD** Link-Belt 145x4 Excavator  
**LOGGED BY** KAH    **CHECKED BY** MYM  
**NOTES** Approx. GPS Coords.: 45°41'20.74"N, 121°53'49.97"W

**PROJECT NAME** Proposed Rock Creek Cove Development  
**PROJECT LOCATION** Rock Creek Drive, Stevenson, WA  
**GROUND ELEVATION** 87 ft    **TEST PIT SIZE** 36 x 96 inches  
**GROUND WATER LEVELS:**  
**AT TIME OF EXCAVATION** ---  
**AT END OF EXCAVATION** ---  
**AFTER EXCAVATION** ---

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 1/13/20 14:05 - C:\USERS\IGN NORTHERN\DR\PROJECTS\219-1183 ROCK CREEK COVE - STEVENSON\219-1183 LOGS.GPJ

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0				
1.0			~6" to 12" TOPSOIL/ORGANICS	
2.5			GM	FILL: SILTY GRAVEL WITH SAND, (GM) brown, moist, appears loose to medium dense, some cobbles, trace boulders (APPARENT FILL)
5.0				
7.5				
8.0				86.0

- Groundwater not encountered at time of excavation  
 - Referenced elevations are approximate and based on Google Earth topography  
 Bottom of test pit at 8.0 feet.



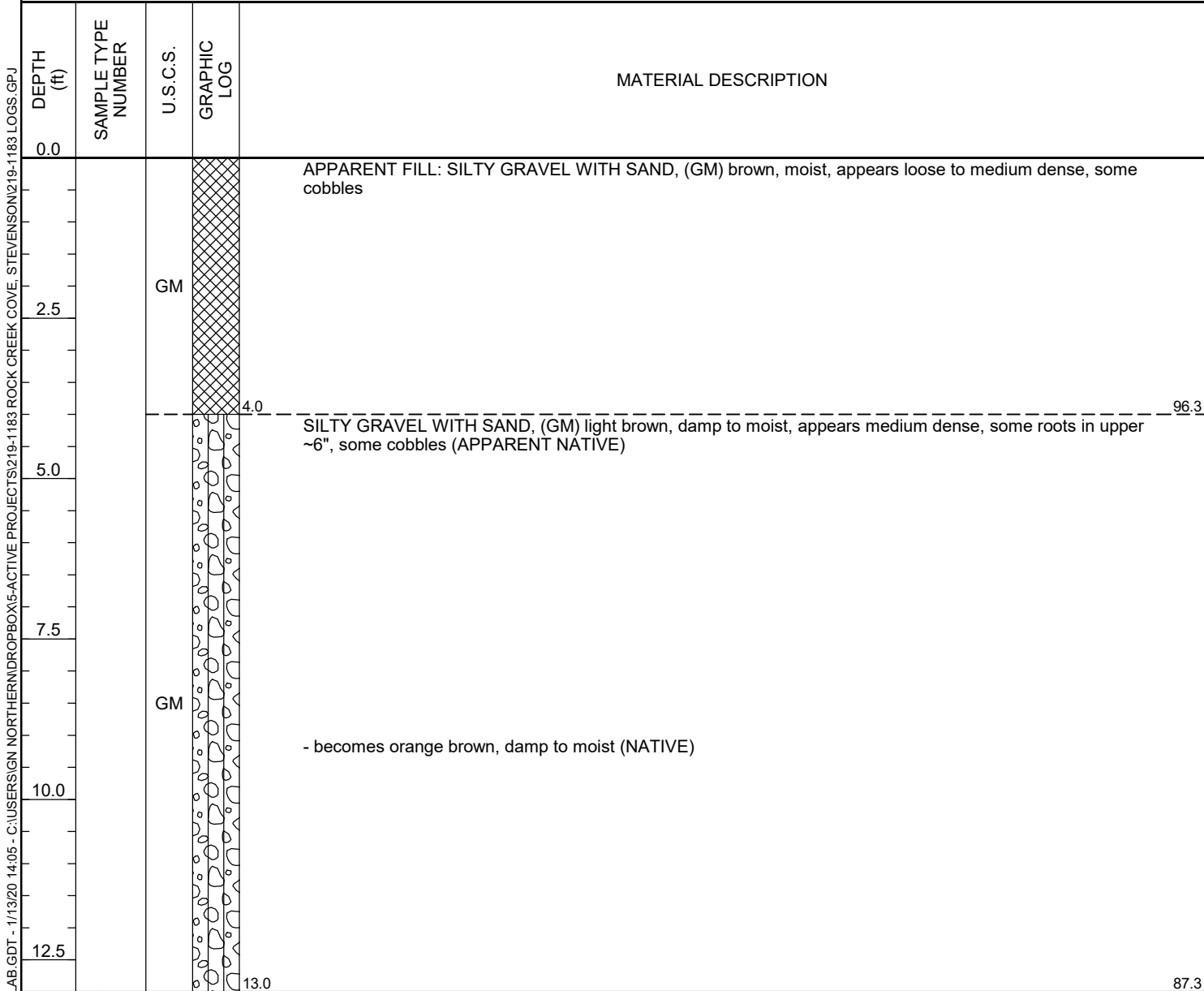


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# TEST PIT NUMBER TP-10

PAGE 1 OF 1

<b>CLIENT</b> <u>FDM Development</u>	<b>PROJECT NAME</b> <u>Proposed Rock Creek Cove Development</u>
<b>PROJECT NUMBER</b> <u>219-1183</u>	<b>PROJECT LOCATION</b> <u>Rock Creek Drive, Stevenson, WA</u>
<b>DATE STARTED</b> <u>12/23/19</u> <b>COMPLETED</b> <u>12/23/19</u>	<b>GROUND ELEVATION</b> <u>100.3 ft</u> <b>TEST PIT SIZE</b> <u>36 x 96 inches</u>
<b>EXCAVATION CONTRACTOR</b> <u>Riley Materials</u>	<b>GROUND WATER LEVELS:</b>
<b>EXCAVATION METHOD</b> <u>Link-Belt 145x4 Excavator</u>	<b>AT TIME OF EXCAVATION</b> <u>---</u>
<b>LOGGED BY</b> <u>KAH</u> <b>CHECKED BY</b> <u>MYM</u>	<b>AT END OF EXCAVATION</b> <u>---</u>
<b>NOTES</b> <u>Approx. GPS Coords.: 45°41'15.46"N, 121°53'49.93"W</u>	<b>AFTER EXCAVATION</b> <u>---</u>



- Groundwater not encountered at time of excavation  
 - Referenced elevations are approximate and based on Google Earth topography  
 Bottom of test pit at 13.0 feet.

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# TEST PIT NUMBER TP-11

PAGE 1 OF 1

**CLIENT** FDM Development  
**PROJECT NUMBER** 219-1183  
**DATE STARTED** 12/23/19 **COMPLETED** 12/23/19  
**EXCAVATION CONTRACTOR** Riley Materials  
**EXCAVATION METHOD** Link-Belt 145x4 Excavator  
**LOGGED BY** KAH **CHECKED BY** MYM  
**NOTES** Approx. GPS Coords.: 45°41'16.39"N, 121°53'50.59"W

**PROJECT NAME** Proposed Rock Creek Cove Development  
**PROJECT LOCATION** Rock Creek Drive, Stevenson, WA  
**GROUND ELEVATION** 104 ft **TEST PIT SIZE** 36 x 96 inches  
**GROUND WATER LEVELS:**  
**AT TIME OF EXCAVATION** ---  
**AT END OF EXCAVATION** ---  
**AFTER EXCAVATION** ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					
2.5			SM		FILL: SILTY SAND WITH GRAVEL, (SM) dark gray brown, fine grained, damp to moist, appears loose to medium dense, with misc. trash/metal debris  - becomes cemented, very dense
3.5					100.5
5.0	GB	MC = 17% Fines = 12%	SM		APPARENT FILL: SILTY SAND, (SM) reddish brown, fine grained, damp, appears medium dense, some gravel
6.0					98.0
7.5			GM		SILTY GRAVEL WITH SAND, (GM) light brown, damp to moist, appears medium dense, with cobbles, with boulders (APPARENT NATIVE)
10.0					94.0

- Groundwater not encountered at time of excavation  
 - Referenced elevations are approximate and based on Google Earth topography  
 Bottom of test pit at 10.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 1/13/20 14:05 - C:\USERS\IGN NORTHERN\DR\PROJECTS\219-1183 ROCK CREEK COVE - STEVENSON\219-1183 LOGS.GPJ



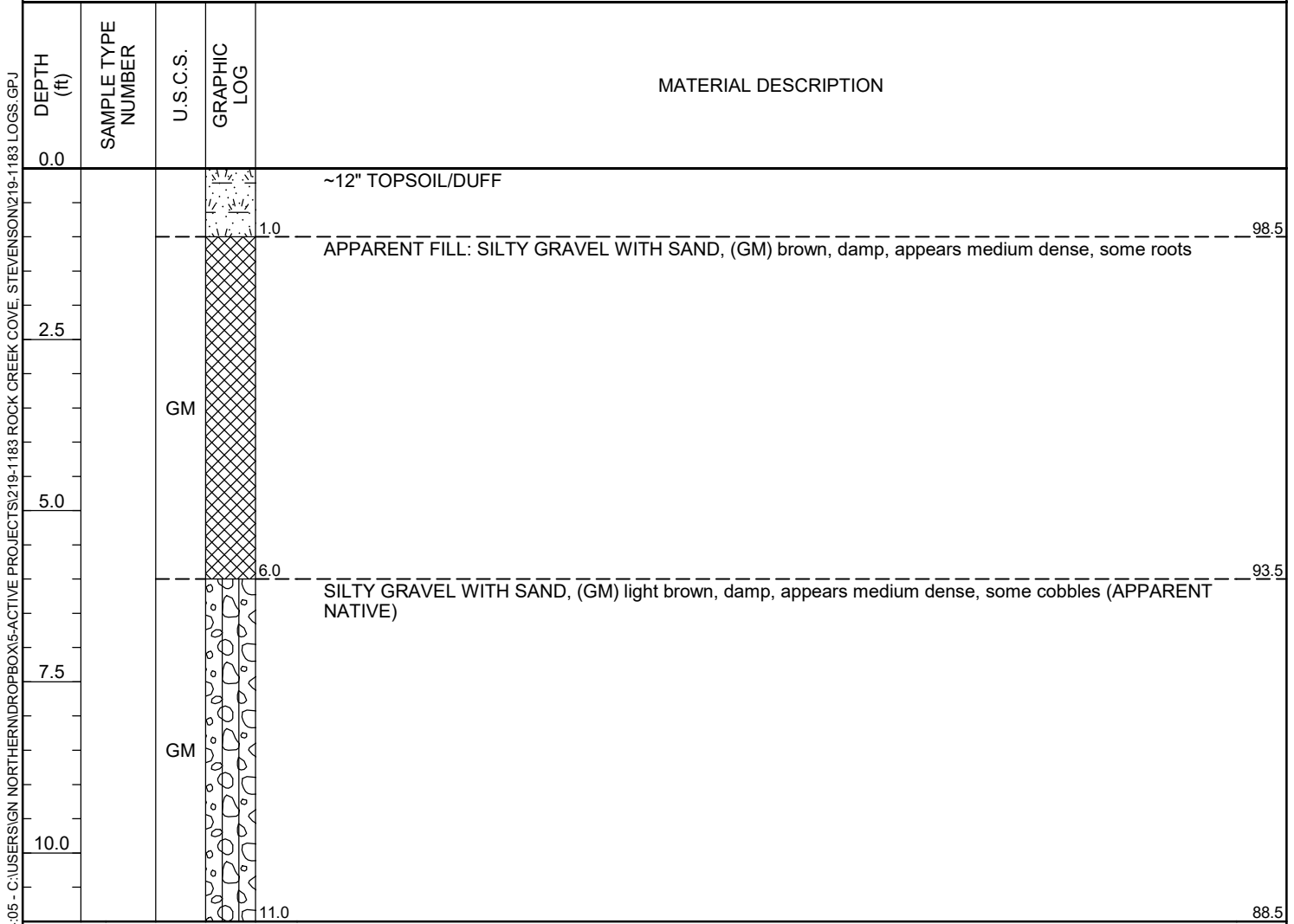
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# TEST PIT NUMBER TP-12

PAGE 1 OF 1

**CLIENT** FDM Development  
**PROJECT NUMBER** 219-1183  
**DATE STARTED** 12/23/19 **COMPLETED** 12/23/19  
**EXCAVATION CONTRACTOR** Riley Materials  
**EXCAVATION METHOD** Link-Belt 145x4 Excavator  
**LOGGED BY** KAH **CHECKED BY** MYM  
**NOTES** Approx. GPS Coords.: 45°41'17.30"N, 121°53'51.73"W

**PROJECT NAME** Proposed Rock Creek Cove Development  
**PROJECT LOCATION** Rock Creek Drive, Stevenson, WA  
**GROUND ELEVATION** 99.5 ft **TEST PIT SIZE** 36 x 96 inches  
**GROUND WATER LEVELS:**  
**AT TIME OF EXCAVATION** ---  
**AT END OF EXCAVATION** ---  
**AFTER EXCAVATION** ---



- Groundwater not encountered at time of excavation  
 - Referenced elevations are approximate and based on Google Earth topography  
 Bottom of test pit at 11.0 feet.

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# KEY CHART

RELATIVE DENSITY OR CONSISTENCY VERSUS SPT N-VALUE					
COARSE-GRAINED SOILS			FINE-GRAINED SOILS		
DENSITY	N (BLOWS/FT)	FIELD TEST	CONSISTENCY	N (BLOWS/FT)	FIELD TEST
Very Loose	0 – 4	Easily penetrated with ½-inch reinforcing rod pushed by hand	Very Soft	0 – 2	Easily penetrated several inches by thumb
Loose	4 – 10	Difficult to penetrate with ½-inch reinforcing rod pushed by hand	Soft	2 – 4	Easily penetrated one inch by thumb
Medium -Dense	10 – 30	Easily penetrated with ½-inch rod driven with a 5-lb hammer	Medium-Stiff	4 – 8	Penetrated over ½-inch by thumb with moderate effort
Dense	30 – 50	Difficult to penetrate with ½-inch rod driven with a 5-lb hammer	Stiff	8 – 15	Indented about ½-inch by thumb but penetrated with great effort
Very Dense	> 50	penetrated only a few inches with ½-inch rod driven with a 5-lb hammer	Very Stiff	15 – 30	Readily indented by thumb
			Hard	> 30	Indented with difficulty by thumbnail

USCS SOIL CLASSIFICATION					
MAJOR DIVISIONS			GROUP DESCRIPTION		
Coarse-Grained Soils  <50% passes #200 sieve	Gravel and Gravelly Soils <50% coarse fraction passes #4 sieve	Gravel (with little or no fines)		GW	Well-graded Gravel
		Gravel (with >12% fines)		GP	Poorly Graded Gravel
				GM	Silty Gravel
			GC	Clayey Gravel	
	Sand and Sandy Soils >50% coarse fraction passes #4 sieve	Sand (with little or no fines)		SW	Well-graded Sand
				SP	Poorly graded Sand
Sand (with >12% fines)			SM	Silty Sand	
		SC	Clayey Sand		
Fine-Grained Soils  >50% passes #200 sieve	Silt and Clay Liquid Limit < 50			ML	Silt
	Silt and Clay Liquid Limit > 50			CL	Lean Clay
				OL	Organic Silt and Clay (low plasticity)
				MH	Inorganic Silt
		CH	Inorganic Clay		
	OH	Organic Clay and Silt (med. to high plasticity)			
Highly Organic Soils			PT	Peat	Top Soil

LOG SYMBOLS		
	2S	2" OD Split Spoon (SPT)
	3S	3" OD Split Spoon
	NS	Non-Standard Split Spoon
	ST	Shelby Tube
	CR	Core Run
	BG	Bag Sample
	TV	Torvane Reading
	PP	Penetrometer Reading
	NR	No Recovery
	GW	Groundwater Table

MODIFIERS	
DESCRIPTION	RANGE
Trace	<5%
Little	5% – 12%
Some	>12%

MOISTURE CONTENT	
DESCRIPTION	FIELD OBSERVATION
Dry	Absence of moisture, dusty, dry to the touch
Moist	Damp but not visible water
Wet	Visible free water

## SOIL CLASSIFICATION INCLUDES

- Group Name
- Group Symbol
- Color
- Moisture content
- Density / consistency
- Cementation
- Particle size (if applicable)
- Odor (if present)
- Comments

MAJOR DIVISIONS WITH GRAIN SIZE							
SIEVE SIZE							
12"	3"	3/4"	4	10	40	200	
GRAIN SIZE (INCHES)							
12	3	0.75	0.19	0.079	0.0171	0.0029	
Boulders	Cobbles	Gravel		Sand			Silt and Clay
		Coarse	Fine	Coarse	Medium	Fine	

Conditions shown on boring and testpit logs represent our observations at the time and location of the fieldwork, modifications based on lab test, analysis, and geological and engineering judgment. These conditions may not exist at other times and locations, even in close proximity thereof. This information was gathered as part of our investigation, and we are not responsible for any use or interpretation of the information by others.

*Appendix III*  
*Laboratory Testing Results*



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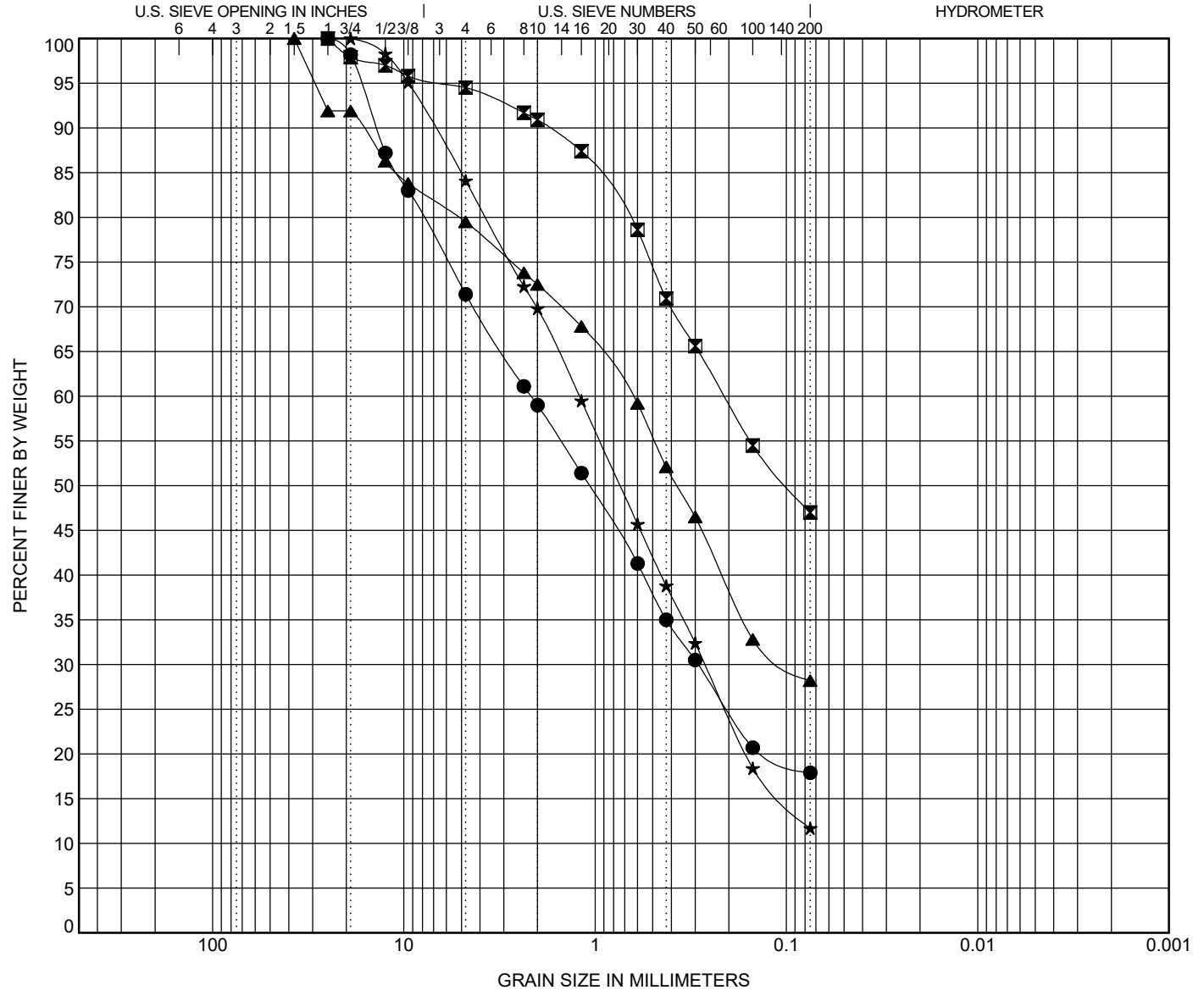
# GRAIN SIZE DISTRIBUTION

CLIENT FDM Development

PROJECT NAME Proposed Rock Creek Cove Development

PROJECT NUMBER 219-1183

PROJECT LOCATION Rock Creek Drive, Stevenson, WA



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

BOREHOLE	DEPTH	Classification	LL	PL	PI	Cc	Cu
● TP-1	5.0	SILTY SAND WITH GRAVEL (SM)					
☒ TP-2	3.5	SILTY SAND (SM)					
▲ TP-3	11.0	SILTY SAND WITH GRAVEL (SM)					
★ TP-11	4.0	SILTY SAND WITH GRAVEL (SM)				0.93	19.25

BOREHOLE	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
● TP-1	5.0	25	2.164	0.29		28.6	53.5	17.9	
☒ TP-2	3.5	25	0.211			5.5	47.5	47.0	
▲ TP-3	11.0	37.5	0.639	0.098		20.5	51.3	28.2	
★ TP-11	4.0	19	1.211	0.266		15.9	72.4	11.7	

GRAIN SIZE - TEMPLATE - JESSE.GDT - 1/13/20 14:06 - C:\USERS\GN NORTHERN\DROPBOX\5-ACTIVE PROJECTS\219-1183 ROCK CREEK COVE, STEVENSON\219-1183 LOGS.GPJ

*Appendix IV*  
*Site & Exploration Photographs*



*Excavation of test-pit TP-1, looking west*



*Exposed subsurface soil profile within test-pit TP-1*



*Excavation of test-pit TP-2, looking southwest*



*Exposed subsurface soil profile within test-pit TP-2*



*Excavation of test-pit TP-3, looking west*



*Exposed subsurface soil profile within test-pit TP-3*





*View of site conditions near test-pit TP-4*



*Exposed subsurface soil profile within test-pit TP-4*



*Excavation of test-pit TP-5, looking east*



*Exposed subsurface soil profile within test-pit TP-5*



*Excavation of test-pit TP-6, looking north*



*Exposed subsurface soil profile within test-pit TP-6*



*View of site conditions near test-pit TP-7, looking north*



*View of site conditions*



*View of site conditions near test-pit TP-8, looking west*



*Exposed subsurface soil profile within test-pit TP-8*



*Exposed subsurface soil profile within test-pit TP-9*



*Exposed subsurface soil profile within test-pit TP-10*



*Exposed subsurface soil profile within test-pit TP-11*



*Exposed subsurface soil profile within test-pit TP-11*



*Excavation of test-pit TP-12, looking southwest*



*Exposed subsurface soil profile within test-pit TP-12*



*View of site conditions near test-pit TP-12, looking northwest*



*Infiltration test setup at test-pit P-1*

*Appendix V*  
*Historic Aerial Photographs*



*1935 Historic USGS Aerial*



*1952 Historic USGS Aerial*



*1955 Historic USGS Aerial*



*1973 Historic USGS Aerial*



*1975 Historic USGS Aerial*



*1979 Historic USGS Aerial*



*1981 Historic USGS Aerial*



*1984 Historic USGS Aerial*



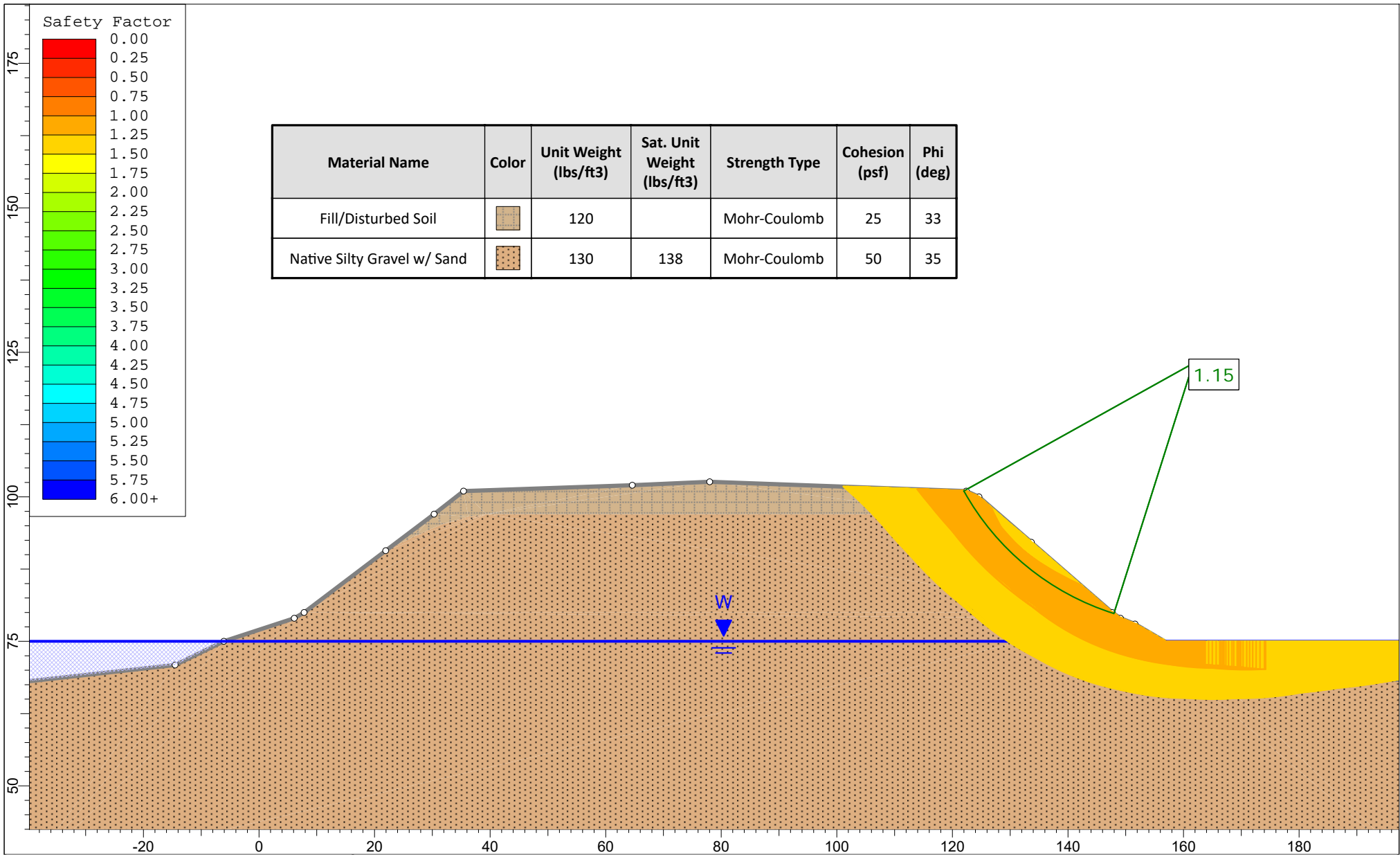


*1993 Historic USGS Aerial*



*2007 Historic USGS Aerial*

*Appendix VI*  
*Slope Stability Analysis*



Material Name	Color	Unit Weight (lbs/ft3)	Sat. Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Fill/Disturbed Soil		120		Mohr-Coulomb	25	33
Native Silty Gravel w/ Sand		130	138	Mohr-Coulomb	50	35

**Northern, Inc.**  
 Consulting Engineers Environmental Scientists Geologists  
 Construction Materials Testing Geophysical Services

Project				Rock Creek Cove Vacation Homes Project	
Analysis Description				Existing Slopes Across Southern Peninsula - Spencer Method - Static	
Drawn By	MYM	Scale	1:276	Company	GN Northern, Inc,
Date		File Name	Slide1.slim		

*Appendix VII*  
*NRCS Soil Survey*



United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

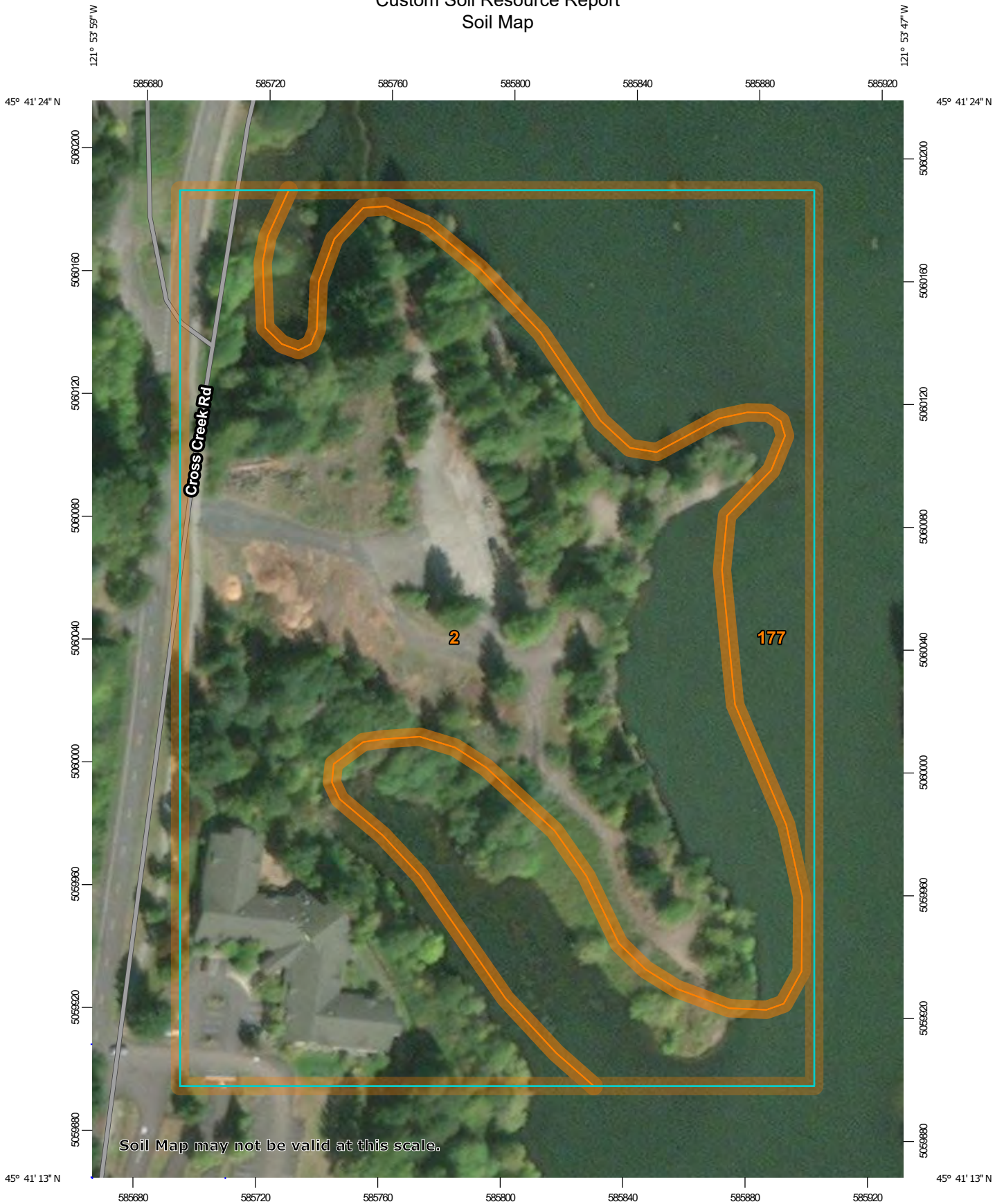
A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for Skamania County Area, Washington

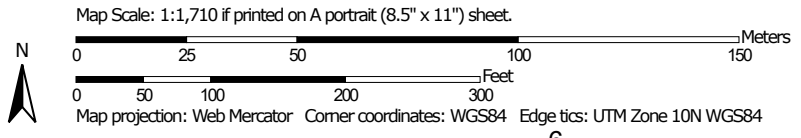
## Rock Creek Cove Vacation Homes Project



Custom Soil Resource Report  
Soil Map



Soil Map may not be valid at this scale.



## Skamania County Area, Washington

### 2—Arents, 0 to 5 percent slopes

#### Map Unit Setting

*National map unit symbol:* 1hhrw

*Elevation:* 0 to 200 feet

*Mean annual precipitation:* 40 to 80 inches

*Mean annual air temperature:* 45 to 52 degrees F

*Frost-free period:* 90 to 200 days

*Farmland classification:* Farmland of statewide importance

#### Map Unit Composition

*Arents and similar soils:* 100 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Arents

##### Setting

*Landform:* Terraces

##### Typical profile

*H1 - 0 to 24 inches:* gravelly sandy loam

*H2 - 24 to 60 inches:* extremely gravelly sandy loam

##### Properties and qualities

*Slope:* 0 to 5 percent

*Depth to restrictive feature:* More than 80 inches

*Natural drainage class:* Well drained

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.57 to 5.95 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water storage in profile:* Moderate (about 6.3 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 3s

*Hydrologic Soil Group:* A

*Hydric soil rating:* No

### 177—Water

#### Map Unit Composition

*Water:* 100 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

# CULTURAL RESOURCES REPORT COVER SHEET

DAHP Project Number: \_\_\_\_\_ (Please contact the lead agency for the project number. If associated to SEPA, please contact [SEPA@dahp.wa.gov](mailto:SEPA@dahp.wa.gov) to obtain the project number before creating a new project.)

Author: Donald D. Pattee and Bill R.Roulette

Title of Report: Results of a Cultural Resources Study of the Proposed Rock Creek Cove Resort Property, Stevenson, Washington

Date of Report: February 4, 2020

County(ies): Skamania Section: 1 Township: 2N Range: 7E

Quad: Bonneville Dam, OR-WA; Carson, WA-OR 2017 Acres: 6.4

PDF of report submitted (REQUIRED)  Yes

Historic Property Inventory Forms to be Approved Online?  Yes  No

Archaeological Site(s)/Isolate(s) Found or Amended?  Yes  No

TCP(s) found?  Yes  No

Replace a draft?  Yes  No

Satisfy a DAHP Archaeological Excavation Permit requirement?  Yes # \_\_\_\_\_  No

Were Human Remains Found?  Yes DAHP Case # \_\_\_\_\_  No

DAHP Archaeological Site #:

\_\_\_\_\_  
\_\_\_\_\_  
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- Submission of PDFs is required.
- Please be sure that any PDF submitted to DAHP has its cover sheet, figures, graphics, appendices, attachments, correspondence, etc., compiled into one single PDF file.
- Please check that the PDF displays correctly when opened.



# RESULTS OF A CULTURAL RESOURCES STUDY OF THE PROPOSED ROCK CREEK COVE RESORT PROPERTY, STEVENSON, WASHINGTON



By  
Donald D. Pattee, M.A., RPA 32246885,  
and  
Bill R. Roulette, M.A., RPA 11132,

Report submitted to

FDM Development, Inc.  
Kennewick, Washington

February 4, 2020

**APPLIED ARCHAEOLOGICAL RESEARCH, INC., REPORT NO. 2292**



APPLIED  
ARCHAEOLOGICAL  
RESEARCH, INC.  
*Cultural Resource Management and Historic Preservation*

4001 NE Halsey Street, Suite 3  
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**RESULTS OF A CULTURAL RESOURCES STUDY  
OF THE PROPOSED ROCK CREEK COVE RESORT  
PROPERTY, STEVENSON, WASHINGTON**

By:

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Bill R. Roulette, M.A., RPA 11132

Report submitted to

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February 4, 2020

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## ABSTRACT

FDM Development, Inc. (FDM) proposes to develop the Rock Creek Cove resort on an industrial property, formerly occupied by the Hegewald Veneer Mill (HVM), located in the western part of the town of Stevenson in Skamania County, Washington. Developments will include the construction of 14 vacation rental homes, a property management building, and paved parking areas around each structure.

The development site is within an urban exempt area of the Columbia River Gorge National Scenic Area. Therefore, the proposed project is not required to follow the guidelines for cultural resource surveys described in the Columbia River Gorge National Scenic Area Management Plan. However, the project is required to comply with the State Environmental Policy Act as implemented by Skamania County Code (16.04). The State Environmental Policy Act requires all developers to consider the impacts a project may have on the environment and to cultural resources before making permitting decisions. FDM contracted with Applied Archaeological Research, Inc. (AAR) to assist it in determining the effects of its proposed project on cultural resources.

AAR's study was designed to locate cultural resources that may be affected by the development and included background research and a field study. The latter included an intensive pedestrian survey and the excavation of four shovel test pits.

As a result, AAR determined that the entire project area had been impacted by the construction and operation of the HVM. Two concrete pads are all that remain of the mill operations. They mark the locations of the main sawmill building and another mill building. In AAR's opinion, the pads are not archaeological and they were not recorded as an archaeological resource.

In terms of Line 13 of the State Environmental Policy Act checklist, it is AAR finding that the project area does not contain any buildings, structures, or sites, that are listed in or eligible for listing in national, state, or local preservation registers. AAR recommends no further archaeological work is warranted in the current project area.

Although considered unlikely, there is always a possibility that an archaeological resource may be discovered during future development activity on the property. For that reason, the applicant and any contractors that may work on the property need to be aware that under the Revised Code of Washington at 27.53.060, it is unlawful to knowingly damage, deface, or destroy an archaeological site on public or private land in Washington. The Revised Code of Washington at 27.44.040 makes it a class C felony to knowingly remove, mutilate, deface, injure, or destroy any cairn or grave of any native Indian. Thus, in the event that archaeological materials, Indian cairns, or human remains are encountered during the development of the property, all construction activities must stop in the vicinity of the finds and the Department of Archaeology and Historic Preservation should immediately be notified and work halted in the vicinity of the finds until they can be inspected and assessed. Procedures outlined under Washington Administrative Code 25-48 will be followed and work will not resume until mitigation measures have been agreed upon.

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## INTRODUCTION

### Project Description and Staffing

FDM Development, Inc. (FDM) proposes to develop the former site of the Hegewald Veneer Mill (HVM) located at Rock Creek Cove resort into a resort that would include 14 vacation rental homes, a property management building, associated infrastructure, and paved parking areas. The development site is within an urban exempt area of the Columbia River Gorge National Scenic Area (CRGNSA). Therefore, the proposed project is not required to follow the guidelines for cultural resource surveys described in the CRGNSA Management Plan. However, the project is required to comply with the State Environmental Policy Act (SEPA) as implemented by Skamania County Code (16.04). SEPA requires all developers to consider the impacts a project may have on the environment and to cultural resources before making permitting decisions. To assist FDM in its compliance with SEPA requirements, Applied Archaeological Research, Inc. (AAR) conducted a cultural resource survey of the proposed development site.

Archaeological fieldwork for the project was supervised by Donald D. Pattee, M.A., RPA 32246885 who was assisted by Michelle R. Lynch, M.A., RPA 429967347. The project was under the technical supervision of Bill R. Roulette, M.A., RPA 11132, AAR's Principle Investigator. Mr. Pattee, Ms. Lynch, and Mr. Roulette meet the Secretary of the Interior's professional qualification standards.

### Conventions

In this report, measurements for common distances, elevations, and areas are in United States customary units (e.g., feet, miles, and acres). Measurements related to archaeological techniques and artifact analyses are in metric units (e.g., meters, centimeters, and millimeters). Numbers in the thousands used to express ages and distances feature commas to denote thousands. Calendar dates and dates used to express years before present (B.P.) do not use commas to denote the thousands place but do use commas to denote the ten thousands place.

### Description of the Project Area

The proposed resort development site is in the western part of the town of Stevenson in Skamania County, Washington, in Section 1, Township 2 North, Range 7 East, Willamette Meridian (Figure 1). It is privately owned and encompasses 6.4 acres. It is composed of three contiguous tax parcels numbered 02070100130300, 02070100130400, and 02070100130200, that together form an irregularly-shaped tract that is maximally 1,022 feet (ft) measured north-to-south and 580 ft measured east-to-west. The property is located on a peninsula that projects into Rock Creek Cove on the northern bank of the Columbia River. The cove was created in 1937 as a result of flooding that occurred along the banks of the river east of Cascade Locks soon after the Bonneville Dam began operation. Its west side is bordered by Rock Creek Drive. Its other sides are defined by the boundaries of the proposed development footprint and the cove (Figure 2).

The project area is at an elevation of about 102 ft above mean sea level (amsl). Its surface has been artificially flattened and built up. The modifications are most likely related to the development of the property by the HVM in the early 1950s (see below). Its central part contains two concrete pads that mark the former locations of mill buildings. The largest pad is 337 ft long and 86 ft wide. It marks the former location of the main sawmill (Figure 3). The other pad is 59 ft long and 45 ft wide and most likely marks the location of a second mill building, possibly a machine shop.

Prior to AAR's fieldwork parts of the property had been disturbed by heavy equipment that was used to clear brush and remove trees. Cleared vegetation and soil were pushed into low piles that

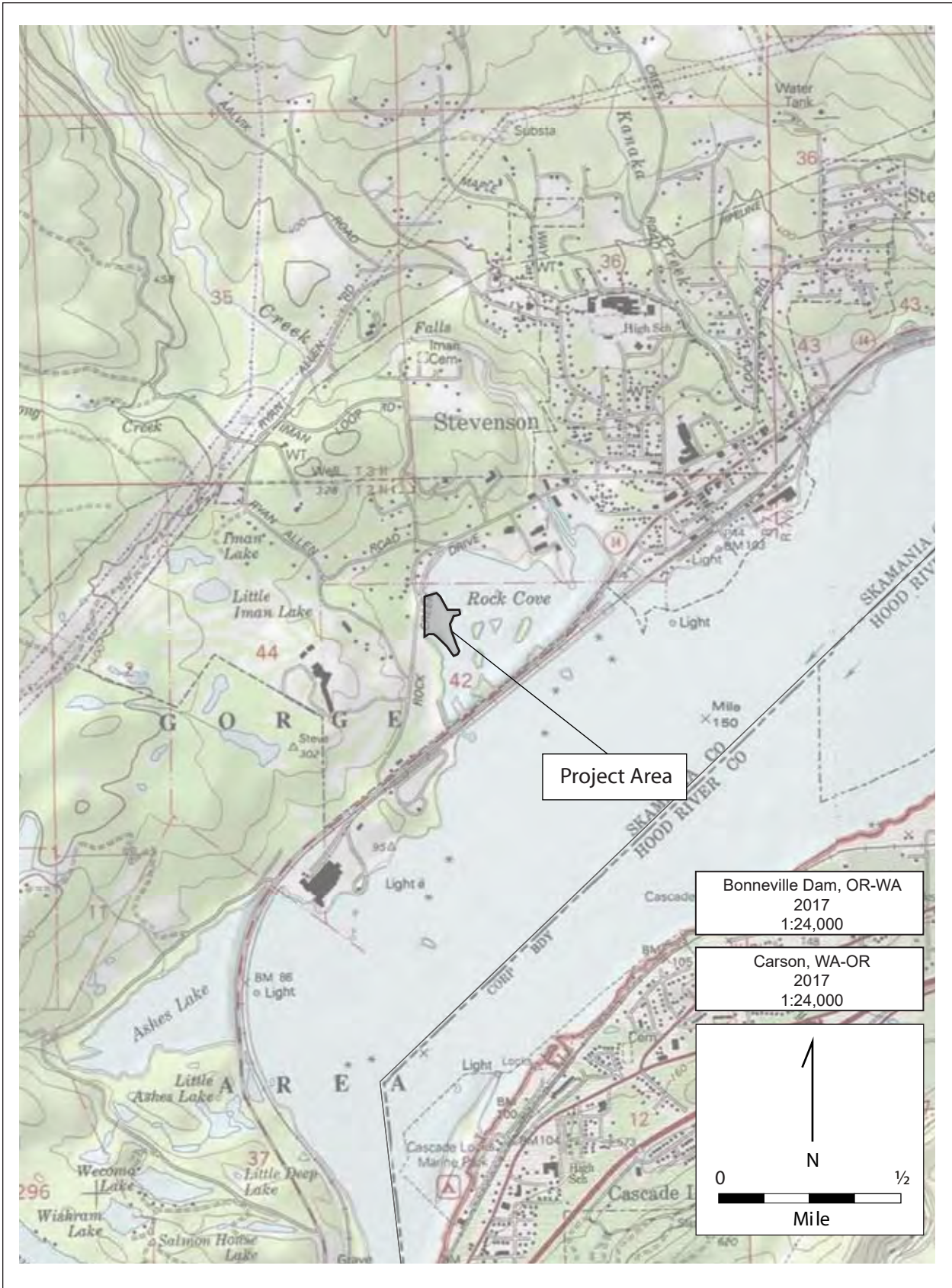


Figure 1. Location of the project area.



Figure 2. Aerial photomap of the project area.





Figure 3. Photographic overview looking east at the concrete foundation of the main sawmill building of the HVM.

remain in place (Figure 4). At least two trenches had been excavated in the eastern part of the property and partly backfilled (Figure 5). The ground surface in the parts of the property that were not disturbed or otherwise obscured by gravel or building foundations were covered in grasses, blackberry brambles, and a scattering of Douglas-fir, alder, and maple trees (Figure 6).

### **Project Background**

In 2016, Skamania County initiated an inventory of all brownfield sites (i.e. abandoned properties where there may be environmental contamination) located in the county to better understand their impacts on surrounding communities and to study their potential for commercial development. As part of the inventory, the county conducted a Phase II environmental site assessment (ESA) of the project area to evaluate the potential environmental impacts associated with the historical operation of the HVM. No cultural resource investigations were conducted on the property in advance of or as part of the assessment. The ESA included the use of ground penetrating radar across the site to check for buried infrastructure (e.g. tanks, tank pits, pipes, or septic systems). In addition, ten test pits were excavated in select areas to extract soil samples to be analyzed for metals, petroleum, and dioxins. The GPR results showed that there were no buried infrastructure and no petroleum was detected in the soil. Some metals and dioxins were detected, but did not exceed contamination levels considered by the Model Toxics Control Act to be harmful to humans. The ESA recommended that no further environmental remediation of the site was warranted.



Figure 4. Photographic overview looking north of an area cleared of brush. The vegetation and displaced soil have been pushed into low piles.



Figure 5. Photographic overview looking northeast of an area that had been trenched prior to fieldwork.



Figure 6. Photographic overview looking west showing typical vegetation throughout the project area at the time of fieldwork.

## ENVIRONMENTAL, CULTURAL, AND HISTORICAL CONTEXTS

### Environmental Setting

The project area is located in the southernmost part of the Southern Washington Cascade physiographic province where the mountains have been incised by the Columbia River Gorge. The province is characterized by deeply dissected and weathered mountains set on a generally western sloping terrace. It contains rugged mountainous areas, river floodplains, and low terraces.

The modern topography of the Gorge reflects the down cutting of the Columbia River through basalt bedrock. The basalt was laid down during the Miocene in a number of individual flows that collectively are known as the Columbia River Basalts. The lava from these flows originated in central and eastern Washington and Oregon and streamed westward down the Columbia River valley to the sea (Allen et al. 1986). Exposures of these flows can be seen in the steep walls framing the Gorge.

Following the deposition of the basalts, the Cascades were up-arched. As the mountains were rising, the Columbia River was cutting down through the range, creating its deep canyon. Later, toward the end of the Pliocene and into the Pleistocene, volcanic activity resumed in the Cascades, producing lava flows which filled the tributaries of the Columbia and which displaced the river to the north, near its present position. The strato volcano peaks of Mt. Hood, Mt. St. Helens, and Mt. Adams began to rise some 700,000 years ago, a process which continues into the present. The up-arching of the Cascades created a barrier to easterly flowing moist marine air and resulted in the climatic division of the region into the moist western and dry eastern portions (Allen et al. 1986). In the Columbia River Gorge, this climatic change occurs around White Salmon and Hood River, a short distance upriver, or east, of the project area.

Although the basalt flows of the Miocene laid the foundation for the physiography of the Gorge, the geological events of the Pleistocene shaped it into its present configuration. The most important of these events were the Missoula Floods (known variously as the Bretz or Spokane floods) that occurred between about 17,000 and 12,700 years ago (Clague et al. 2003; Waitt 1994). The floodwaters originated in Glacial Lake Missoula, a body of water formed when the Purcell Trench Lobe of the Cordilleran ice sheet blocked the Clark Fork River in Montana. When the waters of Lake Missoula breached the ice dam, a wall of water estimated to have been ca. 2,000 ft high was released. In a single flood, somewhere near 500 cubic miles of water rushed across the Columbia Plateau and entered the Columbia River system (Alt and Hyndman 1993:172). The tremendous force and volume of the floods scoured away the soils of the Gorge and altered the river valley from its previous V shape to its present U-shaped cross-sectional profile (Allen et al. 1986:159).

The floods led to the oversteepening of the Gorge walls, particularly in areas where the Columbia River basalts are underlain by the easily erodible Eagle Creek Formation. These conditions have made a nearly 50-square-mile area toward the west end of the Gorge prone to landslides. The project area is situated near the leading edge of a debris deposit from the quaternary-aged Red Bluff landslide, which is part of the greater Cascade Landslide Complex. The deposits extend further southward and are submerged in Rock Creek Cove (Pierson et al. 2016; Randall 2012).

The project area is in the *Tsuga heterophylla* zone, a classification of plant associations that is found throughout western Washington and Oregon in wet maritime climates between sea level and about 2,300 ft amsl (Franklin and Dyrness 1988). Throughout the zone, Douglas-fir, western hemlock, and western redcedar with few hardwoods dominate typical overstory vegetation in forested areas. Common forest understory plants throughout the zone include vine maple, hawthorn, wild rose, blackberry, thimbleberry, and snowberry.

The primary soil mapped within the project area is Arents, 0 to 5 percent slopes (Haggen 1990). It is an anthropogenic soil that developed as the result of disturbance and redeposition through various human activities such as mining, dredging of water bodies, road building, and construction (Sencindiver and Ammons 2000). It does not represent a native soil body, but rather formed in spoils that have been removed from their original context and redeposited. No single profile of Arents is typical. One commonly observed includes a 24-inch-thick "A horizon" of dark brown, gravelly sandy loam. The underlying material extends to a depth of 5 ft below surface and consists of stratified gravelly to very gravelly loamy sand (Haagen 1990).

### **Ethnographic Overview**

The project area is located at the eastern periphery of the traditional territory of the Cascade people that spoke an Upper Chinook dialect and were closely aligned with other Upper Chinook peoples that occupied both sides of the Columbia River between from roughly the mouth of the Washougal River to a point above Dallesport including the Hood River, White Salmon, Wasco, and Wishram (French and French 1998:360-363). The territory of the Cascades Chinook included lands on each side of the Columbia River in the vicinity of the Cascades of the Columbia, a section of river narrowed and obstructed with landslide debris where the river dropped about 40 ft in elevation through a series of rapids over a distance of several miles. The Cascades controlled the portages around the rapids and the important salmon fishery centered there.

The Cascade people and other Upper Chinookan groups lived in autonomous villages without overarching political organization or centralized government (French and French 1998:369). Villages were presided over by chiefs who held office based primarily on a system of hereditary leadership rights (Silverstein 1990:541). Chiefs were usually persons of the highest rank within the hierarchically organized Chinook society, and chiefly status was conferred on members of wealthy and politically

influential families. Status, class, and rank were used as organizational principles in Chinook society. Chiefs, along with shamans, warriors, and traders, formed a small upper class with slaves forming the bottom of the social hierarchy. Commoners ranged between these hierarchical poles and were probably ranked along numerous socially recognized gradations. High rank and high class was strongly linked to wealth.

Winters were spent in permanent settlements consisting of one or more rectangular, gabled-roofed, upright-cedar-plank houses (Hajda 1994; Silverstein 1990) that featured raised sleeping and storage platforms that lined the house walls. In 1805, Lewis and Clark encountered the Chinook village of Wishram on the north side of the Columbia River (near what is now Columbia Hills State Park) and described some 20 homes constructed of wood, the first wooden houses the expedition had seen since leaving Illinois (Wilke et al. 1983:75-76). Chinook subsistence was oriented toward fishing and root-and-berry gathering. Most subsistence activities were organized around small groups that dispersed to smaller camps focused on task-specific subsistence activities.

Native peoples that lived along the Columbia River came into contact with European and American sea-borne fur traders in the late-eighteenth century. Diseases introduced by the traders, especially small pox, influenza, and malaria, spread rapidly upriver and throughout the region with catastrophic results. The first historical reports of a malarial epidemic are from 1830. Within four years 75 to 90 percent of the regional native population was dead (Boyd 1985). Displaced groups and individuals formed *ad hoc* communities or joined those still existing, and either attempted to follow traditional patterns or adopted the life ways of the Euroamericans (Hajda and Boyd 1988:45-46).

## Historical Overview

The first Euroamericans to pass through the Columbia River Gorge were explorers and fur traders in the early decades of the nineteenth century. Among the explorers were Lewis and Clark who led their Corps of Discovery expedition down the Columbia River in 1805, and David Thompson, who traversed the length of the Columbia River in 1811. After the establishment of a land-based fur trade around 1811, a greater number of Euroamericans traveled throughout the region in search of furs. Travel logs left by early traders in the region document the spread of disease among the native populations of the Columbia River as early as the 1830s, resulting in a catastrophic population loss (Minor et al. 1986:54-55). By 1834, missionaries began trickling into the region, followed several years later by the initial waves of pioneers heading to the Willamette Valley along the Oregon Trail. Between 1841 and 1851 all travelers and settlers heading west had to pass through the Columbia River Gorge, where, just east of the city of Stevenson, they were forced to portage along the north bank of the river around the rapids known as the Upper, Middle, and Lower Cascades.

The passing of the Oregon Donation Land Act of 1850 resulted in a steady influx of Euroamerican settlers that initially used the area for grazing livestock and logging (Mack and McClure 1999). As more settlers arrived to the region, small communities were established along the banks of the Columbia River, which provided needed services for travelers passing through the gorge. These included lodging, supplies, and improved portage routes. One such community was Stevenson, which shared the name of its founder, George Stevenson. The town was founded in 1893 and quickly became an important way-stop for travelers passing through the gorge. River transportation improved with the construction of the Cascade Locks in 1896 allowing boats to by-pass the cascades. Incoming travelers to the region could now navigate the Columbia River from Portland as far as The Dalles. Easier river travel spurred economic development in Stevenson and by 1900 the town featured two hotels, two saloons, two restaurants, as well as a general store, drug store, post-office, jail, print shop, and court house (Skamania County Chamber of Commerce 2020; Wilma 2006). The town was officially incorporated in 1908. That same year, the Spokane, Portland, and Seattle rail line arrived and connected the town to the major cities of the Pacific Northwest (Wilma 2006).

The rail line and the more navigable river resulted in logging and milling becoming one of the more important economic pursuits in the region as timber products could be transported with relative ease to Portland or Seattle and then shipped overseas where demand was high. In the following decades, the logging industry became vital to the economy of Stevenson. Trees logged in the hills backing the town were transported by flumes down to sawmills that lined the shoreline including the HVM.

The HVM operated between 1952 and 1973. It was primarily used for the production of wood veneer, which was peeled from tree logs and then pressed into 8-foot-long sheets (Hunt 1964). The sheets were used to line doors, table tops, and cabinetry panels. At the height of its operation, the mill produced 60,000,000 square feet of veneer annually (Hunt 1964). Waste produced from the process (e.g. wood chips or parts of the log not suitable for milling) was burned in two conical structures referred to at the time as “wigwam burners” (Hunt 1964). Tree logs were stored in Rock Creek Cove, which was enclosed by wooden booms that prevented the logs from floating downriver. In 1973, the mill was sold to Louisiana Pacific, which operated it until its closure in 1975. Around that same time, other sawmills in the Stevenson area closed resulting in the loss of hundreds of jobs and severely impacting the economy of the town. It did not fully recover until the early 1990s (Wilma 2006).

### **Historical Maps Research**

As part of the background research, historical maps were reviewed to determine the likelihood that the project area contains undocumented historic-era features and to trace land ownership. Maps reviewed include those produced by the General Land Office (GLO) as part of the cadastral survey and those prepared by the United States Geologic Survey (USGS). Historic aerial photographs were also reviewed.

The earliest maps that depict the project area are cadastral survey maps produced by the General Land Office (GLO) in 1860, 1876, 1903, and 1906. The project area is shown as devoid of developments on the maps (GLO 1860, 1876, 1903, 1906). An 1864 GLO map shows lands taken out of federal ownership through land claims. The project area is shown as within a 319.91-acre land claim filed by D. Baughman (GLO 1864).

A 30-minute (1:125,000) map published by the United States Geological Survey (USGS) in 1929 shows the project area before inundation of the Bonneville Pool (also known as Bonneville Lake) the reservoir behind Bonneville Dam (USGS 1929). No buildings or other developments are depicted in it (Figure 7). A 15-minute map published by the USGS in 1957 shows the project area after completion of the Bonneville Dam and formation of the reservoir behind it (USGS 1957). A large rectangular structure is shown on the map to be in the project area representing the main HVM sawmill building (Figure 8).

An aerial photograph taken of the mill sometime between 1952 and 1973 on display in the Columbia Gorge Interpretive Center Museum, shows that HVM in full development (Figure 9). The mill complex can be seen to cover the entire project area with much of it covered by buildings, what appear to be graveled surfaces, stockpiled wood products, and general debris. The photograph shows the main sawmill and the second mill building in locations corresponding to where concrete pads remain. It also shows two wigwam burners that were located in the southern part of the property (Western Ways, Inc., n.d.).

### **Previous Archaeology in the Project Area and Vicinity**

A review of records on file at the Washington State Department of Archaeology and Historic Preservation (DAHP) accessed online using its Washington Information System for Architectural and Archaeological Records Data (WISAARD) database showed that the project area has not previously been surveyed for cultural resources. Thirty-three cultural resource investigations have been conducted within

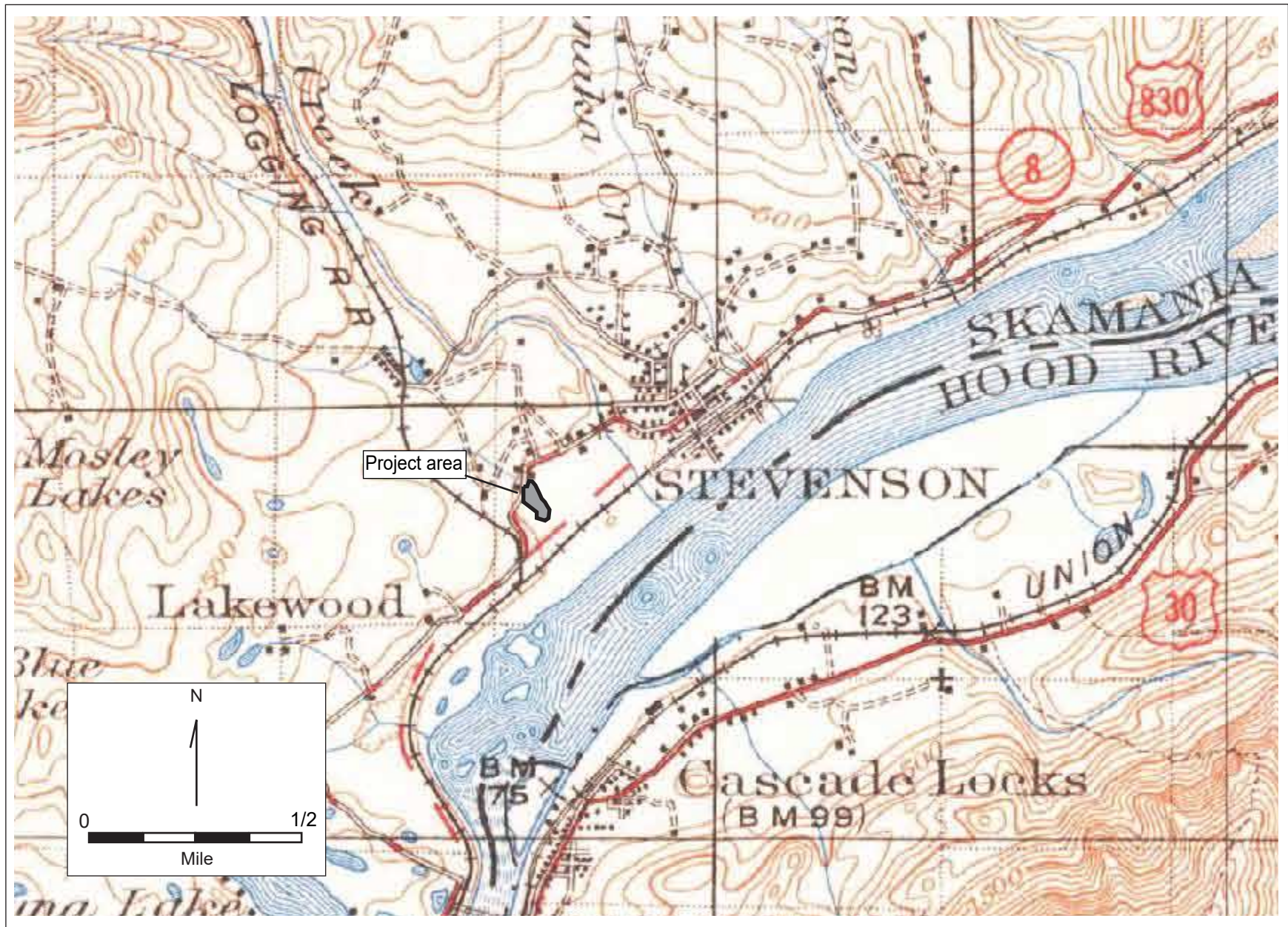


Figure 7. Location of the project area as depicted on the Hood River, Wash.-Oreg., 30-minute topographic quadrangle published in 1929.

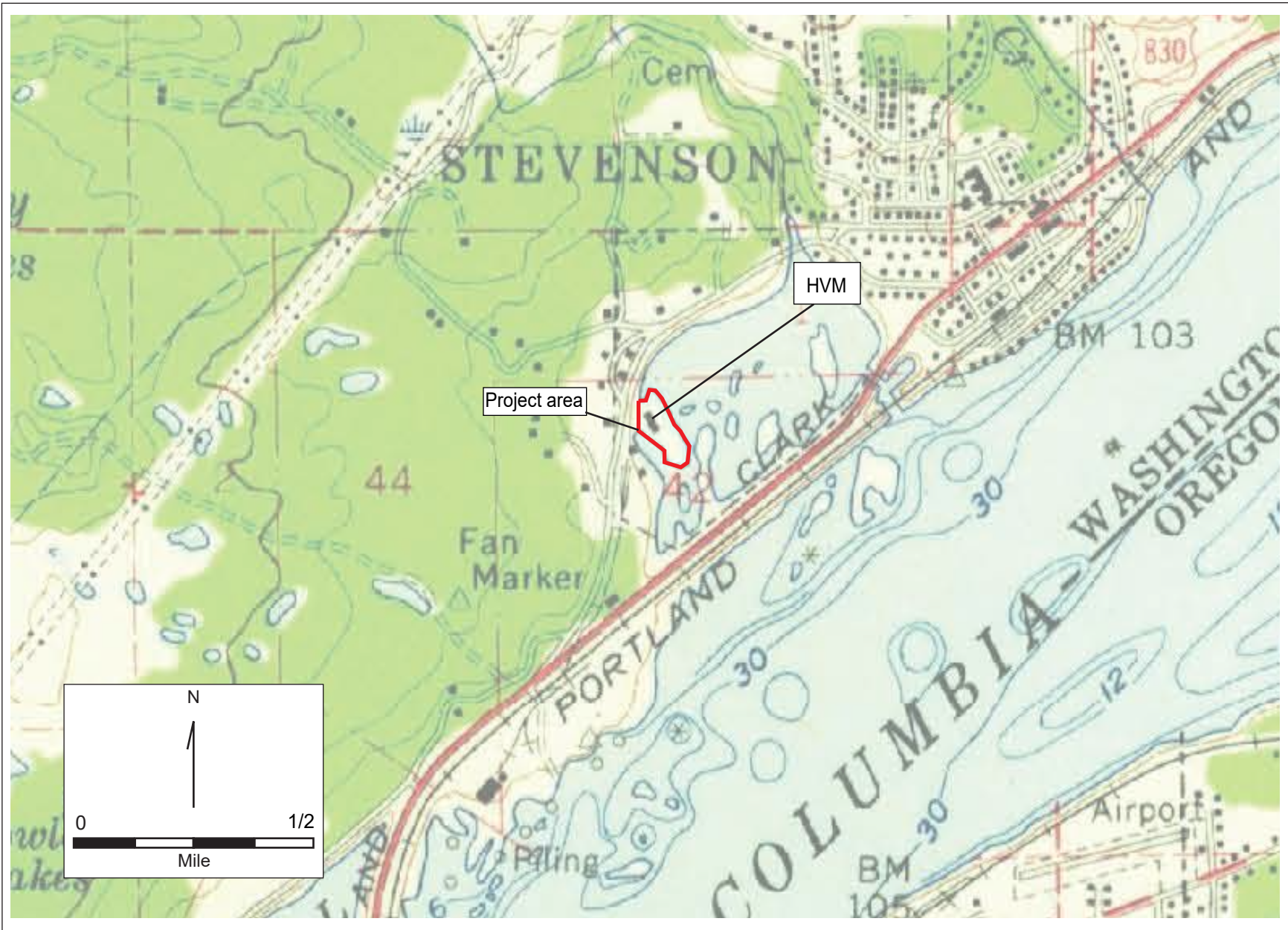


Figure 8. Location of the project area and the HVM as depicted on the Bonneville Dam, Oreg.-Wash., 15-minute topographic quadrangle published in 1957.





Figure 9. Aerial photomap taken of the HVM sometime between 1952 and 1973. Photomap is currently on display in the Columbia Gorge Interpretive Center Museum.

two miles of it (Table 1). The studies have generally consisted of reconnaissance and formal surveys that have resulted in the identification of multiple component sites 45SA20 and 45SA541, pre-contact sites 45SA210, 45SA600, 45SA633, 45SA650, pre-contact isolate 45SA585, and historic-era sites 45SA8, 45SA121, 45SA501, and 45SA502.

Of the previously recorded sites, 45SA20, the Ice House Lake site, has been the most intensively studied. The site was recorded during a cultural resources survey conducted by the University of Washington in advance of the construction of a powerhouse at Bonneville Dam (Mesrobian and Sunstrom 1976). It is located about 1.4 miles to the southwest of the project area on terraces overlooking the northern shore of the Columbia River. Evaluative test excavations were conducted at the site in 1988. They included a surface inspection as well as the excavation of six 1-x-1 meter (m) test units (TUs) and six auger test probes. The investigation resulted in the recovery of a variety of pre-contact and historic-era artifacts as well as floral and faunal remains.

Pre-contact artifacts recovered from the site included 11,243 pieces of cryptocrystalline silicate (CCS), obsidian, basalt, and petrified wood debitage and 99 stone tools. Tools included projectile points, preforms, knife fragments, bifaces, flake knives, perforators, used flakes, hammerstones, pounders, anvils, choppers, cobble flake knives, spall tools, abraders, and cores (Minor 1988). Most of the projectile points identified were small, narrow necked forms consistent with Types 7, 8, 10, and 12 described in Pettigrew's (1981) projectile point chronology of the Portland Basin. Broad-necked projectile points of the Type 2 variety were also observed (Pettigrew 1981).

The 439 historic-era artifacts recovered during the investigations included fragments of earthenware, porcelain, stoneware, and Chinese ware, clay pipes, vessel glass, machine cut nails, spikes, brace plates, iron bolts, staples, wire, bullets, metal scraps, and gunflint. A few pieces of charred nut shell and 148 animal bones were also recovered. Most of the bones were small fragments. Most were from sturgeon but they also included horse, elk, deer, cow, salmonids, and cyprinid bones (Minor 1988).

Minor (1988) determined that the site represented the village *Wahlala* (Curtis 1911) or *Walala* (Spier and Sapir 1930) occupied by the Cascade Chinook. It is described in the journal of Lewis and Clark as consisting of eight plank slab houses that were inhabited part of the year during the fishing season. Based on the results of the investigation, the site was interpreted to have been continually used by Chinook as a seasonal fishing village during the pre-contact period and into historic times. Initial occupation of the site was thought to have occurred 830 years ago. The site was likely abandoned around 1850 when the United States established a strong military presence throughout the Columbia River Gorge (see below). The site was recommended as eligible for listing on the National Register of Historic Places (NRHP).

The other multicomponent site within two miles of the project area is 45SA541. The site was recorded based on the inadvertent discovery of human remains in the side wall of a utility trench during the installation of buried telecommunications equipment. The discovery triggered emergency archaeological excavations and the screening of a sample of the spoils created during the trenching. Recovered were 86 human or potentially human bones and mixed historical; and prehistoric artifacts all of which were contained in a thick layer of imported fill (Paraso and Ellis 2010).

Of the previously recorded pre-contact resources, three of them (45SA210, 45SA585, and 45SA650) consist of low density, lithic scatters that have not been documented past the initial survey phase. Site 45SA210 was identified 1.5 miles to the southwest of the project area on the north shore of Ashes Lake. As documented, the site contains one desert side-notched projectile point, a piece of human bone, and pieces of lithic debitage (Cole and Southard 1971). Only lithic debitage was identified at the other resources with site 45SA585 containing 10 pieces of CCS and basalt debitage and isolated find 45SA650 containing a single piece of CCS debitage (Becker and Roulette 2017; Olander et al. 2011).

Table 1. Cultural Resource Surveys Conducted within 2 Miles of the Project Area

Author(s) of Report/Year	Type of Investigation	Size of Study Area	Findings
Cole and Southard 1971	Formal survey	Not listed	45SA210 identified and documented
Dunnell and Lewarch 1974	Formal survey	Not listed	45SA8 identified and documented
Mesrobian and Sundstrom 1976	Formal survey	Not listed	45SA20 identified and recorded
Minor 1988	Evaluative testing	Not listed	Additional study at 45SA20 that refined its boundaries and expanded its artifact assemblage.
Minor and Beckham 1988	Evaluative testing	Not listed	45SA121 identified and documented
Freed 1989	Damage Assessment	Not listed	Additional study at 45SA20 that expanded its artifact assemblage.
Boynton 1995	Formal survey	82 acres	Archaeological resources identified and documented at distances greater than 2 miles from the project area
Musil 1999	Formal survey	120 acres	No archaeological resources identified
Easton and Roulette 2002	Formal survey	Not listed	No archaeological resources identified
Stilson 2002	Formal survey	4.4 acres	Archaeological resources identified and documented at distances greater than 2 miles from the project area
Scott 2003	Cultural resource monitoring	47 mile linear corridor	Archaeological resources identified and documented at distances greater than 2 miles from the project area
White and Ozburn 2003	Reconnaissance survey	Not listed	No archaeological resources identified
Boynton and Fagan 2006	Formal survey	4.2 acres	45SA501 and 45SA502 identified and documented
Gall 2006	Formal survey	25.4 acres	No archaeological resources identified
Dryden 2007	Reconnaissance survey	0.90 acre	No archaeological resources identified
Dryden 2009	Reconnaissance survey	0.01 acre	No archaeological resources identified
Lloyd-Jones and Ozburn 2009	Formal survey	5 acres	No archaeological resources identified
Dryden 2010a	Reconnaissance survey/cultural resource monitoring	2 acres	No archaeological resources identified
Dryden 2010b	Reconnaissance survey	0.15 acre	No archaeological resources identified
Paraso and Ellis 2010	Emergency archaeological excavations	Not listed	45SA541 identified and documented
Olander et al. 2011	Formal survey	Not listed	45SA585 identified and documented
Kiers 2012	Formal survey	<0.1 acre	No archaeological resources identified
Knutson et al. 2012	Formal survey	8.6 acres	45SA600 identified and documented. Numerous other resources identified at distances greater than 2 miles from the project area.
Harris et al. 2013	Formal survey	3.5 acres	No archaeological resources identified
O'Donnchadha 2013	Formal survey	1 acre	No archaeological resources identified
Bard et al. 2014	Formal survey	123.5 acres	Archaeological resources identified and documented at distances greater than 2 miles from the project area

Table 1. Cultural Resource Surveys Conducted within 2 Miles of the Project Area, continued

Author(s) of Report/Year	Type of Investigation	Size of Study Area	Findings
Jenkins and Reese 2014	Formal survey	2.6 acres	No archaeological resources identified
Pattee and Roulette 2014	Formal survey	8.26 acres	No archaeological resources identified
Smith and Gall 2014	Formal survey	30 acres	Additional study at 45SA600 that refined its boundaries. 45SA633 identified and documented.
Holschuh 2015	Formal survey	1 acre	No archaeological resources identified
Becker and Roulette 2017	Formal survey	1 acre	45SA650 identified and documented
Homan and O'Donnchadha 2017	Formal survey	52.51 acres	No archaeological resources identified
Gall and Smith 2019	Formal survey	41.5 acres	Additional study at 45SA8 that refined its boundaries and expanded its artifact assemblage. Archaeological resources identified and documented at distances greater than 2 miles of the project area.

Pre-contact sites 45SA600 and 45SA633 were observed to contain shallow pit features that had been excavated into a talus slope. The sites are located about two miles to the southwest of the project area. The date, origin, and function of the pits could not be determined. They are similar to those identified on the summit of Wind Mountain located approximately seven miles to the northeast of the project area, which are considered sacred to past and contemporary Native American groups. Because of this, the features were recorded as archaeological sites (Knutson et al. 2012; Smith and Gall 2014).

Historic-era site 45SA121 is located about 1.2 miles to the southwest and consists of the remnants of the U.S. Army's Fort Lugenbeel and the civilian town site of Upper Cascades. The town was established in 1851 and became one of the first frontier communities in the Columbia River Gorge. It contained hotels, homes, storage buildings, a portage tramway, and a sawmill. By 1855 the U.S. Army had established Fort Cascades at the Lower Cascades and Fort Rains at the Middle Cascades to the west to ensure the safe passage of troops and supplies from Fort Vancouver. Both forts were attacked and destroyed by Native Americans in 1856. Following the attack, the U.S. Army regained control of the area and constructed Fort Lugenbeel on a ridge above the community at Upper Cascades to deter future attacks (Minor and Beckham 1988). Evaluative testing at the site in 1988 resulted in the identification of multiple building foundations associated with the fort and town site as well as the recovery of 4,630 artifacts. These included ceramic and glass fragments, nails, spikes, bricks, various items related to firearms, clay pipe fragments, buttons, and faunal remains (Minor and Beckham 1988). The fort and town site were used between 1850 and 1880. The site has been listed on the NRHP under Criterion D.

Historic-era site 45SA8 was initially identified in 1974 as an historical homestead based on anecdotal information (Dunnell and Lewarch 1974). At the time of its recording, the location of the site was not field verified. In 2019, the site was the subject of a formal cultural resources survey that resulted in the discovery of a sparse, subsurface historic-era debris scatter. Observed artifacts included amber, aqua, amethyst, and colorless vessel glass, cut nails, several bottle bases, fragments of whiteware ceramics, and metal fragments (Gall and Smith 2019). Based on the identification of temporally sensitive artifacts during the investigation, the site deposit was determined to have formed between 1880 and 1920 (Gall and Smith 2019).

Historic-era sites 45SA501 and 45SA502 are located approximately 1 mile to the northeast of the project area. They were identified during a cultural resources survey conducted in advance of the construction of a residential subdivision. Site 45SA501 consists of a small dump of household debris, which includes oval Postum tins, a Hazel-Atlas bottle base, zinc caps, rusted cans, canning jars, and

fragments of machine molded glass. The dump has been interpreted to have formed in the early 20<sup>th</sup> century (Boynton and Fagan 2006). Site 45SA502 consists of the ruins of an historic-period residential structure that was constructed in 1895 (Boynton and Fagan 2006).

Two historic-era cemeteries, which were recorded as cultural resources, are located within two miles of the project area. They are sites 45SA555, the Iman Cemetery, and 45SA651, the Gropper Cemetery. The first is located on land that was owned by Feliz Grundy Iman and was established in 1889 (Anonymous n.d.a). The second is located on the northern end of Stevenson and was established in 1905 (Anonymous n.d.b).

## **METHODS AND RESULTS**

### **Fieldwork Methods**

Fieldwork was conducted on January 8 and 15, 2020. The approach to the fieldwork was informed by the results of the background research that showed that the entire development site had been significantly impacted by past development that appears to have included grading and leveling the ground surface. Subsequent to that soil and gravel were dumped across the landform and compacted. With that history of land use in mind, the potential for buried archaeological deposits to be present was assessed as very low. Consequently, the fieldwork consisted of an intensive surface survey and the excavation of four shovel-test-pits (STPs) to verify the suspected level of disturbance and to examine the character of subsurface conditions (Figure 10).

The STPs were 30 centimeters (cm) in diameter and were excavated in 20-cm or thinner levels to depths that ranged between 20 and 50 cm below surface (cmbs). All sediments removed from the probes were screened through one-eighth-inch-mesh hardware cloth. Afterward, the STPs were completely backfilled and their locations were recorded using a handheld Trimble Geo7X global positioning system (GPS) device. GPS data were then corrected and exported to a graphics program for final editing and formatting.

### **Results of the Field Investigations**

The ground surface was inspected by walking transects spaced no more than 10 m apart. Ground surface visibility was variable. In the parts of the property that were obscured by building foundations, gravel, or trampled blackberry brambles, surface visibility was zero percent. Areas that had been trenched and then backfilled prior to fieldwork had 100 percent visibility. Other areas of the property were covered in a thin layer of grass and duff. Surface visibility in these areas was about 25 percent. No artifacts were found on the ground surface. The two concrete pads, mentioned above, were observed. They appear to be all that remains of the HVM. All other mill facilities have been completely removed. The slabs are overgrown and covered with a thin layer of moss and grass.

No artifacts were found in the STPs. Soil profiles encountered during the excavations consisted entirely of fill material, which matched the description of Arents, 0 to 5 percent slopes mapped on the property. Profiles generally included a 5- to 20-cm-thick organic layer of very dark brown (7.5YR 2/2) sandy loam, which capped a 10- to 45-cm-thick layer of brown (10YR 4/3), sandy loam (Figure 11). At least three quarters of the soil matrix in the latter layer contained angular gravel intermixed with small to medium angular cobbles (Figure 12). STP 3 and 4 terminated at 20 cmbs due to an impenetrable layer of angular cobbles (Table 2).



Figure 10. Aerial photomap of the project area showing the locations of the concrete slabs representing mill structures, STPs, and pedestrian transects walked.



Figure 11. Representative view of the gravelly fill encountered in the STPs.



Figure 12. Representative view showing the amount of rock found in the STPs.

Table 2. Summary Results of STPs Excavated

STP #	Depth (cmbs)	Sediments (Moist)	Results
1	0-5	Organic layer of very dark brown (10YR2/2) sandy loam	No artifacts
	45-50	Brown (10YR4/3) sandy loam. Numerous angular gravels and cobbles.	
2	0-20	Organic layer of very dark brown (10YR2/2,) sandy loam	No artifacts
	20-50	Brown (10YR4/3) sandy loam. Numerous angular gravels and cobbles.	
3	0-5	Organic layer of very dark brown (10YR2/2) sandy loam	No artifacts
	5-20	Brown (10YR4/3) sandy loam. Numerous angular gravels and cobbles. Terminated at impenetrable layer of angular cobbles.	
4	0-5	Organic layer of very dark brown (10YR2/2) sandy loam	No artifacts
	5-20	Brown (10YR4/3) sandy loam. Numerous angular gravels and cobbles. Terminated at impenetrable layer of angular cobbles.	

## SUMMARY AND RECOMMENDATIONS

### Summary

This report has described the results of a cultural resources study conducted by AAR of a 6.4-acre property that FDM proposes to develop into the Rock Creek Cove resort. The study included background research and field investigations. The results of the background research indicate that the property has been significantly altered such that it has low potential to contain archaeological resources. AAR’s fieldwork included an intensive surface survey and excavation of four STPs. No artifacts were found. Profiles exposed in the probes showed that a thick layer of imported gravelly fill covers the entire development site.

The only trace of the HVM consists of two concrete pads that mark the location of two of the mill buildings. In AAR’s view, the pads are not archaeological and they were not recorded as an archaeological resource.

### Recommendations

AAR’s study was done to assist FDM in complying with SEPA as implemented by Skamania County Code (16.04). In terms of Line 13 of the SEPA checklist, it is AAR finding that the project area does not contain any buildings, structures, or sites, that are listed in or eligible for listing in national, state, or local preservation registers. AAR recommends no further archaeological work is warranted in the current project area.

Although considered unlikely, there is always a possibility that an archaeological resource may be discovered during future development activity on the property. For that reason, the applicant and any contractors that may work on the property need to be aware that under the Revised Code of Washington at 27.53.060, it is unlawful to knowingly damage, deface, or destroy an archaeological site on public or private land in Washington. Under the Revised Code of Washington at 27.44.040 it is a class C felony to knowingly remove, mutilate, deface, injure, or destroy any cairn or grave of any native Indian. Thus, in the event that archaeological materials, Indian cairns, or human remains are encountered during the development of the property, all construction activities must stop in the vicinity of the finds and the DAHP should immediately be notified and work halted in the vicinity of the finds until they can be inspected and assessed. Procedures outlined under Washington Administrative Code at 25-48 will be followed and work will not resume until mitigation measures have been agreed upon.



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January 21, 2020

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Re: Rock Cove Preliminary Critical Areas Assessment

Zach,

Ecological Land Services (ELS) completed a field assessment for FDM Development to determine whether wetlands or fish and wildlife habitat conservation areas (hereafter collectively termed critical areas) are located on or adjacent to parcels 02070100130300, 02070100130400, and 02070100130200 (hereafter referred to as the study area) in the City of Stevenson, Skamania County, Washington. The study area is in the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 1, Township 2 N, and Range 7 East of the Willamette Meridian, coordinates 45.6890, -121.8992, and accessed from Rock Cove Drive (Figure 1). City of Stevenson zoning is "Commercial Recreation" (CR).

ELS completed fieldwork for a critical areas determination on December 30, 2019 in collaboration with Washington Department of Ecology (Ecology) staff. This letter provides a description of the study area's existing conditions as observed on December 30<sup>th</sup> and a summary of critical areas findings in accordance with Stevenson Municipal Code (SMC), Title 18 "Environmental Protection", Chapters 18.08 "Shoreline Management" and 18.13 "Critical Areas and Natural Resource Lands", and Stevenson's Shoreline Master Programs (SMP) dated 1977 (approved) and 2018 (in review).

#### *Site Description*

The study area consists of three parcels that form a peninsula in Rock Cove; Rock Cove is a side channel of the Columbia River formed by the berm for Lewis and Clark Hwy (WA 14) and an adjacent railroad. An unnamed tributary enters Rock Cove north of the study area and Rock Creek enters Rock Cove to the east (Figure 3). An open connection between Rock Cove and the Columbia River is present at its confluence with Rock Creek, southeast of the study area. The study area is currently undeveloped (there are no buildings) but it retains improvements from prior industrial land uses that include concrete and gravel surfaces, gravel roads accessing various points within the study area, a graveled boat launch, and riprap embankments that span the majority of shoreline. A line of abandoned wooden pilings is located just offshore northeast.

Dominant vegetation in the study area included Douglas fir (*Pseudotsuga menziesii*) and red alder (*Alnus rubra*) with Himalayan blackberry (*Rubus armeniacus*) in the understory and rooted in riprap along the

shoreline, and clusters of reed canarygrass (*Phalaris arundinacea*) and soft rush (*Juncus effuses*) rooted in places along the water's edge, at the head of sediment bars and mudflats, and along the river's ordinary high water mark (OHWM).

### *Methods*

ELS followed the U.S. Army Corps of Engineers (Corps) Routine Determination Method described in the "Wetland 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)" (Corps 2010). To make determinations about the presence of wetland in the study area. For regulatory purposes under the Clean Water Act (Section 404) the Environmental Protection Agency (EPA) defines wetlands as "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions" (EPA 2014). Wetlands are regulated as "Waters of the United States" by the Corps, as "Waters of the State" by Ecology, and locally by the City of Stevenson.

The Revised Code of Washington (RCW) 90.58.030(2)(b) and Washington Administrative Code (WAC) 173-22-030(11), defines ordinary high water mark as the action of water "so common and usual and so long continued in all ordinary years as to mark upon the soil a character distinct from that of the abutting upland." In collaboration with Ecology staff, ELS used principles in this guidance to identify transitions in vegetation, wrack lines, scouring under trees and exposed roots, and breaks in topography to distinguish the OHWM of the Columbia River along the study area boundary. Ecology and ELS flagged the OHWM with consecutively numbered orange tape flagging. The flag locations were professionally surveyed by S&F Land Services.

### *Critical areas findings*

ELS and Ecology identified one unnamed tributary north of the study area (Figures 2 and 3). The tributary is identified as a Type F (fish-bearing) water by Washington Department of Natural Resources (DNR) (Figure 4). Rock Creek is east of the study area and is designated as Type S, a shoreline of the state. Rock Cove surrounds the study area on three sides. The Columbia River is designated Type S and is a shoreline of statewide significance. There were no wetlands or other surface waters in the study area, and no priority habitat for terrestrial wildlife. According to SMC 18.13.095(D), the area designated as a fish and wildlife habitat conservation area (FWHCA) for Type F waters is 100 feet and for Type S waters, 150 feet.<sup>1</sup> SMC 18.13.095(D)(3) addresses functionally isolated buffers, indicating areas that "do not protect the FWHCA from adverse impacts due to features such as "lawns, pre-existing roads, structures, or vertical separation" are exempt from buffer criteria. Accordingly, portions of the study area are exempt from the FWHCA for Rock Cove due to areas of maintained vegetation and the presence of riprap which is both structural and vertical separation from Rock Cove (Figure 2).

SMC 18.13.095(D)(6) outlines provisions for buffer averaging or riparian habitat buffer reduction with mitigation to allow reasonable use of a parcel.

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<sup>1</sup> Table 18.13.095-1 - Fish & Wildlife Habitat Conservation Area Protective Buffer Widths



Averaged buffers must meet the following conditions:

- a. There are no feasible alternatives to the site design
- b. The averaged buffer will not result in degradation of the FWHCA's functions and values.
- c. The total buffer area after averaging is equal to the area required without averaging.
- d. The buffer at its narrowest point is never less than 75% of the required base buffer width.

Reduced buffers must meet the following conditions:

- a. mitigation involves restoration or enhancement of all remaining buffers.
- b. Conservation covenants shall--and performance bonds may--be required.
- c. Reduced buffers do not result in a net loss of existing buffer functions.

#### *December 2018 SMP requirements*

The standard shoreline management area (or shoreline setback) for all designated shorelines is 200 feet, measured landward from the OHWM. The study area is zoned "active waterfront"; according to the 2018 SMP, setbacks for development proposed in active waterfront is typically 50 feet.<sup>2</sup>

Regarding improvements from prior industrial land uses including concrete and gravel surfaces, gravel roads, the graveled boat launch, and riprap embankments, the following condition applies:

A shoreline use that was lawfully constructed prior to the effective date of the SMA or the December 2018 SMP and that does not conform to the current SMP standards is considered a nonconforming use. For the purposes of the December 2018 SMP, existing roads (whether asphalt, gravel, or dirt) are considered nonconforming uses and do not need a Shoreline Conditional Use Permit to be retained or improved (SMP 2018).

Thank you for the opportunity to provide this information. The findings in this letter are intended for FDM Development's planning strategy and should be considered preliminary until they're reviewed and approved in writing by the City of Stevenson and Washington Department of Ecology. If you have any questions, please contact me by phone (360) 578-1371 or email [andrew@eco-land.com](mailto:andrew@eco-land.com).

Sincerely,



Andrew R. Allison  
Wetland Scientist, Principal

#### Attachments:

Figures 1-4

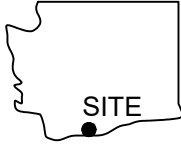
Photoplates 1-4

City of Stevenson 2018 SMP "Table 5.1 Shoreline Use & Setback Standards"

---

<sup>2</sup> Tables identifying setback distances per development type are attached to this letter for reference.

WASHINGTON



Latitude: 45.6886°  
Longitude: -121.8981°

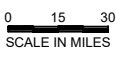
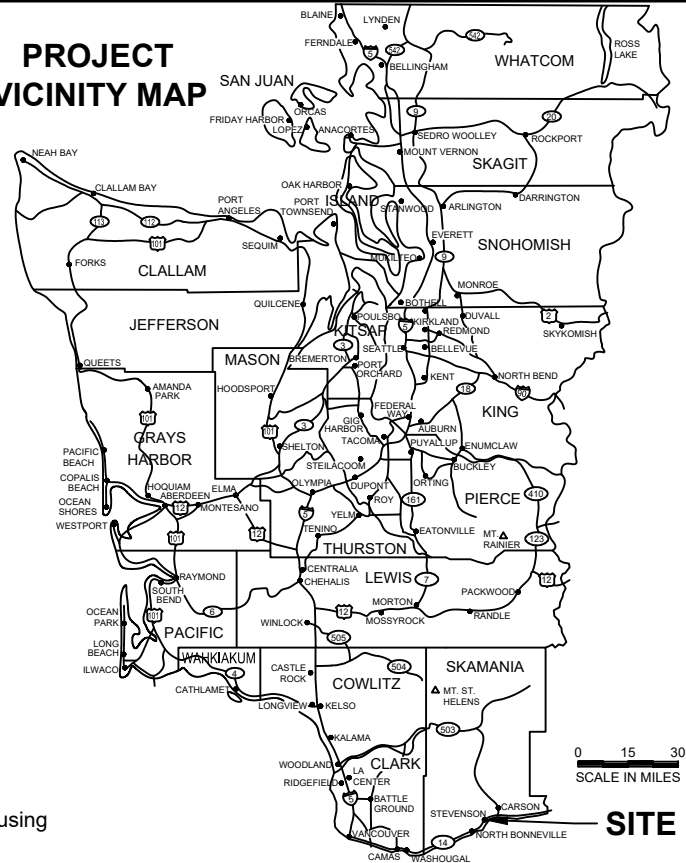
LOCATION MAP

R 7 E	
8	
31	36

T 2 N

**NOTE:**  
USGS topographic quadrangle map reproduced using  
MAPTECH Inc., Terrain Navigator Pro software.

### PROJECT VICINITY MAP



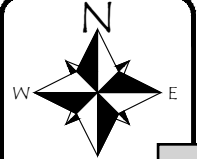
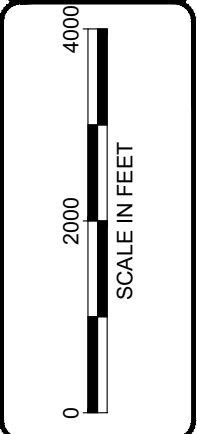
**SITE**

Figure 1

VICINITY MAP  
Rock Cove CAR  
FDM Development  
City of Stevenson, Skamania County, Washington  
Section 1, Township 2N, Range 3E, W.M.

DATE: 1/17/20  
DWN: EF  
REQ. BY: AA  
PRJ. MGR: AA  
CHK: AA  
PROJECT NO:  
2682.02

1157 3rd Ave., Suite 220A  
Longview, WA 98632  
Phone: (360) 578-1371  
Fax: (360) 414-9305  
www.eco-land.com



1/17/2020 3:00 PM 2686.02 DL.dwg Emilio

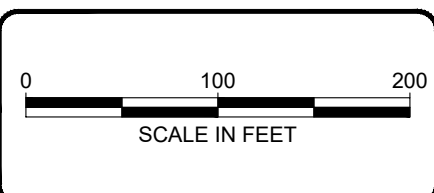
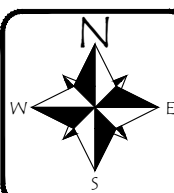


**LEGEND:**

- Site Boundary
- OHWM
- Stream with Flow Direction
- FWHCA Buffer for Type F
- FWHCA Buffer for Type S
- Shoreline Management Plan Setback
- Culvert
- Existing Graveled or Concrete Surfacing
- Existing Rip Rap

**NOTE(S):**

1. Aerial from Google Earth™.
2. OHWM line was determined through a joint effort by Ecological Land Services and Washington Department of Ecology on December 30, 2019. OHWM flags were professionally surveyed by S&F Land Services December 30-31, 2019.
3. FWHCA buffer is functionally isolated along existing riprap and existing gravelled or concrete surfacing.






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 DWN: EF  
 REQ. BY: AA  
 PRJ. MGR: AA  
 CHK: AA  
 PROJECT NO:  
 2682.02

Figure 2  
 SITE MAP  
 Rock Cove CAR  
 FDM Development  
 City of Stevenson, Skamania County, Washington  
 Section 1, Township 2N, Range 3E, W.M.

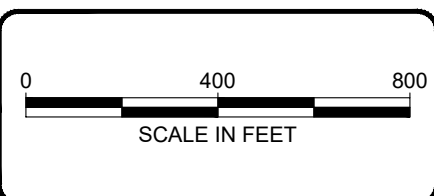
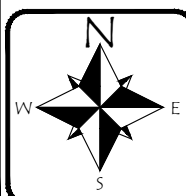


**LEGEND:**

-  Site Boundary
-  OHWM
-  Stream with Flow Direction

**NOTE(S):**

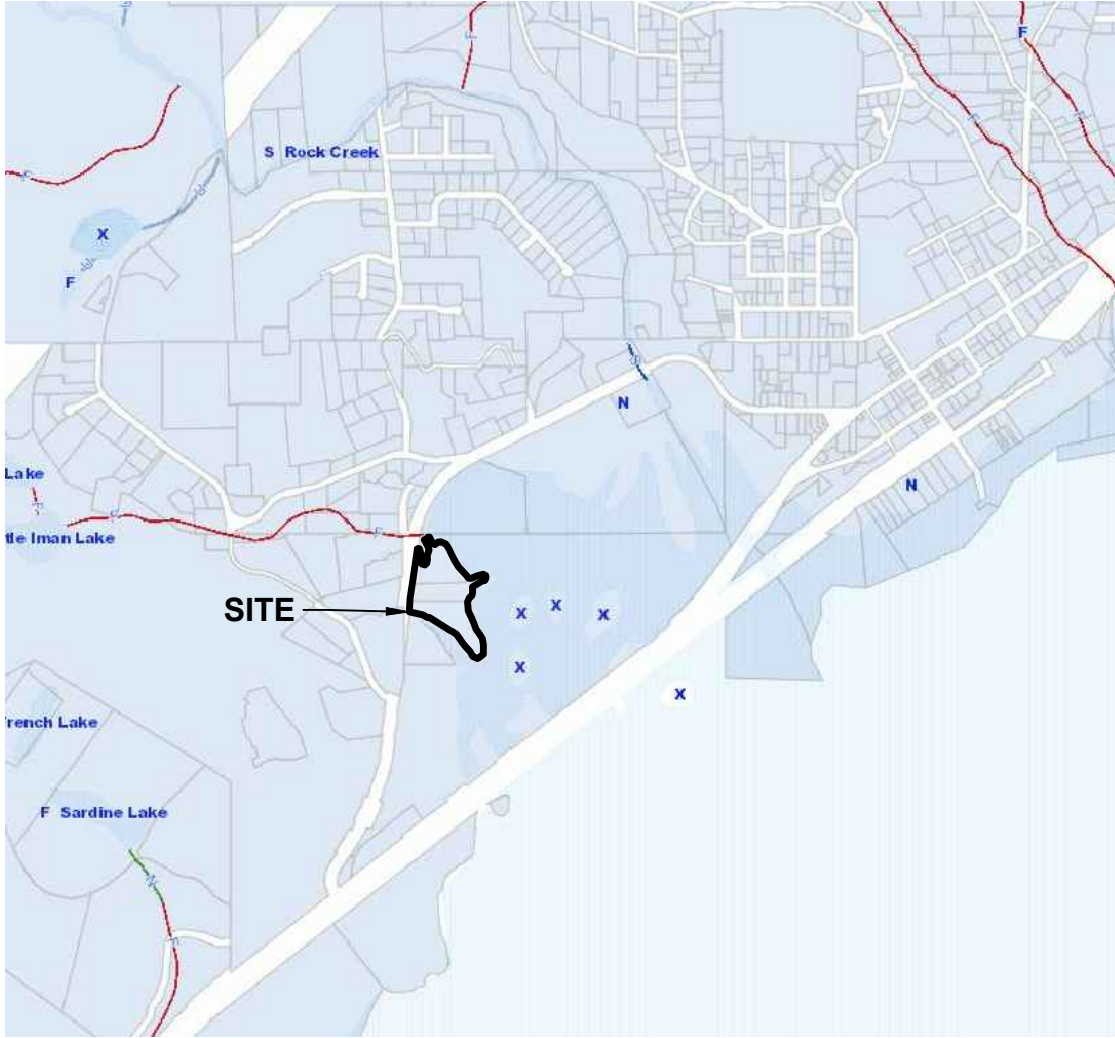
1. Aerial from Google Earth™.




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DWN: EF  
REQ. BY: AA  
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2682.02

Figure 3  
SITE OVERVIEW MAP  
Rock Cove CAR  
FDM Development  
City of Stevenson, Skamania County, Washington  
Section 1, Township 2N, Range 3E, W.M.



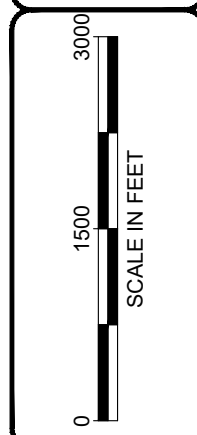
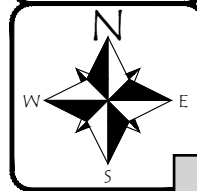
No mapped streams indicated onsite by the Washington State Department of Natural Resources (DNR).

**LEGEND:**

**Streams**

**Streams**

- Type S
- Type F
- Type N, Np, Ns
- U, Unknown
- ... X, non-typed per WAC 222-16



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DATE: 1/17/20  
 DWN: EF  
 REQ. BY: AA  
 PRJ. MGR: AA  
 CHK: AA  
 PROJECT NO:  
 2682.02

Figure 4  
**DNR STREAM TYPE MAP**  
 Rock Cove CAR  
 FDM Development  
 City of Stevenson, Skamania County, Washington  
 Section 1, Township 2N, Range 3E, W.M.



**Photo 1. Inflow point of the unnamed tributary via concrete culvert.**



**Photo 2. Unnamed tributary flowing toward Rock Cove.**



**Photo 3. Overview of unnamed tributary's confluence with Rock Cove.**



**Photo 4. Mud flat adjoining Rock Cove.**



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DATE: 1/17/20  
DWN: ARBA  
MGR: ARBA  
PR#: 2682.02

**Photoplate 1**  
**Site Photos**  
Rock Cove Preliminary Critical Areas Assessment  
FDM Development, Inc.  
City of Stevenson, Washington



**Photo 1. Vegetated shoreline on the north end of the study area.**



**Photo 2. Vegetated shoreline extending toward the unnamed tributary.**



**Photo 3. Riprap on the eastern shoreline, facing north.**



**Photo 4. Riprap on the eastern shoreline, facing south.**



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DATE: 1/17/20  
DWN: ARBA  
MGR: ARBA  
PR#: 2682.02

**Photoplate 2**  
**Site Photos**  
Rock Cove Preliminary Critical Areas Assessment  
FDM Development, Inc.  
City of Stevenson, Washington



**Photo 1. Graveled boat launch on the east side of the study area.**



**Photo 2. Vegetated shoreline on the west side, facing south.**



**Photo 3. Vegetated shoreline and mud flat in the southwest portion of the study area, facing south.**



**Photo 4. Groomed vegetation in the center of the study area.**



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DATE: 1/17/20  
DWN: ARBA  
MGR: ARBA  
PR#: 2682.02

**Photoplate 3**  
**Site Photos**  
Rock Cove Preliminary Critical Areas Assessment  
FDM Development, Inc.  
City of Stevenson, Washington





**Photo 1. Existing concrete and gravel surfacing.**



**Photo 2. Existing concrete and gravel surfacing.**



**Photo 3. Groomed vegetation in the center of the study area.**



**Photo 4. Existing gravel road.**



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DATE: 1/17/20  
DWN: ARBA  
MGR: ARBA  
PR#: 2682.02

**Photoplate 4**  
**Site Photos**  
Rock Cove Preliminary Critical Areas Assessment  
FDM Development, Inc.  
City of Stevenson, Washington

<b>TABLE 5.1 – SHORELINE USE &amp; SETBACK STANDARDS</b>										
	<b>Shoreline Environment Designation</b>									
	<b>Most Restrictive</b>					<b>Least Restrictive</b>				
	<b>AQUATIC</b>		<b>NATURAL</b>		<b>SHORELINE RESIDENTIAL</b>		<b>URBAN CONSERVANCY</b>		<b>ACTIVE WATERFRONT</b>	
	<b>Allowance</b>	<b>Setbacks (ft)</b>	<b>Allowance</b>	<b>Setbacks (ft)</b>	<b>Allowance</b>	<b>Setbacks (ft)</b>	<b>Allowance</b>	<b>Setbacks (ft)</b>	<b>Allowance</b>	<b>Setbacks (ft)</b>
P= Permitted, C=Conditional Use, X= Not Permitted, n/a= Not Applicable										
<b>Agriculture &amp; Mining</b>										
Agriculture	X	n/a	X	n/a	X	n/a	X	n/a	X	n/a
Mining	X	n/a	X	n/a	X	n/a	X	n/a	X	n/a
<b>Aquaculture</b>										
Water-Oriented	C	n/a	X	n/a	X	n/a	C	0	C	0
Non-Water Oriented	X	n/a	X	n/a	X	n/a	X	n/a	C	150
<b>Boating Facilities &amp; Overwater Structures</b>										
Non-motorized Boat Launch	See Adjacent Upland Environment		C		P		P		P	
Motorized Boat Launch			X		C		C		P	
Mooring Buoy			C		C		P		P	
Float			X		C		C		P	
Private Leisure Deck			X	n/a	C	n/a	C	n/a	P	n/a
Public Leisure Pier			X		C		P		P	
Single-User Residential Dock			X		C		C		P	
Joint-Use Moorage			X		P		P		P	
Marina		X		X		C		P		
<b>Commercial &amp; Industrial</b>										
Water-Dependent	P				X <sup>1</sup>	0	P	0	P	0
Water-Related, Water Enjoyment	C	n/a	X	n/a	X <sup>1</sup>	75	P	50	P	33
Non-Water-Oriented	X				X	-	C <sup>2</sup>	150	C <sup>2</sup>	100
<b>Forest Practices</b>										
All	X	n/a	C	50	P	50	P	50	P	25
<b>Institutional</b>										
Water-Dependent	C		C	0	C	0	P	0	P	0
Water-Related	X	n/a	X	n/a	C	100	P	75	P	50
Non-Water-Oriented	X		X	n/a	C	100	C	100	P	100
Cemetery	X		X	n/a	C	50	P	50	C	50
<b>Instream Structures</b>										
All	C	n/a	C	0	C	0	C	0	C	0

**TABLE 5.1 – SHORELINE USE & SETBACK STANDARDS, CONT.**

	Shoreline Environment Designation									
	Most Restrictive					Least Restrictive				
	AQUATIC		NATURAL		SHORELINE RESIDENTIAL		URBAN CONSERVANCY		ACTIVE WATERFRONT	
	Allowance	Setbacks (ft)	Allowance	Setbacks (ft)	Allowance	Setbacks (ft)	Allowance	Setbacks (ft)	Allowance	Setbacks (ft)
P= Permitted, C=Conditional Use, X= Not Permitted, n/a= Not Applicable										
<b>Land Division</b>										
All	C	n/a	C	n/a	P	n/a	P	n/a	P	n/a
<b>Recreational</b>										
Water-Dependent	P		P	0	P	0	P	0	P	0
Water-Related/Water-Enjoyment	X		C	100	P	50	P	50	P	50
Trail Parallel to the Shoreline, View Platform	C	n/a	P	50	P	50	P	33	P	25
Dirt or Gravel Public Access Trail to the Water	X		P	0	P	0	P	0	P	0
Non-Water-Oriented (golf course, sports field)	X		X	n/a	X	n/a	C	150	C	100
<b>Residential</b>										
Single-Family	X		X		P	50	C	50	X	N/A
Multi-Family	X	n/a	X	n/a	P	50	P	50	P	50
Over-Water Residence	X		X		X	n/a	X	n/a	X	n/a
<b>Transportation &amp; Parking Facilities</b>										
Highway/Arterial Road	C		X	n/a	C	100	P	50	P	50
Access & Collector Road	X		C	100	P	100	P	50	P	50
Private Road	X		C	100	P	50	C	50	C	50
Bridge	C	n/a	C	0	C	0	P	0	P	0
Railroad	C		C	100	C	100	P	50	P	50
Airport	X		X	n/a	X	n/a	C	150	C	150
Primary Parking Facility	X		X	n/a	X	n/a	X	n/a	X	n/a
Accessory Parking (On-Site Parking Serving another Use, Including Recreation/Vista Uses)	X		P	100	P	100	P	50	P	33

**TABLE 5.1 – SHORELINE USE & SETBACK STANDARDS, CONT.**

	Shoreline Environment Designation									
	Most Restrictive					Least Restrictive				
	AQUATIC		NATURAL		SHORELINE RESIDENTIAL		URBAN CONSERVANCY		ACTIVE WATERFRONT	
	Allowance	Setbacks (ft)	Allowance	Setbacks (ft)	Allowance	Setbacks (ft)	Allowance	Setbacks (ft)	Allowance	Setbacks (ft)
P= Permitted, C=Conditional Use, X= Not Permitted, n/a= Not Applicable										
<b>Utilities</b>										
Water-Oriented	P	n/a	C	0	C	0	P	0	P	0
Non-Water-Oriented (Parallel)	X	n/a	C	100	C	50	P	50	P	33
Non-water-Oriented (Perpendicular)	C	n/a	C	0	C	0	C	0	P	0
1 – All Industrial uses are prohibited, however, a Water-Oriented Commercial use may be allowed as a conditional use in the Shoreline Residential SED. 2 – Conditionally allowed only when a) the project provides a significant public benefit with respect to SMA objectives (e.g., providing public access and ecological restoration) and i) is part of a mixed-use project that includes water-dependent uses or ii) navigability is severely limited or b) the site is physically separated from the shoreline by another property or public right-of-way.										



---

## Rock Cove hospitality center project

1 message

---

repar@saw.net <repar@saw.net>

Wed, Jun 17, 2020 at 7:45 PM

To: Leana Kinley <leana@ci.stevenson.wa.us>, Stevenson <citycouncil@ci.stevenson.wa.us>

Dear Council,

These are more comments on the project being proposed at this Rock Pond peninsula. I attended the Stevenson Planning Committee meeting about a week ago, on this project, and said that I would also submit my comments in writing. The project proposal is complex and there are a lot of questions that need to be answered, especially because this project is proposed to take place in phases, phases which it appeared the council is asked to approve without seeing each phase's planning.

My comments from the PCmeeting:

1. Public access appears to change. The existing public easement is a longer route around the property and I think that is the one that should be developed. This is not a gated community. It will be part of the City. And although the proposal is for overnight stays, the proponent did not exclude the possibility that some of the housing could be sold at a future date. The public should have access to public property, especially if at some future date the property becomes something that the City has to maintain.
2. Native species--a landscape plan was not evident. A landscape plan should be part of any development. Projects should use native vegetation, preferably fire and drought resistant.
3. Setbacks and buffers should be more clearly defined so that we know the actual landmass of developable land.
4. Does the Migratory Bird Treaty Act apply to this development since Rock Pond is actually on the Audubon Southwest Birding Loop. I did not see a Wildlife Survey, either. There are eagles, ospreys, swallows, buzzards, and many other bird species at the pond. There are also fish species that use the pond. I believe bass and it was mentioned, salmon, have been found here. Also, there is a fresh water clam here, too. Two swans have also been visitors the last 3 years. A wildlife survey should be part of the conditions for this project.
5. Water uses. Rock Pond has limited water uses. There are no mechanized boats allowed. There should be acknowledgement that overnight visitors will be advised what is or is not allowed in the pond.
6. Because this is a peninsula surrounded by water, the use of permeable surfaces that allow a recharging of Rock Pond should be used. The Pond is recharged from Rock Creek and live springs on the North bank. Putting a lot of impermeable surfaces, such as a development, would be detrimental to that recharging.
7. And, finally, any developments in our community should be of Net Asset Value to our entire community. We welcome development that will be of social and financial benefit to our community, but most of all we welcome developments that will be of environmental benefit to our community.

Thank you. I will, of course, have more comments as this project progresses.

Mary Repar  
50561 WA-14  
P.O. Box 103 Stevenson, WA 98648  
tel: (360) 726-7052



# City of Stevenson

## Planning Department

(509)427-5970

7121 E Loop Road, PO Box 371  
Stevenson, Washington 98648

**TO:** City Council  
**FROM:** Ben Shumaker  
**DATE:** June 18<sup>th</sup>, 2020  
**SUBJECT:** Addenda to City Administrator's Report (SHOR2020-01)

---

### **Introduction**

This memo provides a companion to the memo sent by Leana Kinley 1) to convey additional submittals by the applicant for the Council's record, 2) to summarize all comments received based on the City's threshold decision to issue a Mitigated Determination of Nonsignificance under SEPA, 3) to provide an indication of the project's ability to comply with the *Stevenson Engineering Standards*, and 4) to provide a color coded permit document related to the Planning Commission recommendation and the SEPA comments.

### **Additional Applicant Submittals**

The City has received the following additional submittals from the applicant to assist the Council review:

- **Phase II Environmental Site Assessment** prepared by Maul Foster Alongi, February, 2017. The report concludes (page 6):  
"The geophysical survey did not identify anomalies typical of metallic tanks or other subsurface structures at the Property. There were no field-observed impacts in soil. Petroleum hydrocarbons were not detected in the soil samples. Metals and dioxins were detected in soil samples, but not above the MTCA Method A or Method B soil CULs. Based on the field observations and lack of detections there are no exceedances of state cleanup levels for hazardous substances on the property. No further investigation is considered warranted or recommended.
- **Brownfield Planning Study Summary** prepared by Maul Foster Alongi, March 2017. The study involved community meetings through an EPA Vision-to Action program and summarizes the vision (page 7):  
"Mixed use was the most popular land use suggested for the Hegewald Site. Generally, most participants imagined residences above a restaurant, café, or use tied to water recreation."
- **Critical Areas Report and Conceptual Mitigation Plan** prepared by Ecological Land Services, June 2020. The study involves a preliminary submittal currently under review for compliance with the Critical Areas Code.
- **Landscape Planting Plan** prepared by FDM Development, June 2020. Identifying the species and location (but not size or number) of several categories landscape plantings.

### **SEPA Comments**

The City received the following comments based on the Mitigated Determination of Nonsignificance issued for this project.

- **Washington Department of Transportation.** This comment letter requests a traffic impact study be prepared related to SR 14, especially a westbound right turn deceleration lane from SR 14 onto western Rock Creek Drive. The draft permit includes language requiring the traffic study for Council consideration.
- **Washington Department of Ecology.** This letter combines comments from 3 divisions of Ecology:

- **Shorelands and Environmental Assistance.** This division requests 1) additional information on the project site plan to verify whether additional Ecology approvals are necessary, 2) additional information on the project's buffer mitigation strategy, and 3) additional information on the project's landscaping plan. Refer to conditions 9 and 14 of the draft SSDP to evaluate the necessity for additional conditions related to this division's comments.
- **Solid Waste Management.** This division stresses the need to use clean fill and properly dispose of earth/debris removed from the site. See mitigation measure #15 to evaluate the necessity to add additional conditions related to this division's comment.
- **Water Quality/Watershed Resources.** This division address the need for proper erosion control, potential Ecology permits and the project's effect on waterbodies with water quality impairments. See mitigation measure #s 5, 6, and 7 to evaluate the necessity for additional conditions related to this division's comments.
- **Washington Department of Archaeology & Historic Preservation.** This comment letter requests the service of a cultural resources monitor during excavation to verify the conclusions of the pre-project field survey. The draft permit includes language requiring the monitor for Council consideration.

### **Engineering Review**

This item is provided primarily as an informational item. The report recommends 7 conditions of approval for the City's administrative staff to attach to the project's construction permits. Recommended conditions 1, 5, 6, and 7 have already been incorporated into staff's SEPA determination (mitigation measure #s 1, 5, 8, and 12). Staff will be prepared with additional findings, conclusions, and conditions should the Council wish to incorporate the remaining 3 conditions in an approved shorelines substantial development permit.

### **Critical Areas Review**

This item is provided primarily as an informational item. The report recommends additional information be provided to verify the designation of buffer areas on the site. Upon appropriate designation, the report then asks the applicants to better describe the buffer restoration and critical areas mitigation strategies used to achieve compliance with the Critical Areas Code. Significant agreements are made regarding some designated buffer areas, but significant items are lacking related to the restoration and/or mitigation strategy. Staff will be prepared to discuss how these items can be addressed in the permitting process.

### **Draft Shoreline Substantial Development Permit**

The draft Shoreline Substantial Development Permit has been updated to reflect the receipt of the information above. Where additions were made to the draft permit based on the Planning Commission's recommendation, those additions are given a **dark blue** font color. These additions occur on pages 10, 11 (especially condition 8A), 13 (especially condition 11), and 16 (especially condition 14). The draft permit also reserves an area where all conditions may be listed in one place for ease of readership, and anticipates staff's copying/pasting of the conditions after approval by the Council, if approval is given. Additionally, where the permit references the attachment and incorporation of other documents/comments, the draft anticipates staff action after approval.

### **Possible Motion:**

"...move to approve Shoreline Substantial Development Permit 2020-01 according to the findings, conclusions, and conditions as presented, discussed, and/or amended."

Ben Shumaker  
Community Development Director

Attachments: 10 total



February 2, 2017  
Project No. 1200.01.02

Ms. Sandy Seaman  
Skamania County Economic Development Council  
PO Box 436  
Stevenson, Washington 98648

Re: Phase II environmental site assessment—former Hegewald Timber Mill

Dear Ms. Seaman:

On behalf of Skamania County (the County) Economic Development Council (EDC), Maul Foster & Alongi, Inc. (MFA) has conducted a phase II environmental site assessment (ESA) to evaluate the potential for environmental impacts associated with historical operations at the former Hegewald Timber Mill, located at the approximate address of 880 Southwest Rock Creek Road in Stevenson, Washington (collectively referred to in this document as the Property) (see Figure 1). The work was conducted using funding set aside for economic development. The following is a summary of the findings.

The Property, which is owned by the County, comprises three tax parcels (County Tax Parcel Numbers 02070100130200, 02070100130300, and 02070100130400). The Property is mostly unused at this time, but was used as a timber peeling plant from approximately 1950 to the early 1980s. Although there are some remnants of historical buildings and operating infrastructure on the Property, the Property is currently undeveloped.

The purpose of the phase II ESA was to generate data to evaluate the potential for environmental impacts associated with historical operations in selected areas of the Property. In the data generated from the soil samples were compared to see if they were above Model Toxics Control Act (MTCA) cleanup levels (CULs), or above Method B CULs for analytes for which no Method A CULs are available.

## **BRIEF BACKGROUND**

The approximately 6.4-acre Property is located in donation land claim 42, township 2 north, range 7 east, of the Willamette Meridian (see Figure 1). The Property is a peninsula that extends into Rock Cove on the northern, eastern, and southern perimeter. It is bounded inland to the west by Southwest Rock Creek Drive. Site features and investigation locations are presented on Figure 2.



A timber peeling/veneer facility operated on the Property from approximately 1950 to sometime in the 1980s. The facility was owned and operated by the Hegewald Timber Company, Inc. In the 1970s, Louisiana Pacific acquired the Property and operated the facility.

Historical photographs depict a large, factory-type building; a second, smaller, structure of unknown use; and two wigwam burners on the Property. The wigwam burners appear to have been fed with woodwaste (sawdust, scraps, chips, etc.) obtained from the timber-peeling work and also from the timber-milling work conducted by Hegewald Timber Company, Inc. on a nearby property to the west/southwest.

Historical photographs depict what appears to be a conveyor system leading from the timber mill to the southern wigwam burner, and a second conveyor leading from the timber peeling/veneer building to the northern wigwam burner. Pilings and shoreline piers, once used for timber handling and timber raft moorage, are visible at and surrounding the Property.

The Property is currently vacant and is overgrown by vegetation. The Property is not utilized, with the exception of a small area used to stockpile straw and horse manure from the County Fairgrounds. The Property currently consists of a mix of cleared and forested land, with unpaved drives circumscribing much of the Property. Two concrete slab foundations for historical buildings remain, but otherwise historical development features are not visibly present on the Property.

For a full background on the Property description and history, refer to the work plan for this investigation (MFA, 2016).

## **SITE GEOLOGY AND HYDROGEOLOGY**

As part of this assessment, test pits were advanced on the Property. The subsurface soil was observed to be generally composed of sandy silt and silty sand with cobbles and boulders, some as large as 3 feet in diameter, from the surface to 10 feet below ground surface (bgs), the maximum depth explored.

Groundwater was not encountered during the assessment. Based on topography and adjacent surface water, groundwater in the vicinity of the site is inferred to flow southeast. The nearest surface water in the vicinity of the site is Rock Cove, which drains to the Columbia River. The Columbia River is located approximately 850 feet south-southwest of the Property, on the southern side of Washington State Highway 14 (see Figure 1).

## FIELDWORK

To evaluate the potential for environmental contamination on the Property, soil samples were collected from test pits and analyzed for metals, petroleum hydrocarbons, and chlorinated dibenzo-p-dioxins/dibenzofurans (collectively referred to as dioxins).

A work plan for this field sampling event was provided to the County on November 9, 2016 (MFA, 2016). A geophysical survey was conducted at the Property on November 14 to 16, 2016. Soil sampling fieldwork was performed on December 7, 2016. The investigation was conducted consistent with the work plan.

Before the geophysical survey was conducted, an area that included remnants of former site features (i.e., building and wigwam foundations) and an approximately 50-foot boundary around those remnants were cleared/grubbed to the extent practicable. These areas were cleared of brush so that the contractors could conduct a geophysical survey and the test pits could be advanced.

MFA coordinated a geophysical survey using ground penetrating radar and electromagnetics to check for the presence of shallow subsurface anomalies (e.g., tanks, tank pits, piping, septic system features). MFA coordinated with Pacific Geophysics, a geophysical survey contractor, to conduct the survey on November 14 to November 16, 2016. The results of the survey helped inform Property decisions, evaluated potential remaining subsurface features associated with historical Property uses, and informed the selection of proposed test pit locations. The geophysical survey report is included as Attachment A.

Twelve magnetic anomalies were identified at the Property, likely caused by surface and buried metallic debris, as well as metal in the concrete building material. No anomalies typical for metallic underground tanks were detected in the geophysical survey.

Before excavation began, public and private underground utility locating services checked for underground utilities. Ten test pits were advanced by the County, under the supervision of an MFA geologist, on December 7, 2016. A photographic log of observations made during the fieldwork is available in Attachment B. MFA collected soil samples, described soil types, and measured volatilization in soil headspace, using a photoionization detector (PID). The PID soil headspace readings were 0.1 to 0.5 part per million.

Investigation locations are shown on Figure 2. These locations were selected based on the findings of the geophysical survey and known site features (e.g., former wigwam burner locations, former building locations, fill material locations). Consistent with the work plan, the test pits were advanced to 8 to 10 feet bgs.

The following is a description of the test pit locations:

- **TP1:** Adjacent to the northeastern corner foundation of the former large building, near Anomaly A, identified in the geophysical survey. Anomaly A is in the vicinity of a trench and pipe feature; therefore, TP1 was advanced north of Anomaly A.
- **TP2:** Adjacent to the eastern foundation boundary of the former large veneer building.
- **TP3:** Adjacent to the western foundation boundary of the former large building in an area identified in the geophysical survey as Anomaly D.
- **TP4:** In the stockpile location, near an area identified in the geophysical survey as Anomaly E.
- **TP5:** In the central part of the Property near an area identified in the geophysical survey as Anomaly I.
- **TP6:** Within or near the footprint of the southern former wigwam burner near an area identified in the geophysical survey as Anomaly J. A large slab of concrete assumed to be associated with the former wigwam burner foundation was encountered approximately 2.5 feet bgs during the advancement of TP6.
- **TP7:** Within or near the footprint of the southern former wigwam burner near an area identified in the geophysical survey as Anomaly K.
- **TP8:** Adjacent to the northeastern corner foundation of the former small structure.
- **TP9:** Near the northern former wigwam burner in an area identified in the geophysical survey as Anomaly G. Approximately 5 feet of angular cobbles and boulders was encountered when advancing this test pit.
- **TP10:** Fill material on the eastern peninsula near an area identified in the geophysical survey as Anomaly L.

The sampling was conducted in accordance with the methodology outlined in the work plan (MFA, 2016). With the exception of test pits TP7 and TP9, two soil samples were collected from each test pit: one shallow sample and one deep sample. Only one sample was collected from TP9 because the upper 5 feet of the excavation was rock with limited fine-grained soil to sample. Additionally, three soil samples were collected at TP7 because one composite surface soil sample was collected from the vicinity of the former wigwam burners to assess the presence of dioxins.

The samples were collected as grab samples from the excavator bucket, with soil collected from a sidewall of the test pit. After subsurface samples were collected, the test pits were finished to generally match the surrounding surface material.

## ANALYTICAL WORK

In general, one soil sample for each test pit was submitted to the laboratory for analysis, with the exception of test pits TP4 and TP7, where two samples were submitted for analysis. Two samples were submitted for TP4 because this location had the highest PID readings; two samples from TP7 were submitted because of the addition of the surface soil sample for dioxin analysis.

Additional soil samples collected but not initially analyzed were archived. One sample was analyzed for dioxins by U.S. Environmental Protection Agency (USEPA) Method 8290; three samples were analyzed for MTCA five metals (arsenic, cadmium, chromium, lead, and mercury) by USEPA Method 6020; and 11 samples were analyzed for petroleum hydrocarbons by Northwest Total Petroleum Hydrocarbons Method for hydrocarbon identification.

Consistent with the Washington Administrative Code (WAC) 173-340-708(8), mixtures of dioxins/furans are considered as single hazardous substances when evaluating compliance with CULs such that the toxicity of a particular congener is expressed relative to the most toxic congener (i.e., 2,3,7,8-tetrachloro dibenzo-p-dioxin [TCDD]). The toxicity of dioxins as groups was assessed using a toxic equivalency approach.

Each congener in the group is assigned a toxic equivalency factor (TEF) describing the toxicity of that congener relative to the toxicity of the reference compound, specifically TCDD. For example, a congener that is equal in toxicity to TCDD would have a TEF of 1.0. Similarly, a congener that is half as toxic as TCDD would have a TEF of 0.5, and so on. Multiplying the concentration of a congener by its TEF produces the concentration of TCDD that is equivalent in toxicity to the congener concentration of concern; this is known as the toxicity equivalent concentration (TEC).

Computing the TEC for each congener ( $C_i$  in the equation below) in a sample, followed by summing the TEC values, permits expression of the congener concentrations in terms of a total TCDD toxicity equivalent (TEQ) (i.e., dioxin TEQ):

$$\text{Dioxin/Furan TEQ} = \sum_{i=1}^k C_i \times \text{TEF}_i$$

Dioxin TEQs were qualified and calculated as follows:

- Congeners qualified as non-detect and flagged with a “U” are used in the TEQ calculation at one-half the associated method reporting limit value.
- Congeners qualified as estimated and flagged with a “J” are used without modification in the TEQ calculation.

- Congeners qualified as non-detect with an estimated limit (i.e., flagged with a “UJ”) are used in the TEQ calculation at one-half the associated method reporting value.
- If all congeners in a chemical group qualify as non-detect, the group sum is reported as undetected.

See Attachment C for the laboratory analytical reports and Attachment D for the data validation memorandum. The data are considered acceptable for their intended use, with the appropriate data qualifiers assigned.

## RESULTS

Petroleum hydrocarbons were not detected in the soil samples (see attached table). Therefore, no followup analyses were performed.

Among the soil samples analyzed for metals, TP4-S-2.0 had a total lead concentration of 12 milligrams per kilogram (mg/kg) and the duplicate from TP10-S-2.0 had a total arsenic concentration of 5 mg/kg and a total chromium concentration of 26 mg/kg (see attached table).

The detections for arsenic, chromium, and lead were below the MTCA Method A CULs for unrestricted land use of 20 mg/kg, 2,000 mg/kg, and 250 mg/kg, respectively. Metals were not detected in TP6-S-2.0 above laboratory reporting limits.

Additionally, one composite surface soil sample was collected from TP7 (located within or near the footprint of the former wigwam burner) and was analyzed for dioxins (see attached table). Analytical results show the presence of some dioxin compounds but not at concentrations exceeding the MTCA Method B CULs (there is no established Method A value).

## CONCLUSIONS

The geophysical survey did not identify anomalies typical of metallic tanks or other subsurface structures at the Property. There were no field-observed impacts in soil. Petroleum hydrocarbons were not detected in the soil samples. Metals and dioxins were detected in soil samples, but not above the MTCA Method A or Method B soil CULs. Based on the field observations and lack of detections there are no exceedances of state cleanup levels for hazardous substances on the property. No further investigation is considered warranted or recommended.

Ms. Seaman  
February 2, 2017  
Page 7

Project No. 1200.01.02

Sincerely,

Maul Foster & Alongi, Inc.



**KYLE K. ROSLUND**

2/2/17

Kyle K. Roslund, LG  
Project Geologist

A handwritten signature in blue ink that reads "Jim Maul".

James J. Maul, LHG  
Principal Hydrogeologist

Attachments: Limitations  
References  
Figures  
Table  
A—Geophysical Survey Report  
B—Photographic Log  
C—Laboratory Analytical Report  
D—Data Validation Memorandum

Cc:

Gabe Spencer  
Skamania County Assessor

Kari Fagerness  
Skamania County Economic Development Council

## LIMITATIONS

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The services undertaken in completing this report were performed consistent with generally accepted professional consulting principles and practices. No other warranty, express or implied, is made. These services were performed consistent with our agreement with our client. This report is solely for the use and information of our client unless otherwise noted. Any reliance on this report by a third party is at such party's sole risk.

Opinions and recommendations contained in this report apply to conditions existing when services were performed and are intended only for the client, purposes, locations, time frames, and project parameters indicated. We are not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to performance of services. We do not warrant the accuracy of information supplied by others, or the use of segregated portions of this report.

## REFERENCES

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MFA. 2016. Phase II environmental site assessment work plan, former Hegewald Timber Mill, 800 Southwest Rock Creek Road, Stevenson, Washington. Prepared for Skamania County, Washington. Maul Foster & Alongi, Inc. November 9.



# TABLE



Table  
**Summary of Soil Analytical Results**  
**Former Hegewald Timber Mill**  
**Skamania County**  
**Stevenson, Washington**

Location:		TP1	TP2	TP3	TP4	TP4	TP5	TP6	TP7	TP7	TP8	TP9	TP10	TP10	
Sample Name:		TP1-S-2.5	TP2-S-2.5	TP3-S-2.0	TP4-S-2.0	TP4-S-7.0	TP5-S-2.0	TP6-S-2.0	TP7-S-0.5	TP7-S-9.0	TP8-S-2.0	TP9-S-6.5	TP10-S-2.0	TP-S-2.0-DUP	
Collection Date:		12/07/2016	12/07/2016	12/07/2016	12/07/2016	12/07/2016	12/07/2016	12/07/2016	12/07/2016	12/07/2016	12/07/2016	12/07/2016	12/07/2016	12/07/2016	
Collection Depth (ft bgs):		2.5	2.5	2	2	7	2	2	0.5	9	2	6.5	2	2	
MTCA A															
MTCA B															
<b>Metals (mg/kg)</b>															
Arsenic	20	NA	--	--	--	3 U	--	--	3.1 U	--	--	--	--	5.5	--
Cadmium	2	NA	--	--	--	1.5 U	--	--	1.5 U	--	--	--	--	1.6 U	--
Chromium	2000 <sup>a</sup>	NA	--	--	--	15 U	--	--	15 U	--	--	--	--	26	--
Lead	250	NA	--	--	--	12	--	--	7.7 U	--	--	--	--	8.2 U	--
Mercury	2	NA	--	--	--	0.6 U	--	--	0.62 U	--	--	--	--	0.66 U	--
<b>Hydrocarbon Identification (detect/non-detect)</b>															
Diesel	NV	NV	ND	ND	ND	ND	ND	ND	ND	--	ND	ND	ND	ND	ND
Gasoline	NV	NV	ND	ND	ND	ND	ND	ND	ND	--	ND	ND	ND	ND	ND
Lube Oil	NV	NV	ND	ND	ND	ND	ND	ND	ND	--	ND	ND	ND	ND	ND
<b>Dioxins/Furans (pg/g)</b>															
1,2,3,4,6,7,8-HpCDD	NV	NV	--	--	--	--	--	--	--	6.19	--	--	--	--	--
1,2,3,4,6,7,8-HpCDF	NV	NV	--	--	--	--	--	--	--	1.65 J	--	--	--	--	--
1,2,3,4,7,8,9-HpCDF	NV	NV	--	--	--	--	--	--	--	0.19 U	--	--	--	--	--
1,2,3,4,7,8-HxCDD	NV	NV	--	--	--	--	--	--	--	0.23 J	--	--	--	--	--
1,2,3,4,7,8-HxCDF	NV	NV	--	--	--	--	--	--	--	0.75 U	--	--	--	--	--
1,2,3,6,7,8-HxCDD	NV	NV	--	--	--	--	--	--	--	0.49 J	--	--	--	--	--
1,2,3,6,7,8-HxCDF	NV	NV	--	--	--	--	--	--	--	0.29 J	--	--	--	--	--
1,2,3,7,8,9-HxCDD	NV	NV	--	--	--	--	--	--	--	0.63 U	--	--	--	--	--
1,2,3,7,8,9-HxCDF	NV	NV	--	--	--	--	--	--	--	0.19 U	--	--	--	--	--
1,2,3,7,8-PeCDD	NV	NV	--	--	--	--	--	--	--	0.28 U	--	--	--	--	--
1,2,3,7,8-PeCDF	NV	NV	--	--	--	--	--	--	--	0.27 J	--	--	--	--	--
2,3,4,6,7,8-HxCDF	NV	NV	--	--	--	--	--	--	--	0.36 J	--	--	--	--	--
2,3,4,7,8-PeCDF	NV	NV	--	--	--	--	--	--	--	0.36 J	--	--	--	--	--
2,3,7,8-TCDD	NV	13	--	--	--	--	--	--	--	0.17 U	--	--	--	--	--
2,3,7,8-TCDF	NV	NV	--	--	--	--	--	--	--	1.06 J	--	--	--	--	--
OCDD	NV	NV	--	--	--	--	--	--	--	19.8	--	--	--	--	--
OCDF	NV	NV	--	--	--	--	--	--	--	2.25 J	--	--	--	--	--
Total HpCDDs	NV	NV	--	--	--	--	--	--	--	11.5	--	--	--	--	--
Total HpCDFs	NV	NV	--	--	--	--	--	--	--	3.24 J	--	--	--	--	--
Total HxCDDs	NV	NV	--	--	--	--	--	--	--	3.66 J	--	--	--	--	--
Total HxCDFs	NV	NV	--	--	--	--	--	--	--	2.9 J	--	--	--	--	--
Total PeCDDs	NV	NV	--	--	--	--	--	--	--	0.42 J	--	--	--	--	--
Total PeCDFs	NV	NV	--	--	--	--	--	--	--	2.78 J	--	--	--	--	--
Total TCDDs	NV	NV	--	--	--	--	--	--	--	1.39 J	--	--	--	--	--
Total TCDFs	NV	NV	--	--	--	--	--	--	--	4.12	--	--	--	--	--
Dioxin TEQ (U = 0.5)	NV	13	--	--	--	--	--	--	--	0.75 J	--	--	--	--	--

Table  
Summary of Soil Analytical Results  
Former Hegewald Timber Mill  
Skamania County  
Stevenson, Washington

NOTES:

Detections above screening criteria are in **bold** font.

Dioxin TEQ is calculated with non-detect values multiplied by one-half.

-- = not analyzed.

ft bgs = feet below ground surface.

J = Result is an estimated value.

mg/kg = milligrams per kilogram.

MTCA = Model Toxics Control Act.

MTCA A = MTCA method A for unrestricted land use.

MTCA B = MTCA method B, lower of available cancer or noncancer cleanup level.

NA = not applicable.

ND = not detected.

NV = no value.

pg/g = picograms per gram (parts per trillion).

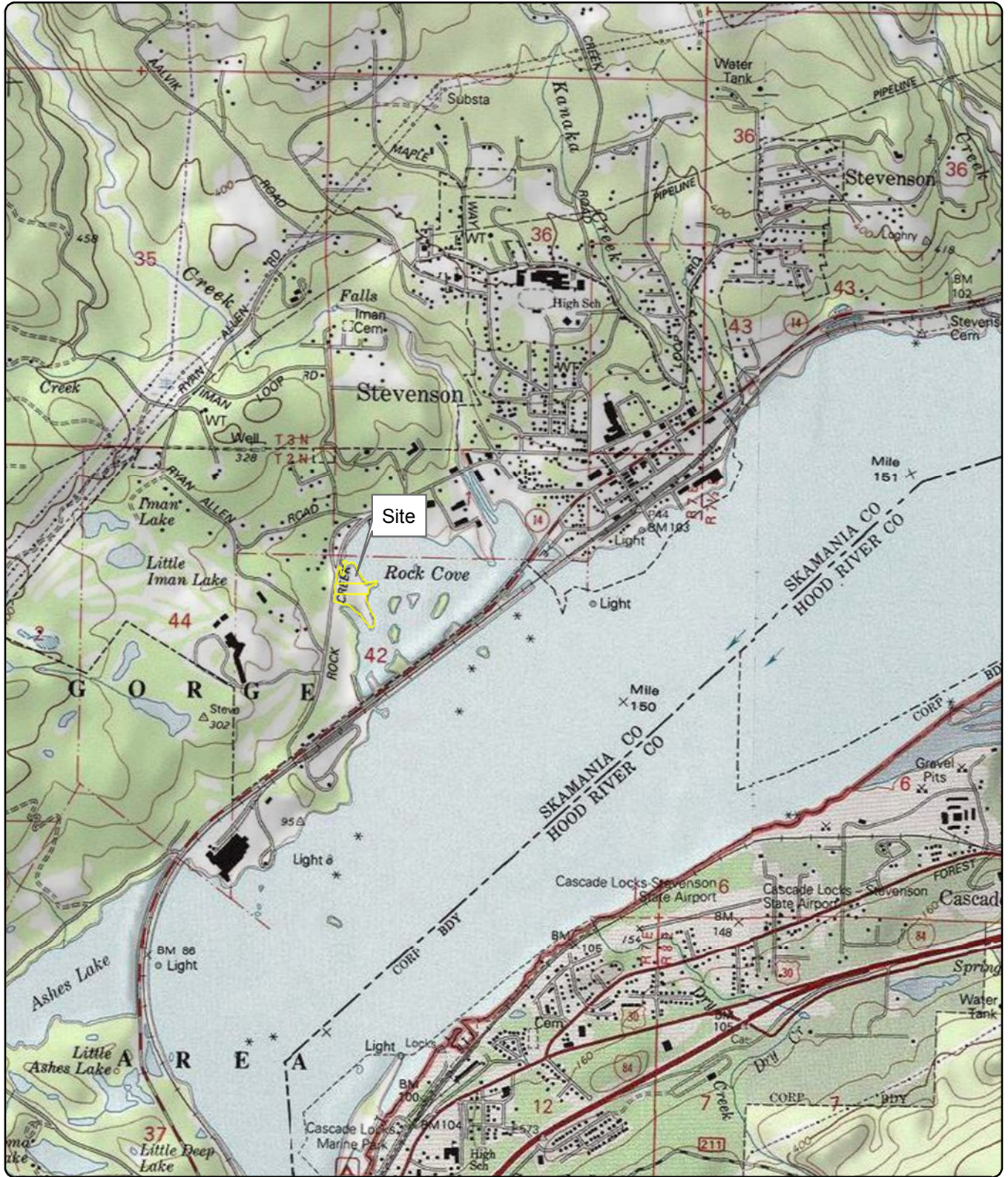
TEQ = toxicity equivalence quotient.

U = Result is non-detect at or above the method reporting limits.

<sup>a</sup>Value is for trivalent chromium.

# FIGURES





Approximate Site Address:  
 880 Southwest Rock Creek Road  
 Stevenson, Washington.

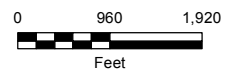
Source: US Geological Survey (1994) 7.5-  
 minute topographic quadrangle: Bonneville Dam  
 Donation Land Claim 42, Township 2 North, Range 7 East

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**Figure 1**  
**Site Location**

Phase II Environmental Site Assessment  
 Former Hegewald Timber Mill  
 Stevenson, Washington



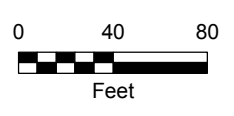


Source: Aerial photograph obtained from Esri ArcGIS Online

### Legend

- Test Pit
- Utility Feature
- Utility Line
- ⋯ Stockpile
- Approximate Location of Former Wigwam Burner
- Approximate Location of Foundation
- Skamania County Parcel

**DRAFT** **Figure 2**  
**Investigation Locations**  
 Former Hegewald Timber Mill  
 Stevenson, Washington



# ATTACHMENT A

## GEOPHYSICAL SURVEY REPORT





## GEOPHYSICAL SURVEY REPORT

Former Lumber Mill Site  
SW Rock Creek Drive  
Stevenson, Washington

Project Number: 160812  
Survey Dates: November 14, 15, 16, 2016

Prepared for:  
Maul Foster Alongi, Inc.



# Contents

Introduction	1
Site Description	1
Scope of Work	1
Geophysical Equipment and Survey Procedures	2
Results	3
Conclusion	4
Limitations	4

## List of Figures:

- Figure 1. Survey Location and Coverage
- Figure 2. Magnetic Contour Map

## List of Appendices:

- Appendix A. Geophysical Survey Methods

## Introduction

Pacific Geophysics conducted a geophysical survey across accessible areas of the former lumber mill site located on SW Rock Creek Drive in Stevenson, Washington, for Maul Foster Alongi. The scope of the survey was to detect possible underground storage tanks (USTs) and other metallic features across the site.

Remnants of buildings were seen at various locations. Steep slopes, trees, piles of sawdust and berry bushes obstructed the survey. A recording magnetometer was used to scan the site. Ground penetrating radar (GPR) and hand-held metal detecting instruments were used to investigate magnetic anomalies.

Several magnetic anomalies were detected but all appeared to be caused by surface or buried debris.

This report includes descriptions of the site, the scope of work, the equipment and methodology and the results of the survey.

## Site Description

Figure 1 shows the location of the site and the survey coverage. Magnetic data were collected across the gravel-, soil-, and concrete-covered peninsula with the aid of a Trimble GPS system, coupled to the magnetometer. No data were collected across several areas with dense bushes, trees, steep slopes and horse-manure-filled sawdust.

Several building footprints were seen on the surface. The most prominent is located in the center-north part of the site and is partly surrounded by a short wall containing embedded bolts and pieces of rebar. Metal straps, cables, and other metallic debris were seen on the ground surface at several locations.

The former walls, as well as a heavily reinforced building floor near the eastern side of the peninsula, and a parked trailer created magnetic interference that limited the effectiveness of all the metal-detecting instruments. The magnetometer data were unusable within about 5 feet of the trailer and the building foundation.

No suspicious UST-related objects like fill ports were seen on the ground surface.

## Scope of Work

The main goal of the survey was to detect possible USTs and other metallic objects. The magnetometer survey was conducted to detect ferrous objects that could be USTs. Hand-held instruments and GPR were used to investigate magnetic anomalies.

Nikos Tzetos and Cody Sheaffer of Pacific Geophysics conducted the survey for Maul, Foster Alongi [MFA] on November 14-16, 2016. This report was written by Nikos Tzetos and emailed to Mr. Kyle Roslund of MFA on November 22, 2016.

## Geophysical Equipment and Survey Procedures

### General Procedures:

A magnetometer is the first instrument used to investigate a site for subsurface ferrous metallic objects because it enables the operator to rapidly scan the subsurface. Data are collected across an accurately measured survey grid established on the site. For larger areas, where it would be difficult to set up an accurate survey grid, like this site, the magnetometer can be coupled to a GPS antenna.

Upon completing the data acquisition phase of the survey, a contour map of the earth's local magnetic field is produced. Small, hand-held metal detectors are then used to more thoroughly investigate the magnetic anomalies detected with the magnetometer. These instruments are excellent at detecting and characterizing buried metal objects; however, they do not record data, and are not adequate to survey large areas.

Ground Penetrating Radar (GPR) is usually the last method used to investigate a site for buried metallic objects. The shape of radar reflections produced by buried objects may assist in the interpretation of magnetic anomalies.

### Magnetic Survey:

At this site, a Geometrics G-858-G Portable Cesium Magnetometer was used to acquire the magnetic data. Magnetic data locations were controlled with a Trimble GPS system coupled to the magnetometer. GPS was not used across the former large building and to its east, up to a steep drop-off, because of large trees obstructing the sky. An orthogonal survey grid was established over this area with measuring tapes. For this UST survey a line spacing of 5 feet was used. Data points along lines are spaced about 1-foot apart at normal walking speed.

A colored contour map showing the earth's local magnetic field was created in the field. Magnetic anomalies higher in amplitude than the normal local magnetic background are shown in red, and are usually found over areas where ferrous objects are located below the sensor. The objects may be surface objects such as manholes or other surface features, or buried objects of interest, such as USTs, drums, pipes, and debris. Magnetic anomalies at or below the amplitude of the local magnetic field are shown in blue and are caused by ferrous objects located above the sensor, such as buildings, poles, chain-link fences, and other surface objects.

Surface objects including buildings and fences can produce significant magnetic interference that can conceal buried objects of interest.

### Hand-held instruments:

An Aqua-Tronics A6 Tracer and a Schonstedt GA92XTd magnetic gradiometer are used to locate and investigate the anomalies detected by the magnetometer. These instruments can pinpoint the peaks and troughs of the anomalies, and in many cases determine if an object is linear (pipe or utility) or three-dimensional (UST). Because they are small, they may be used to scan areas inaccessible to the recording magnetometer. Neither records data.

The transmitter unit of a Radio Detection RD8000 PDL pipe and cable detector may be used to electrically charge an accessible metal pipe or utility. The charged object

can then be "traced" using the receiver unit. The receiver can also detect some metallic features indirectly, using the system's "radio" function.

### **Ground Penetrating Radar:**

Following the hand-held instrument survey, a GSSI SIR-2000 GPR system coupled to a 400 MHz antenna was used to investigate suspicious magnetic anomalies. Radar reflections across the anomalies may give clues to the size and shape of the buried metallic objects producing them. Objects themselves are not actually seen.

The collection of radar data is very time-consuming and the data may be ambiguous; therefore, GPR is not a cost-effective method to "blindly" scan a site for buried metallic objects. Radar is, however, one of the only methods capable of detecting non-metallic features, including PVC and clay pipes, septic tanks, drywells, trenches and excavations.

GPR data may be collected on a grid when searching for non-conductive features like UST pits or pipes.

GPR is used in borehole clearance surveys: parallel traverses in orthogonal directions are taken and the profiles are inspected in the field. Boreholes may be moved to clear locations, based on the interpretation of the radar data.

Additional information regarding these instruments, methods, surveys and limitations with references can be found in the Appendix.

## **Results**

The colored magnetic contour map produced as a result of the survey is shown in figure 2, contoured using an interval of 500 nT. The data were interpreted at a contour interval of 250 nT in the field. Red contours are magnetic highs caused by ferrous objects on or below the ground surface (including USTs). Blue contours indicate magnetic values lower than the earth's local background level and are generally caused by ferrous objects situated above the magnetometer sensor, carried at a height of about 3 feet. Fences, poles and buildings typically produce magnetic lows.

Twelve magnetic anomalies are labeled alphabetically in figure 2:

Anomaly A extends from the narrow area between two building walls up to several feet east of the former building. The Tracer indicated three-dimensional objects were causing the western and eastern portions of this anomaly (indicated with two pointer lines in the figure). GPR was used in this area. Interface with the ground surface was not optimal because of wet leaves; as a result, signal penetration was limited. No suspicious radar reflectors were seen in radar profiles, although signal quality was poor. An exposed I-beam is partly causing this anomaly.

Anomalies B and C are interpreted to be caused by metal in the building wall.

A small mound was seen at the surface at the location of anomaly D. According to hand-held instruments and GPR, the mound consists of metallic debris.

Magnetic anomaly E appears to be caused by the corner of the building's reinforced-concrete floor and by a pipe that extends from this location toward a concrete-walled enclosure, several feet to the southwest.

Anomaly F is caused by I-beams and metal embedded in the concrete floor of the former building.

Anomaly G appears to be caused by small, buried metallic debris, while anomaly H is caused by surface metallic debris.

A three-dimensional metallic object was detected with the Tracer across anomaly I. No recognizable radar reflectors were detected in profiles across this anomaly. Again, radar-ground interface was poor due to berry-bush stubble. The anomaly is interpreted to be caused by metallic debris.

Magnetic anomaly J was investigated with metal detectors and coincides with a large mound in the center of the south promontory. It coincides with the reported location of a former mill structure. The anomaly is interpreted to be caused by metallic debris within the mound and up to several feet to the southwest. The anomaly labeled J1 was investigated with the Tracer. A small three-dimensional object was detected at this location; no suspicious object was detected with radar here.

Anomaly K is caused by metallic debris, including a possible crushed drum seen on the mound's surface.

Anomaly L is caused by the beam-reinforced floor of the concrete structure exposed on the east promontory.

No anomalies caused by tanks were detected with this survey.

## Conclusion

A magnetometer coupled with a GPS system was used to survey all accessible areas at this site for USTs and other metallic features. No tanks were detected. Several areas with buried and surface metallic debris were found, including a large mound at the south end of the site.

## Limitations

The conclusions presented in this report were based upon widely accepted geophysical principles, methods and equipment. This survey was conducted with limited knowledge of the site, the site history and the subsurface conditions.

The goal of near-surface geophysics is to provide a rapid means of characterizing the subsurface using non-intrusive methods. Conclusions based upon these methods are generally reliable; however, due to the inherent ambiguity of the methods, no single interpretation of the data can be made. As an example, rocks and roots produce radar reflections that may appear the same as pipes and tanks.

Under reasonable site conditions, geophysical surveys are good at detecting changes in the subsurface caused by manmade objects or variations in subsurface conditions, but they are poor at identifying those objects or subsurface conditions.

Objects of interest are not always detectable due to surface and subsurface conditions. The deeper an object is buried, the more difficult it is to detect, and the less accurately it can be located.

The only way to see an object is to physically expose it.

Nikos Tzetos  
Pacific Geophysics

A handwritten signature in black ink, appearing to read 'Nikos Tzetos', written in a cursive style.

November 22, 2016



FIGURE

1

Survey Location and Coverage

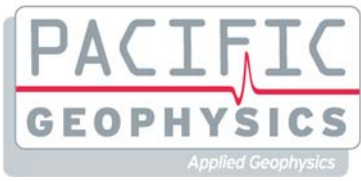
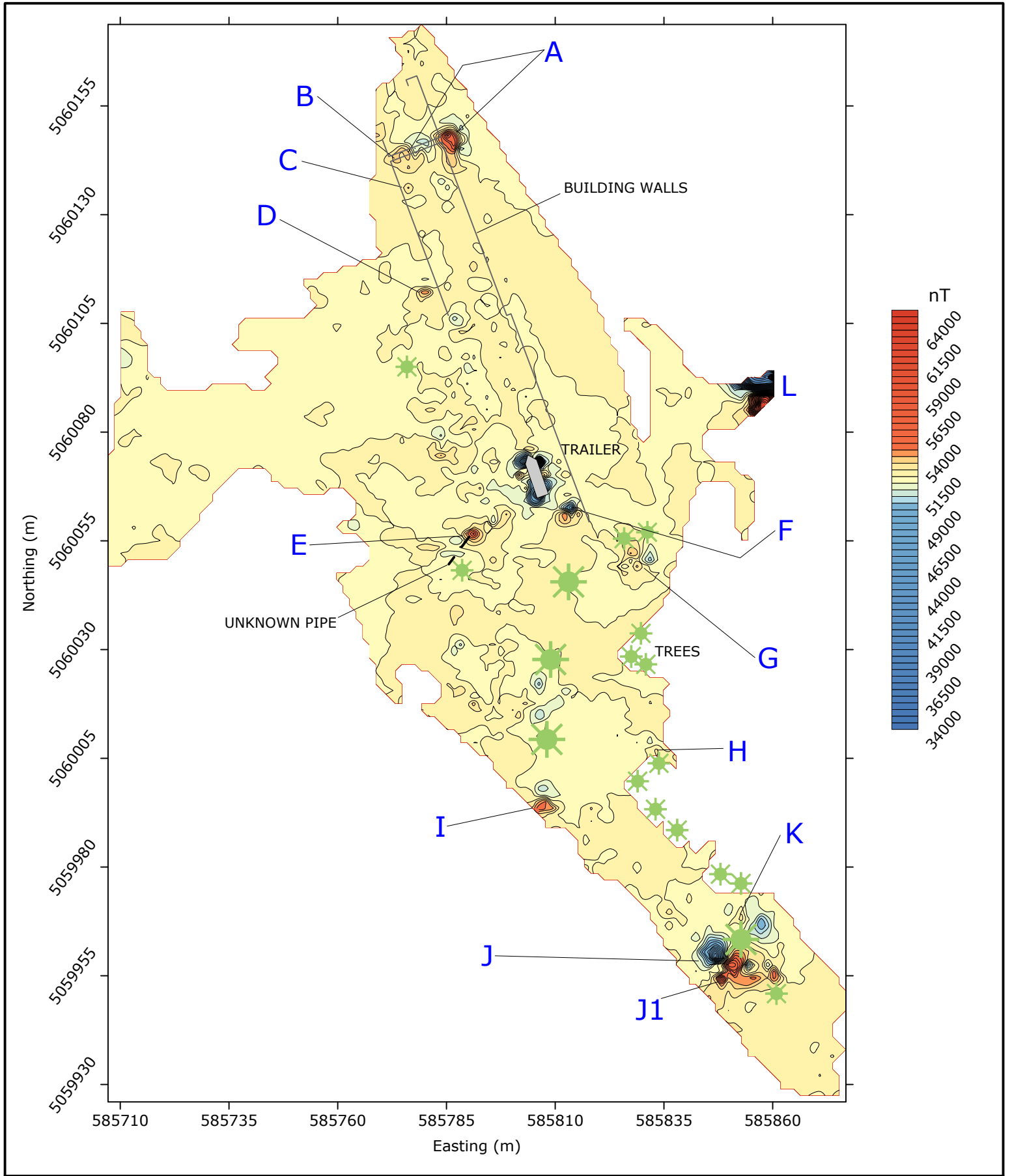
Project:  
160812

Former Lumber Mill Site  
SW Rock Creek Drive  
Stevenson, Washington

Drawn by : NT

Prepared for: MFA

Survey Date: November 14-15



**FIGURE 2** Magnetic Contour Map - C.I.=500 nT

Project: 160812	Former Lumber Mill Site SW Rock Creek Drive Stevenson, Washington	
	Drawn by : NT	Prepared for: MFA
Survey Date: November 14-15, 2014		192



# Appendix A. Geophysical Survey Methods

## Magnetometer Surveys

Small disturbances in the Earth's local magnetic field are called "magnetic anomalies". These may be caused by naturally occurring features such as metallic mineral ore bodies, or from manmade features such as metal buildings, vehicles, fences, and underground storage tanks. The magnetometer only detects changes produced by ferrous objects. Aluminum and brass are non-ferrous metals and cannot be detected using a magnetometer.

A magnetometer is an electronic instrument designed to detect small changes in the Earth's local magnetic field. Over the years different technologies have been used in magnetometers. The Geometrics G-858 Portable Cesium Magnetometer used to collect magnetic data for Pacific Geophysics uses one of the most recent methods to detect magnetic anomalies. A detailed discussion describing the method this unit uses is available at [Geometrics.com](http://Geometrics.com).

This magnetometer enables the operator to collect data rapidly and continuously rather than the older instruments that collected data at discreet points only. The G-858 is carried by hand across the site. The sensor is carried at waist level. Typically individual data points collected at normal walking speed are about 6" apart along survey lines usually 5 feet apart, depending on the dimensions of the target objects.

It is critical to know the exact location of each data point so that if an anomaly is detected it can be accurately plotted on a magnetic contour map. At most small sites, data are collected along straight, parallel survey lines set up on the site before the data collection stage begins. For very large, complex sites, the G-858 can be connected to a Global Positioning System (GPS) antenna which allows the operator to collect accurately-located data without establishing a survey grid. With GPS, data are collected and positioned wherever the operator walks. A limitation using GPS is that the GPS antenna must have line of sight with the GPS satellites. Data can be mislocated if the GPS antenna is under trees or near tall buildings.

Data are stored in the unit's memory for later downloading and processing. A magnetic contour map of the data is plotted in the field. Geographical features are plotted on the map. Magnetic anomalies appearing to be caused by objects of interest are then investigated on the site using several small hand-held metal detectors. If an object appears to be a possible object of interest, it may be investigated with GPR.

Magnetic contour maps may be printed in color in order to highlight anomalies caused by ferrous objects located under the magnetic sensor. Usually, ferrous objects situated below the sensor produce magnetic "highs" and anomalies located above the sensor produce magnetic "lows". Magnetic highs are of interest to the operator since most objects of interest are located underground.

Depending on the orientation, shape and mass of a metallic object, a high/low pair of magnetic anomalies may be present. In the northern hemisphere the magnetic low is located north of the object and the magnetic high toward the south. The object producing the anomaly is located part way between the high and the low anomalies.

Magnetometer surveys have limitations. Magnetometers only detect objects made of ferrous (iron-containing) metal. Large ferrous objects (buildings, cars, fences, etc.) within several feet of the magnetometer create interference that may hide the anomaly produced by a nearby object of interest.

### **Ground Penetrating Radar**

A Geophysical Survey Systems, Inc. (GSSI) SIR-2000 GPR system coupled to a 270-, 400-, or 900-MHz GSSI antenna is used to obtain the radar data for our surveys.

GPR antennas both transmit and receive electromagnetic energy. EM energy is transmitted into the material the antenna passes over. A portion of that energy is reflected back to the antenna and amplified. Reflections are displayed in real-time in a continuous cross section. Reflections are produced where there is a sufficient electrical contrast between two materials. Changes in the electrical properties (namely the dielectric constant) that produce radar reflections include the moisture content, porosity, mineralogy, and texture of the material. Metallic objects of interest exhibit a strong electrical contrast with the surrounding material and thus produce relatively strong reflections. Non-metallic objects of interest (septic tanks, cesspools, dry wells, PVC and clay tile pipes) are not always good reflectors.

Radar data are ambiguous. It can be difficult to distinguish the reflection produced by an object of interest from the reflection caused by some natural feature. Rocks or tree roots have reflections that appear similar to reflections from pipes. In concrete investigations reflections produced by metal rebar look exactly like those from electrical conduit or post-tension cables. Objects with too small an electrical contrast may produce no reflections at all and may be missed. Target objects buried below objects with contrasting properties that also produce reflections may be missed (e.g. USTs below roots, concrete pieces, pipes or rocks). If an object of interest like a UST is buried below the depth of penetration of the radar signal, it will be missed.

In addition to interpreting ambiguous data, radar has several limitations that cannot be controlled by the operator. The radar signal is severely attenuated by electrically conductive material, including wet, clay-rich soil and reinforced concrete. The quality of the data is affected by the surface conditions over which the antenna is pulled. Ideally the antenna should rest firmly on a smooth surface. Rough terrain and tall grass reduce the quality of radar data.

It is the job of an experienced interpreter to examine the GPR profiles and deduce if reflections are from objects of interest. A GPR interpreter cannot see underground, but can only interpret reflections based on experience.

The only way to truly identify an object is to excavate.

### **Hand-held Metal detectors**

Two small, non-recording metal detectors are used to locate suspect magnetic anomalies detected using the G-858 Magnetometer in order to determine the likely cause of the anomaly. First, the magnetic contour map and a Schonstedt Magnetic Gradiometer are used to locate the center of the magnetic anomalies.

Once the anomaly is located an Aqua-Tronics Tracer is used to determine if the object producing the anomaly is a possible object of interest. Most anomalies are at least in part produced by features observed on the ground surface.

Schonstedt Magnetic Gradiometer: This magnetometer has two magnetic sensors separated vertically by 10". The magnetic field surrounding a ferrous object is strongest near the object and decreases rapidly as the distance increases. If the magnitude measured by the sensor located in the tip of the Schonstedt is very high, and the magnetic field measured by the sensor located farther up the shaft of the Schonstedt is low, there is a large vertical magnetic gradient and the instrument responds with a loud whistle indicating the object is near the surface. If there is a small difference in the magnitudes measured by the two sensors, the object is deeper. The instrument responds with a softer tone. A discussion of this instrument is available at [Schonstedt.com](http://Schonstedt.com).

Aqua-Tronics A-6 Tracer: The Aqua-Tronics A-6 Tracer uses a different method of detecting metallic objects. This instrument measures the electrical conductivity of a metal object. It is capable of detecting any electrically conductive metal, including non-ferrous aluminum and brass. The Tracer is capable of detecting three-dimensional objects as well as pipes.

The Tracer consists of a transmitter coil and a receiver coil. In the absence of any electrically conductive material in the vicinity of the Tracer, the electromagnetic field around each coil is balanced.

Basically the electromagnetic field produced by the transmitter induces an electric current into the area surrounding the instrument. Nearby conductive objects distort the EM field. The balance between the two coils is disturbed and the instrument produces an audible tone and meter indication.

# ATTACHMENT B

## PHOTOGRAPHIC LOG



## PHOTOGRAPHS

Project Name: Former Hegewald Timber Mill  
Project Number: 1200.01.02  
Approximate Location: 880 Southwest Rock Creek Road  
Stevenson, Washington 98648



**Photograph 1:** Trench feature that crosses the northern part of the large building foundation. Photograph taken facing east.



**Photograph 2:** Water valve feature in central portion of Property. Photograph taken facing west.

## PHOTOGRAPHS

Project Name: Former Hegewald Timber Mill  
Project Number: 1200.01.02  
Approximate Location: 880 Southwest Rock Creek Road  
Stevenson, Washington 98648



**Photograph 3:** Excavation TP2 along the eastern foundation of the large building.  
Photograph taken facing south.



**Photograph 4:** Western sidewall of TP4, showing varied soil lenses in the upper 3 feet.  
Photograph taken facing northwest.

## PHOTOGRAPHS

Project Name: Former Hegewald Timber Mill  
Project Number: 1200.01.02  
Approximate Location: 880 Southwest Rock Creek Road  
Stevenson, Washington 98648



**Photograph 5:** Excavation of TP6 within the footprint of the southern former wigwam burner. The shelf feature in the photograph is a concrete slab encountered during advancement of the test pit. Photograph taken facing northwest.



**Photograph 6:** Excavation TP8 adjacent to the northeast corner of the small structure foundation. Photograph taken facing west.

## PHOTOGRAPHS

Project Name: Former Hegewald Timber Mill  
Project Number: 1200.01.02  
Approximate Location: 880 Southwest Rock Creek Road  
Stevenson, Washington 98648



**Photograph 7:** Excavation TP9, which had angular cobble fill from surface to approximately 5 feet below ground surface. Photograph taken facing south.



**Photograph 8:** Small peninsula, on the eastern boundary of the Property, that extends into Rock Cove. TP10 was advanced to the west of the foundation. Photograph taken facing east.



# ATTACHMENT C

## LABORATORY ANALYTICAL REPORT





BSK Associates Vancouver  
2517 E. Evergreen Blvd.  
Vancouver, WA 98661  
360-750-0055 (Main)  
360-750-0057 (FAX)



**V6L0137**

**1/09/2017**

Invoice: V700058

Kyle Roslund  
Maul Foster and Alongi, Inc.  
400 East Mill Plain Boulevard, Suite 400  
Vancouver, WA 98660

**RE: Report for V6L0137 Skamania Phase II 1200.01.02**

Dear Kyle Roslund,

Thank you for using BSK Associates for your analytical testing needs. In the following pages, you will find the test results for the samples submitted to our laboratory on 12/8/2016. The results have been approved for release by our Laboratory Director as indicated by the authorizing signature below.

The samples were analyzed for the test(s) indicated on the Chain of Custody (see attached) and the results relate only to the samples analyzed. BSK certifies that the testing was performed in accordance with the quality system requirements specified in the 2009 TNI Standard. Any deviations from this standard or from the method requirements for each test procedure performed will be annotated alongside the analytical result or noted in the Case Narrative. Unless otherwise noted, the sample results are reported on an "as received" basis.

If additional clarification of any information is required, please contact your Project Manager, Debra Karlsson, at (360) 750-0055.

Thanks again for using BSK Associates. We value your business and appreciate your loyalty.

Sincerely,

Renea Rangell, Laboratory Director - Vancouver



Accredited in Accordance with NELAP  
ORELAP #4021

Case Narrative

Project and Report Details	Invoice Details
----------------------------	-----------------

<b>Client:</b> Maul Foster and Alongi, Inc. <b>Report To:</b> Kyle Roslund <b>Project #:</b> Rock Cove <b>Received:</b> 12/08/2016 - 12:43 <b>Report Due:</b> 12/22/2016	<b>Invoice To:</b> Maul Foster and Alongi, Inc. <b>Invoice Attn:</b> Accounting <b>Project PO#:</b> 1200.01.02
--	--

**Sample Receipt Conditions**

<b>Cooler:</b> Default Cooler <b>Temperature on Receipt °C:</b> 11.6	Containers Intact COC/Labels Agree Received with no thermal preservation. Initial receipt at BSK-VAL
---	---

**Detailed Narrative**

**Chain of Custody Notes**

**Date:** 01/06/2016  
**Initials:** RLR  
**Note:** A BSK Temp Blank was placed in each of the four ice chests delivered to the client with sample bottle delivery. Upon sampling, only two of the Temp Blanks were placed in the storage refrigerator with the samples at the client's location. The remaining Temp Blanks were stored ambient with the unused ice chests. Upon receipt at the lab, the technician did not read the temperature of all the Temp Blanks and only recorded the temperature from the ambient Temp Blank.

**Analysis Comment**

**Date:** 01/09/2016  
**Initials:** RLR  
**Comment:** Per client, sample TP7-S-0.5 to be analyzed for Dioxins and Furans.

**Data Qualifiers**

The following qualifiers have been applied to one or more analytical results:  
 \*\*\*None applied\*\*\*

**Report Distribution**

Recipient(s)	Report Format	CC:
Kyle Roslund	FINAL.RPT	ehess@maulfoster.com
Mary Benzinger	FINAL.RPT	
Merideth D'Andrea	FINAL.RPT	

**Certificate of Analysis**

**Sample ID:** V6L0137-01  
**Sampled By:** Emily Hess  
**Sample Description:** TP1-S-2.5

**Sample Date - Time:** 12/07/16 - 08:10  
**Matrix:** Soil  
**Sample Type:** Grab

**BSK Associates Vancouver**  
**General Chemistry**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Percent Solids	SM 2540B	75	0.10	% by Weight	1	V601501	12/09/16	12/10/16	

**Organics**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
<b>Hydrocarbon Identification by NWTPH-HCID</b>									
Diesel Range Organics (C10-24)	NWTPH-HCID	ND	67	mg/kg dry	1	V601500	12/09/16	12/10/16	
Gasoline Range Organics (C6-10)	NWTPH-HCID	ND	27	mg/kg dry	1	V601500	12/09/16	12/10/16	
Motor Oil Range Organics (C24-C40)	NWTPH-HCID	ND	130	mg/kg dry	1	V601500	12/09/16	12/10/16	
Surrogate: Tetracosane	NWTPH-HCID	87 %							<i>Acceptable range: 50-150 %</i>

**Certificate of Analysis**

**Sample ID:** V6L0137-04  
**Sampled By:** Emily Hess  
**Sample Description:** TP2-S-2.5

**Sample Date - Time:** 12/07/16 - 09:10  
**Matrix:** Soil  
**Sample Type:** Grab

**BSK Associates Vancouver**  
**General Chemistry**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Percent Solids	SM 2540B	70	0.10	% by Weight	1	V601501	12/09/16	12/10/16	

**Organics**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
<b>Hydrocarbon Identification by NWTPH-HCID</b>									
Diesel Range Organics (C10-24)	NWTPH-HCID	ND	71	mg/kg dry	1	V601500	12/09/16	12/10/16	
Gasoline Range Organics (C6-10)	NWTPH-HCID	ND	28	mg/kg dry	1	V601500	12/09/16	12/10/16	
Motor Oil Range Organics (C24-C40)	NWTPH-HCID	ND	140	mg/kg dry	1	V601500	12/09/16	12/10/16	
Surrogate: Tetracosane	NWTPH-HCID	82 %							<i>Acceptable range: 50-150 %</i>

**Certificate of Analysis**

**Sample ID:** V6L0137-06  
**Sampled By:** Emily Hess  
**Sample Description:** TP3-S-2.0

**Sample Date - Time:** 12/07/16 - 09:40  
**Matrix:** Soil  
**Sample Type:** Grab

**BSK Associates Vancouver  
 General Chemistry**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Percent Solids	SM 2540B	77	0.10	% by Weight	1	V601501	12/09/16	12/10/16	

**Organics**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
<b>Hydrocarbon Identification by NWTPH-HCID</b>									
Diesel Range Organics (C10-24)	NWTPH-HCID	ND	65	mg/kg dry	1	V601500	12/09/16	12/10/16	
Gasoline Range Organics (C6-10)	NWTPH-HCID	ND	26	mg/kg dry	1	V601500	12/09/16	12/10/16	
Motor Oil Range Organics (C24-C40)	NWTPH-HCID	ND	130	mg/kg dry	1	V601500	12/09/16	12/10/16	
Surrogate: Tetracosane	NWTPH-HCID	85 %							<i>Acceptable range: 50-150 %</i>

**Certificate of Analysis**

Sample ID: V6L0137-07  
 Sampled By: Emily Hess  
 Sample Description: TP4-S-7.0

Sample Date - Time: 12/07/16 - 10:10  
 Matrix: Soil  
 Sample Type: Grab

**BSK Associates Vancouver  
 General Chemistry**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Percent Solids	SM 2540B	76	0.10	% by Weight	1	V601501	12/09/16	12/10/16	

**Organics**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
<b>Hydrocarbon Identification by NWTPH-HCID</b>									
Diesel Range Organics (C10-24)	NWTPH-HCID	ND	65	mg/kg dry	1	V601500	12/09/16	12/10/16	
Gasoline Range Organics (C6-10)	NWTPH-HCID	ND	26	mg/kg dry	1	V601500	12/09/16	12/10/16	
Motor Oil Range Organics (C24-C40)	NWTPH-HCID	ND	130	mg/kg dry	1	V601500	12/09/16	12/10/16	
Surrogate: Tetracosane	NWTPH-HCID	86 %							Acceptable range: 50-150 %

**Certificate of Analysis**

Sample ID: V6L0137-08  
 Sampled By: Emily Hess  
 Sample Description: TP4-S-2.0

Sample Date - Time: 12/07/16 - 10:20  
 Matrix: Soil  
 Sample Type: Grab

**BSK Associates Laboratory Fresno**

**Metals**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Arsenic	EPA 6020	ND	3.0	mg/kg dry	1	A616839	12/14/16	12/14/16	
Cadmium	EPA 6020	ND	1.5	mg/kg dry	1	A616839	12/14/16	12/14/16	
Chromium	EPA 6020	ND	15	mg/kg dry	1	A616839	12/14/16	12/14/16	
Lead	EPA 6020	12	7.4	mg/kg dry	1	A616839	12/14/16	12/14/16	
Mercury	EPA 6020A	ND	0.60	mg/kg dry	1	A616839	12/14/16	12/14/16	

**BSK Associates Vancouver**

**General Chemistry**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Percent Solids	SM 2540B	84	0.10	% by Weight	1	V601501	12/09/16	12/10/16	

**Organics**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
<b>Hydrocarbon Identification by NWTPH-HCID</b>									
Diesel Range Organics (C10-24)	NWTPH-HCID	ND	59	mg/kg dry	1	V601500	12/09/16	12/10/16	
Gasoline Range Organics (C6-10)	NWTPH-HCID	ND	24	mg/kg dry	1	V601500	12/09/16	12/10/16	
Motor Oil Range Organics (C24-C40)	NWTPH-HCID	ND	120	mg/kg dry	1	V601500	12/09/16	12/10/16	
Surrogate: Tetracosane	NWTPH-HCID	84 %							Acceptable range: 50-150 %



**Certificate of Analysis**

**Sample ID:** V6L0137-10  
**Sampled By:** Emily Hess  
**Sample Description:** TP5-S-2.0

**Sample Date - Time:** 12/07/16 - 10:55  
**Matrix:** Soil  
**Sample Type:** Grab

**BSK Associates Vancouver**  
**General Chemistry**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Percent Solids	SM 2540B	74	0.10	% by Weight	1	V601501	12/09/16	12/10/16	

**Organics**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
<b>Hydrocarbon Identification by NWTPH-HCID</b>									
Diesel Range Organics (C10-24)	NWTPH-HCID	ND	67	mg/kg dry	1	V601500	12/09/16	12/10/16	
Gasoline Range Organics (C6-10)	NWTPH-HCID	ND	27	mg/kg dry	1	V601500	12/09/16	12/10/16	
Motor Oil Range Organics (C24-C40)	NWTPH-HCID	ND	130	mg/kg dry	1	V601500	12/09/16	12/10/16	
Surrogate: Tetracosane	NWTPH-HCID	80 %							<i>Acceptable range: 50-150 %</i>

**Certificate of Analysis**

Sample ID: V6L0137-12  
 Sampled By: Emily Hess  
 Sample Description: TP6-S-2.0

Sample Date - Time: 12/07/16 - 11:30  
 Matrix: Soil  
 Sample Type: Grab

**BSK Associates Laboratory Fresno**

**Metals**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Arsenic	EPA 6020	ND	3.1	mg/kg dry	1	A616839	12/14/16	12/14/16	
Cadmium	EPA 6020	ND	1.5	mg/kg dry	1	A616839	12/14/16	12/14/16	
Chromium	EPA 6020	ND	15	mg/kg dry	1	A616839	12/14/16	12/14/16	
Lead	EPA 6020	ND	7.7	mg/kg dry	1	A616839	12/14/16	12/14/16	
Mercury	EPA 6020A	ND	0.62	mg/kg dry	1	A616839	12/14/16	12/14/16	

**BSK Associates Vancouver**

**General Chemistry**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Percent Solids	SM 2540B	81	0.10	% by Weight	1	V601501	12/09/16	12/10/16	

**Organics**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
<b>Hydrocarbon Identification by NWTPH-HCID</b>									
Diesel Range Organics (C10-24)	NWTPH-HCID	ND	62	mg/kg dry	1	V601500	12/09/16	12/10/16	
Gasoline Range Organics (C6-10)	NWTPH-HCID	ND	25	mg/kg dry	1	V601500	12/09/16	12/10/16	
Motor Oil Range Organics (C24-C40)	NWTPH-HCID	ND	120	mg/kg dry	1	V601500	12/09/16	12/10/16	
Surrogate: Tetracosane	NWTPH-HCID	85 %							Acceptable range: 50-150 %

**Certificate of Analysis**

**Sample ID:** V6L0137-14  
**Sampled By:** Emily Hess  
**Sample Description:** TP7-S-9.0

**Sample Date - Time:** 12/07/16 - 11:45  
**Matrix:** Soil  
**Sample Type:** Grab

**BSK Associates Vancouver**  
**General Chemistry**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Percent Solids	SM 2540B	80	0.10	% by Weight	1	V601501	12/09/16	12/10/16	

**Organics**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
<b>Hydrocarbon Identification by NWTPH-HCID</b>									
Diesel Range Organics (C10-24)	NWTPH-HCID	ND	62	mg/kg dry	1	V601500	12/09/16	12/10/16	
Gasoline Range Organics (C6-10)	NWTPH-HCID	ND	25	mg/kg dry	1	V601500	12/09/16	12/10/16	
Motor Oil Range Organics (C24-C40)	NWTPH-HCID	ND	120	mg/kg dry	1	V601500	12/09/16	12/10/16	
Surrogate: Tetracosane	NWTPH-HCID	84 %							<i>Acceptable range: 50-150 %</i>

**Certificate of Analysis**

**Sample ID:** V6L0137-17  
**Sampled By:** Emily Hess  
**Sample Description:** TP8-S-2.0

**Sample Date - Time:** 12/07/16 - 12:55  
**Matrix:** Soil  
**Sample Type:** Grab

**BSK Associates Vancouver**  
**General Chemistry**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Percent Solids	SM 2540B	81	0.10	% by Weight	1	V601501	12/09/16	12/10/16	

**Organics**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
<b>Hydrocarbon Identification by NWTPH-HCID</b>									
Diesel Range Organics (C10-24)	NWTPH-HCID	ND	62	mg/kg dry	1	V601500	12/09/16	12/10/16	
Gasoline Range Organics (C6-10)	NWTPH-HCID	ND	25	mg/kg dry	1	V601500	12/09/16	12/10/16	
Motor Oil Range Organics (C24-C40)	NWTPH-HCID	ND	120	mg/kg dry	1	V601500	12/09/16	12/10/16	
Surrogate: Tetracosane	NWTPH-HCID	84 %							<i>Acceptable range: 50-150 %</i>

**Certificate of Analysis**

**Sample ID:** V6L0137-18  
**Sampled By:** Emily Hess  
**Sample Description:** TP9-S-6.5

**Sample Date - Time:** 12/07/16 - 13:30  
**Matrix:** Soil  
**Sample Type:** Grab

**BSK Associates Vancouver**  
**General Chemistry**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Percent Solids	SM 2540B	78	0.10	% by Weight	1	V601501	12/09/16	12/10/16	

**Organics**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
<b>Hydrocarbon Identification by NWTPH-HCID</b>									
Diesel Range Organics (C10-24)	NWTPH-HCID	ND	64	mg/kg dry	1	V601500	12/09/16	12/10/16	
Gasoline Range Organics (C6-10)	NWTPH-HCID	ND	26	mg/kg dry	1	V601500	12/09/16	12/10/16	
Motor Oil Range Organics (C24-C40)	NWTPH-HCID	ND	130	mg/kg dry	1	V601500	12/09/16	12/10/16	
Surrogate: Tetracosane	NWTPH-HCID	82 %							<i>Acceptable range: 50-150 %</i>

**Certificate of Analysis**

Sample ID: V6L0137-20  
 Sampled By: Emily Hess  
 Sample Description: TP10-S-2.0

Sample Date - Time: 12/07/16 - 14:05  
 Matrix: Soil  
 Sample Type: Grab

**BSK Associates Laboratory Fresno**

**Metals**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Arsenic	EPA 6020	5.5	3.3	mg/kg dry	1	A616962	12/16/16	12/16/16	
Cadmium	EPA 6020	ND	1.6	mg/kg dry	1	A616962	12/16/16	12/16/16	
Chromium	EPA 6020	26	16	mg/kg dry	1	A616962	12/16/16	12/16/16	
Lead	EPA 6020	ND	8.2	mg/kg dry	1	A616962	12/16/16	12/16/16	
Mercury	EPA 6020A	ND	0.66	mg/kg dry	1	A616962	12/16/16	12/16/16	

**BSK Associates Vancouver**

**General Chemistry**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Percent Solids	SM 2540B	76	0.10	% by Weight	1	V601501	12/09/16	12/10/16	

**Organics**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
<b>Hydrocarbon Identification by NWTPH-HCID</b>									
Diesel Range Organics (C10-24)	NWTPH-HCID	ND	66	mg/kg dry	1	V601500	12/09/16	12/10/16	
Gasoline Range Organics (C6-10)	NWTPH-HCID	ND	26	mg/kg dry	1	V601500	12/09/16	12/10/16	
Motor Oil Range Organics (C24-C40)	NWTPH-HCID	ND	130	mg/kg dry	1	V601500	12/09/16	12/10/16	
Surrogate: Tetracosane	NWTPH-HCID	71 %							Acceptable range: 50-150 %

**Certificate of Analysis**

Sample ID: V6L0137-21  
 Sampled By: Emily Hess  
 Sample Description: TP-S-2.0-DUP

Sample Date - Time: 12/07/16 - 14:05  
 Matrix: Soil  
 Sample Type: Grab

**BSK Associates Vancouver  
 General Chemistry**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Percent Solids	SM 2540B	74	0.10	% by Weight	1	V601501	12/09/16	12/10/16	

**Organics**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
<b>Hydrocarbon Identification by NWTPH-HCID</b>									
Diesel Range Organics (C10-24)	NWTPH-HCID	ND	68	mg/kg dry	1	V601500	12/09/16	12/10/16	
Gasoline Range Organics (C6-10)	NWTPH-HCID	ND	27	mg/kg dry	1	V601500	12/09/16	12/10/16	
Motor Oil Range Organics (C24-C40)	NWTPH-HCID	ND	140	mg/kg dry	1	V601500	12/09/16	12/10/16	
Surrogate: Tetracosane	NWTPH-HCID	85 %							Acceptable range: 50-150 %

**BSK Associates Laboratory Fresno  
Metals Quality Control Report**

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Date Analyzed	Qual
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**EPA 6020 - Quality Control**

Batch: A616839

Prepared: 12/14/2016

Prep Method: EPA 3050B

Analyst: MAS

**Blank (A616839-BLK1)**

Arsenic	ND	2.5	mg/kg wet							12/14/16	
Cadmium	ND	1.2	mg/kg wet							12/14/16	
Chromium	ND	12	mg/kg wet							12/14/16	
Lead	ND	6.2	mg/kg wet							12/14/16	

**Blank Spike (A616839-BS1)**

Arsenic	96	2.5	mg/kg wet	100		96	75-125			12/14/16	
Cadmium	94	1.2	mg/kg wet	100		94	75-125			12/14/16	
Chromium	97	12	mg/kg wet	100		97	75-125			12/14/16	
Lead	92	6.2	mg/kg wet	100		92	75-125			12/14/16	

**Blank Spike Dup (A616839-BSD1)**

Arsenic	93	2.5	mg/kg wet	100		93	75-125	3	20	12/14/16	
Cadmium	95	1.2	mg/kg wet	100		95	75-125	0	20	12/14/16	
Chromium	95	12	mg/kg wet	100		95	75-125	2	20	12/14/16	
Lead	90	6.2	mg/kg wet	100		90	75-125	2	20	12/14/16	

**Matrix Spike (A616839-MS1), Source: V6L0137-08**

Arsenic	110	3.0	mg/kg dry	120	ND	95	75-125			12/14/16	
Cadmium	110	1.5	mg/kg dry	120	ND	97	75-125			12/14/16	
Chromium	130	15	mg/kg dry	120	ND	98	75-125			12/14/16	
Lead	120	7.4	mg/kg dry	120	12	87	75-125			12/14/16	

**Matrix Spike Dup (A616839-MSD1), Source: V6L0137-08**

Arsenic	110	3.0	mg/kg dry	120	ND	95	75-125	0	20	12/14/16	
Cadmium	110	1.5	mg/kg dry	120	ND	93	75-125	3	20	12/14/16	
Chromium	130	15	mg/kg dry	120	ND	99	75-125	1	20	12/14/16	
Lead	110	7.4	mg/kg dry	120	12	83	75-125	4	20	12/14/16	



**BSK Associates Laboratory Fresno  
Metals Quality Control Report**

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Date Analyzed	Qual
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**EPA 6020 - Quality Control**

Batch: A616962

Prepared: 12/16/2016

Prep Method: EPA 3050B

Analyst: MAS

**Blank (A616962-BLK1)**

Arsenic	ND	2.5	mg/kg wet							12/16/16	
Cadmium	ND	1.2	mg/kg wet							12/16/16	
Chromium	ND	12	mg/kg wet							12/16/16	
Lead	ND	6.2	mg/kg wet							12/16/16	

**Blank Spike (A616962-BS1)**

Arsenic	84	2.5	mg/kg wet	100		84	75-125			12/16/16	
Cadmium	81	1.2	mg/kg wet	100		81	75-125			12/16/16	
Chromium	86	12	mg/kg wet	100		86	75-125			12/16/16	
Lead	83	6.2	mg/kg wet	100		83	75-125			12/16/16	

**Blank Spike Dup (A616962-BSD1)**

Arsenic	90	2.5	mg/kg wet	100		90	75-125	7	20	12/16/16	
Cadmium	89	1.2	mg/kg wet	100		89	75-125	8	20	12/16/16	
Chromium	90	12	mg/kg wet	100		90	75-125	5	20	12/16/16	
Lead	88	6.2	mg/kg wet	100		88	75-125	6	20	12/16/16	

**Matrix Spike (A616962-MS1), Source: V6L0137-20**

Arsenic	120	3.3	mg/kg dry	130	5.5	89	75-125			12/16/16	
Cadmium	120	1.6	mg/kg dry	130	ND	91	75-125			12/16/16	
Chromium	150	16	mg/kg dry	130	26	94	75-125			12/16/16	
Lead	120	8.2	mg/kg dry	130	ND	88	75-125			12/16/16	

**Matrix Spike Dup (A616962-MSD1), Source: V6L0137-20**

Arsenic	120	3.3	mg/kg dry	130	5.5	91	75-125	2	20	12/16/16	
Cadmium	120	1.6	mg/kg dry	130	ND	90	75-125	1	20	12/16/16	
Chromium	150	16	mg/kg dry	130	26	93	75-125	1	20	12/16/16	
Lead	120	8.2	mg/kg dry	130	ND	86	75-125	2	20	12/16/16	

**BSK Associates Laboratory Fresno  
Metals Quality Control Report**

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Date Analyzed	Qual
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**EPA 6020A - Quality Control**

Batch: A616839

Prepared: 12/14/2016

Prep Method: EPA 3050B

Analyst: MAS

**Blank (A616839-BLK1)**

Mercury	ND	0.50	mg/kg wet							12/14/16	
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**Blank Spike (A616839-BS1)**

Mercury	2.1	0.50	mg/kg wet	2.5		84	75-125			12/14/16	
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**Blank Spike Dup (A616839-BSD1)**

Mercury	2.0	0.50	mg/kg wet	2.5		81	75-125	4	20	12/14/16	
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**Matrix Spike (A616839-MS1), Source: V6L0137-08**

Mercury	2.5	0.60	mg/kg dry	3.0	ND	83	75-125			12/14/16	
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**Matrix Spike Dup (A616839-MSD1), Source: V6L0137-08**

Mercury	2.6	0.60	mg/kg dry	3.0	ND	86	75-125	4	20	12/14/16	
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**EPA 6020A - Quality Control**

Batch: A616962

Prepared: 12/16/2016

Prep Method: EPA 3050B

Analyst: MAS

**Blank (A616962-BLK1)**

Mercury	ND	0.50	mg/kg wet							12/16/16	
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**Blank Spike (A616962-BS2)**

Mercury	2.3	0.50	mg/kg wet	2.5		92	75-125			12/19/16	
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**Blank Spike Dup (A616962-BSD2)**

Mercury	2.4	0.50	mg/kg wet	2.5		97	75-125	5	20	12/19/16	
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**Matrix Spike (A616962-MS1), Source: V6L0137-20**

Mercury	2.7	0.66	mg/kg dry	3.3	ND	82	75-125			12/16/16	
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**Matrix Spike Dup (A616962-MSD1), Source: V6L0137-20**

Mercury	2.7	0.66	mg/kg dry	3.3	ND	81	75-125	0	20	12/16/16	
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**BSK Associates Vancouver  
General Chemistry Quality Control Report**

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Date Analyzed	Qual
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**SM 2540B - Quality Control**

Batch: V601501

Prepared: 12/9/2016

Prep Method: Method Specific Preparation

Analyst: PYA

**Duplicate (V601501-DUP1), Source: V6L0137-01**

Percent Solids	74	0.10	% by Weight		75			1	20	12/10/16	
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**Duplicate (V601501-DUP2), Source: V6L0137-18**

Percent Solids	76	0.10	% by Weight		78			3	20	12/10/16	
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**BSK Associates Vancouver  
Organics Quality Control Report**

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Date Analyzed	Qual
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**NWTPH-HCID - Quality Control**

Batch: V601500

Prepared: 12/9/2016

Prep Method: NWTPH-HCID

Analyst: PYA

**Blank (V601500-BLK1)**

Diesel Range Organics (C10-24)	ND	50	mg/kg wet							12/10/16	
Gasoline Range Organics (C6-10)	ND	20	mg/kg wet							12/10/16	
Motor Oil Range Organics (C24-C40)	ND	100	mg/kg wet							12/10/16	
Surrogate: Tetracosane	8.4			10		84	50-150			12/10/16	

**Blank Spike (V601500-BS1)**

Diesel Range Organics (C10-24)	DET	50	mg/kg wet	100		99	50-150			12/10/16	
Surrogate: Tetracosane	8.4			10		84	50-150			12/10/16	

**Duplicate (V601500-DUP1), Source: V6L0137-01**

Diesel Range Organics (C10-24)	ND	67	mg/kg dry		ND			30		12/10/16	
Gasoline Range Organics (C6-10)	ND	27	mg/kg dry		ND					12/10/16	
Motor Oil Range Organics (C24-C40)	ND	130	mg/kg dry		ND			30		12/10/16	
Surrogate: Tetracosane	11			13		82	50-150			12/10/16	

**Duplicate (V601500-DUP2), Source: V6L0137-18**

Diesel Range Organics (C10-24)	ND	64	mg/kg dry		ND			30		12/10/16	
Gasoline Range Organics (C6-10)	ND	26	mg/kg dry		ND					12/10/16	
Motor Oil Range Organics (C24-C40)	ND	130	mg/kg dry		ND			30		12/10/16	
Surrogate: Tetracosane	11			13		83	50-150			12/10/16	

**Certificate of Analysis**

**Notes:**

- The Chain of Custody document and Sample Integrity Sheet are part of the analytical report.
- Any remaining sample(s) for testing will be disposed of according to BSK's sample retention policy unless other arrangements are made in advance.
- All positive results for EPA Methods 504.1 and 524.2 require the analysis of a Field Reagent Blank (FRB) to confirm that the results are not a contamination error from field sampling steps. If Field Reagent Blanks were not submitted with the samples, this method requirement has not been performed.
- Samples collected by BSK Analytical Laboratories were collected in accordance with the BSK Sampling and Collection Standard Operating Procedures.
- J-value is equivalent to DNQ (Detected, not quantified) which is a trace value. A trace value is an analyte detected between the MDL and the laboratory reporting limit. This result is of an unknown data quality and is only qualitative (estimated). Baseline noise, calibration curve extrapolation below the lowest calibrator, method blank detections, and integration artifacts can all produce apparent DNQ values, which contribute to the un-reliability of these values.
- (1) - Residual chlorine and pH analysis have a 15 minute holding time for both drinking and waste water samples as defined by the EPA and 40 CFR 136. Waste water and ground water (monitoring well) samples must be field filtered to meet the 15 minute holding time for dissolved metals.
- Summations of analytes (i.e. Total Trihalomethanes) may appear to add individual amounts incorrectly, due to rounding of analyte values occurring before or after the total value is calculated, as well as rounding of the total value.
- RL Multiplier is the factor used to adjust the reporting limit (RL) due to variations in sample preparation procedures and dilutions required for matrix interferences.
- Due to the subjective nature of the Threshold Odor Method, all characterizations of the detected odor are the opinion of the panel of analysts. The characterizations can be found in Standard Methods 2170B Figure 2170:1.
- The MCLs provided in this report (if applicable) represent the primary MCLs for that analyte.

**Definitions**

mg/L:	Milligrams/Liter (ppm)	MDL:	Method Detection Limit	MDA95:	Min. Detected Activity
mg/Kg:	Milligrams/Kilogram (ppm)	RL:	Reporting Limit: DL x Dilution	MPN:	Most Probable Number
µg/L:	Micrograms/Liter (ppb)	ND:	None Detected at RL	CFU:	Colony Forming Unit
µg/Kg:	Micrograms/Kilogram (ppb)	pCi/L:	Picocuries per Liter	Absent:	Less than 1 CFU/100mLs
%:	Percent Recovered (surrogates)	RL Mult:	RL Multiplier	Present:	1 or more CFU/100mLs
NR:	Non-Reportable	MCL:	Maximum Contaminant Limit		

**Please see the individual Subcontract Lab's report for applicable certifications.**

**BSK is not accredited under the NELAP program for the following parameters:**

**\*\*NA\*\***

Percent Solids

Percent Solids

**Certifications:** Please refer to our website for a copy of our Accredited Fields of Testing under each certification.

**Fresno**

State of California - ELAP	1180	State of Hawaii	4021
State of Nevada	CA000792016-1	State of Oregon - NELAP	4021
EPA - UCMR3	CA00079	State of Washington	C997-16

**Sacramento**

State of California - ELAP	2435
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**San Bernardino**

State of California - ELAP	2993	State of Oregon - NELAP	4119-001
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**Vancouver**

State of Oregon - NELAP	WA100008-008	State of Washington	C824-16
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Turnaround Time Request  
Standard - 10 business days

Rush (Surcharge may apply)  
Date needed:

V6L0137  
MFAVA2691

12/08/2016

10



\*Required Fields

Temp: 11.6°C

Company/Client Name\*: Mavi Foster & Alongi, Inc. Report Attention\*: Kyle Roslund Invoice To\*: MFA Phone\*: \_\_\_\_\_ Fax\*: \_\_\_\_\_  
Additional cc's: Emily Hess PO#: 1200.01.02 E-mail\*: Kroslundemavufaster.com

Address\*: 400 E Mill Plain Blvd #900 City\*: Vancouver, WA State\*: \_\_\_\_\_ Zip\*: 98660

Project: Skamania Co: Rock Cove Ph. 2 Project #: 1200.01.02 Reporting Options:  Trace (J-Flag)  E-Mail  Swamp  Fax  EDD Type: Equis 4  Mail

Compliance?  Yes  No State:  WA  OR System/PWS ID: \_\_\_\_\_ DOH Source/Source ID: \_\_\_\_\_

Water System Name: \_\_\_\_\_ County: \_\_\_\_\_

Sample Composition:  Single Source  \*\*Blended  \*\*Composite  Distribution Sample

Sample Taken:  Before Treatment  After Treatment  No Treatment Group (WA only):  A  B

Matrix Types: SW=Surface Water BW=Bottled Water GW=Ground Water WW=Waste Water STW=Storm Water DW=Drinking Water SO=Solid

#	Sample Description/Location*	Sampled*		Matrix*	Comments	# of cont.	NUTPH-ACID	MTCA 5 metals-6020	Arsenic, Cd, Cr, Pb, Hg	Dioxins-8290
		Date	Time							
1	TP1-S-2.5	12-7-16	8:10	SO	hold for followups	6	X			
2	TP1-S-7.5		8:20			6				
3	TP2-S-7.0		9:00			6				
4	TP2-S-2.5		9:10			6	X			
5	TP3-S-7.0		9:30			6				
6	TP3-S-2.0		9:40			6	X			
7	TP4-S-7.0		10:10			6	X			
8	TP4-S-2.0		10:20			6	X	X		
9	TP5-S-7.0		10:45			6				
10	TP5-S-2.0		10:55			6	X			

Receipt Conditions in Vancouver: \_\_\_\_\_ Temp: \_\_\_\_\_ Received Via:  UPS  WALK-IN  FED EX Courier: \_\_\_\_\_

Relinquished by: (Signature and Printed Name) <u>Emily Hess Emily Hess</u>	Company <u>MFA</u>	Date <u>12-7-16</u>	Time <u>1730</u>	Received by: (Signature and Printed Name) <u>[Signature]</u>	Date <u>12-8-16</u>	Time <u>1105</u>	Company <u>BSK</u>
Relinquished by: (Signature and Printed Name)	Company	Date	Time	Received by: (Signature and Printed Name)			Company
Relinquished by: (Signature and Printed Name)	Company	Date	Time	Received for Lab by: (Signature and Printed Name) <u>[Signature]</u>	Date <u>12-8-16</u>	Time <u>1115</u>	Company <u>BSK</u>

Payment Received at Delivery: \_\_\_\_\_ Check  / Cash  Date: \_\_\_\_\_ Amount: \_\_\_\_\_ PIA#: \_\_\_\_\_ Init: \_\_\_\_\_

Shipping Method:  ONTRAC  UPS  GSO  WALK-IN  FED EX  Alaskan Airlines Courier: BSK/AS Custody Seal:  Y/N Chilling Process Begun:  Y/N

Payment for services rendered as noted herein are due in full within 30 days from the date invoiced. If not so paid, account balances are deemed delinquent. Delinquent balances are subject to monthly service charges and interest specified in BSK's current Standard Terms and Conditions for Laboratory Services. The person the Client/Company acknowledges that they are either the Client or an authorized agent to the Client, that the Client agrees to be responsible for payment for the services on this Chain of Custody, and agrees to BSK's terms and conditions for laboratory services unless contractually bound otherwise. BSK's current terms and conditions can be found at www.bskassociates.com/BSKLabTermsConditions.pdf



2517 E. Evergreen Blvd.  
 Vancouver, WA 98661  
 P 360.750.0055  
 F 360.750.0057  
 www.bskassociates.com

Turnaround Time Request  
 Standard - 10 business days

Rush (Surcharge may apply)  
 Date needed:

V6L0137 12/08/2016  
 MFAVA2691 10



Y

**\*Required Fields** Temp: \_\_\_\_\_

Company/Client Name\*: MFA Report Attention\*: Kyle Koslund Invoice To\*: MFA Phone\*: \_\_\_\_\_ Fax\*: \_\_\_\_\_  
 Additional cc's: Emily Hess PO#: 1200.01.02 E-mail\*: kroslund@maulfoster.com

Address\*: \_\_\_\_\_ City\*: Vancouver State\*: WA Zip\*: \_\_\_\_\_

Project: Skamania Co: Rock Cove Ph-2 Project #: 1200.01.02 Reporting Options:  Trace (J-Flag)  
 E-Mail  Swamp  
 Fax  EDD Type:  
 Mail

Compliance?:  Yes  No State:  WA  OR System/PWS ID: \_\_\_\_\_ DOH Source/Source ID: \_\_\_\_\_  
 Water System Name: \_\_\_\_\_ County: \_\_\_\_\_  
 Sample Composition:  Single Source  \*\*Blended  \*\*Composite  Distribution Sample  
 \*\*List sources in Source ID field  
 Sample Taken:  Before Treatment  After Treatment  No Treatment Group (WA only):  A  B

Matrix Types: SW=Surface Water BW=Bottled Water GW=Ground Water WW=Waste Water STW=Storm Water DW=Drinking Water SO=Solid

#	Sample Description/Location*	Sampled*		Matrix*	Comments	# of cont.															
		Date	Time																		
11	TP6-S-8.0	12-7-16	1120	SO	hold for followups	6															
12	TP6-S-2.0*		1130		↓	6	X	X													
13	TP7-S-0.5		1135			1							X								
14	TP7-S-9.0*		1145		hold for followups	6	X														
15	TP7-S-3.0		1155			6															
16	TP8-S-7.0		1245			6															
17	TP8-S-2.0		1255			6	X														
18	TP9-S-6.5*		1330			6	X														
19	TP10-S-7.0		1355			6															
20	TP10-S-2.0		1405			6	X	X													

Receipt Conditions in Vancouver: Temp: \_\_\_\_\_ Received Via:  UPS  WALK-IN  FED EX Courier: \_\_\_\_\_

Relinquished by: (Signature and Printed Name) Emily Hess / Emily Hess Company: MFA Date: 12-7-16 Time: 1730 Received by: (Signature and Printed Name) \_\_\_\_\_ Company: \_\_\_\_\_  
 Relinquished by: (Signature and Printed Name) \_\_\_\_\_ Company: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_ Received by: (Signature and Printed Name) \_\_\_\_\_ Company: \_\_\_\_\_  
 Relinquished by: (Signature and Printed Name) \_\_\_\_\_ Company: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_ Received for Lab by: (Signature and Printed Name) \_\_\_\_\_

Payment Received at Delivery: Check / Cash Date: \_\_\_\_\_ Amount: \_\_\_\_\_ PIA#: \_\_\_\_\_ Init. \_\_\_\_\_  
 Shipping Method:  ONTRAC  UPS  GSO  WALK-IN  FED EX  Alaskan Airlines Courier: \_\_\_\_\_ Custody Seal: Y / N  
 Cooling Method:  Wet  Blue  None Chilling Process Begun: Y / N

N WTPH - ACID  
 MTA 5 metals - 6020  
 Arsenic, Cd, Cr, Pb, Hg  
 Dioxins - 8290

Payment for services rendered as noted herein are due in full within 30 days from the date invoiced. If not so paid, account balances are deemed delinquent. Delinquent balances are subject to monthly service charges and interest specified in BSK's current Standard Terms and Conditions for Laboratory Services. The pers... conditions can be found at www.bskassociates.com/BSKLabTermsConditions.pdf



2517 E. Evergreen Blvd.  
 Vancouver, WA 98661  
 P 360.750.0055  
 F 360.750.0057  
 www.bskassociates.com

Turnaround Time Request  
 Standard - 10 business days

Rush (Surcharge may apply)  
 Date needed:

V6L0137  
 MFAVA2691  
 12/08/2016  
 10

**\*Required Fields** Temp:

Company/Client Name\*: MFA Report Attention\*: Kyle Roslund Invoice To\*: MFA Phone\*: \_\_\_\_\_ Fax\*: \_\_\_\_\_  
 Additional cc's: Emily Hess PO#: 1200.61.02 E-mail\*: Kruslund@marlfoster.com

Address\*: \_\_\_\_\_ City\*: Vancouver State\*: WA Zip\*: \_\_\_\_\_

Project: Skamania Co: Rock Cove Ph. 2 Project #: 1200.01.02 Reporting Options:  E-Mail  Trace (J-Flag)  
 Fax  Swamp  
 Mail  EDD Type:

Compliance?:  Yes  No State:  WA  OR System/PWS ID: \_\_\_\_\_ DOH Source/Source ID: \_\_\_\_\_  
 Water System Name: \_\_\_\_\_ County: \_\_\_\_\_  
 Sample Composition:  Single Source  \*\*Blended  \*\*Composite  Distribution Sample  
 \*\*List sources in Source ID field  
 Sample Taken:  Before Treatment  After Treatment  No Treatment Group (WA only):  A  B

Matrix Types: SW=Surface Water BW=Bottled Water GW=Ground Water WW=Waste Water STW=Storm Water DW=Drinking Water SO=Solid

#	Sample Description/Location*	Sampled*		Matrix*	Comments	# of cont.	NWTPH- HCIP	MCA 5 metals-6020	Arsenic, Cd, Cr, Pb, Hg	Dioxins- 8290
		Date	Time							
<u>21</u>	<u>TP-S-2.0-DUP</u>	<u>12-7-16</u>	<u>1405</u>	<u>SO</u>	<u>hold for followups</u>	<u>6</u>	<u>X</u>			
						<u>X</u>				

Receipt Conditions in Vancouver: Temp: \_\_\_\_\_ Received Via:  UPS  WALK-IN  FED EX Courier: \_\_\_\_\_

Relinquished by: (Signature and Printed Name) <u>Emily Hess Emily Hess</u>	Company <u>MFA</u>	Date <u>12-7-16</u>	Time <u>1730</u>	Received by: (Signature and Printed Name)	Company
Relinquished by: (Signature and Printed Name)	Company	Date	Time	Received by: (Signature and Printed Name)	Company
Relinquished by: (Signature and Printed Name)	Company	Date	Time	Received for Lab by: (Signature and Printed Name)	

Payment Received at Delivery: Check / Cash Date: \_\_\_\_\_ Amount: \_\_\_\_\_ PIA#: \_\_\_\_\_ Init. \_\_\_\_\_

Shipping Method:  ONTRAC  UPS  GSO  WALK-IN  FED EX  Alaskan Airlines Courier: \_\_\_\_\_ Custody Seal: Y / N  
 Cooling Method:  Wet  Blue  None Chilling Process Begun: Y / N

Payment for services rendered as noted herein are due in full within 30 days from the date invoiced. If not so paid, account balances are deemed delinquent. Delinquent balances are subject to monthly service charges and interest specified in BSK's current Standard Terms and Conditions for Laboratory Services. The pers the Client/Company acknowledges that they are either the Client or an authorized agent to the Client, that the Client agrees to be responsible for payment for the services on this Chain of Custody, and agrees to BSK's terms and conditions for laboratory services unless contractually bound otherwise. BSK's current terms conditions can be found at www.bskassociates.com/BSKLabTermsConditions.pdf



# Sample Integrity

BSK Bottles: Yes No Page 1 of 1

V6L0137  
MFAVA2691

12/08/2016

10



COC Info	Was temperature within range? Chemistry $\leq 6^{\circ}\text{C}$ Micro $< 10^{\circ}\text{C}$		Yes <u>No</u> NA		Were correct containers received for the tests requested?		NA	
	If samples were taken today, is there evidence that chilling has begun?		<u>Yes</u> No NA		Were there bubbles in the VOA vials? (Volatiles Only)		Yes No <u>NA</u>	
COC Info	Did all bottles arrive unbroken and intact?		<u>Yes</u> No		Was a sufficient amount of sample received?		<u>Yes</u> No	
	Did all bottle labels agree with COC?		<u>Yes</u> No		Do samples have a hold time <72 hours?		Yes No	
COC Info	Was sodium thiosulfate added to CN sample(s) until chlorine was no longer present?		Yes No <u>NA</u>		Was PM notified of discrepancies? PM: _____ By/Time: _____		Yes No <u>NA</u>	
	250ml(A) 500ml(B) 1Liter(C) 40ml VOA(V)		Checks	Passed?	1-12	13	14-21	
Bacteriological	Bacti Na <sub>2</sub> S <sub>2</sub> O <sub>3</sub>		—	—				
	None (P) White Cap		—	—				
	Cr6 (P) Lt. Green Label/Blue Cap NH <sub>4</sub> OH/(NH <sub>4</sub> ) <sub>2</sub> SO <sub>4</sub> DW		Cl, pH > 8	Y N				
	Cr6 (P) Pink Label/Blue Cap NH <sub>4</sub> OH/(NH <sub>4</sub> ) <sub>2</sub> SO <sub>4</sub> WW		pH 9.3-9.7	Y N				
	Cr6 (P) Black Label/Blue Cap NH <sub>4</sub> OH/(NH <sub>4</sub> ) <sub>2</sub> SO <sub>4</sub> 7199 <b>***24 HOUR HOLD TIME***</b>		pH 9.0-9.5	Y N				
	HNO <sub>3</sub> (P) Red Cap or HCl (P) Purple Cap/Lt. Blue Label		—	—				
	H <sub>2</sub> SO <sub>4</sub> (P) or (AG) Yellow Cap/Label		pH < 2	Y N				
	NaOH (P) Green Cap		Cl, pH > 10	Y N				
	NaOH + ZnAc (P)		pH > 9	Y N				
	Dissolved Oxygen 300ml (g)		—	—				
	None (AG) 608/8081/8082, 625, 632/8321, 8151, 8270		—	—				
	HCl (AG) Lt. Blue Label O&G, Diesel		—	—				
	Ascorbic, EDTA, KH <sub>2</sub> Ct (AG) Pink Label 525		—	—				
	Na <sub>2</sub> O <sub>3</sub> S 250mL (AG) Neon Green Label 515		—	—				
	Na <sub>2</sub> S <sub>2</sub> O <sub>3</sub> 1 Liter (Brown P) 549		—	—				
	Na <sub>2</sub> S <sub>2</sub> O <sub>3</sub> (AG) Blue Label 548, THM, 524		—	—				
	Na <sub>2</sub> S <sub>2</sub> O <sub>3</sub> (CG) Blue Label 504, 505, 547		—	—				
	Na <sub>2</sub> S <sub>2</sub> O <sub>3</sub> + MCAA (CG) Orange Label 531		pH < 3	Y N				
	NH <sub>4</sub> Cl (AG) Purple Label 552		—	—				
	EDA (AG) Brown Label DBPs		—	—				
	HCL (CG) 524.2, BTEX, Gas, MTBE, 8260/624		—	—				
	Buffer pH 4 (CG)		—	—				
	H <sub>3</sub> PO <sub>4</sub> (CG) Salmon Label		—	—				
	Other: <u>Teza Cotta kit</u>							
	Asbestos 1Liter Plastic w/ Foil		—	—				
	Low Level Hg / Metals Double Baggie		—	—				
	Bottled Water		—	—				
	Clear Glass <u>250ml</u> / <u>500ml</u> / 1 Liter		—	—	1 EA	1-125	1 EA	
	Soil Tube Brass / Steel / Plastic		—	—				
	Tedlar Bag / Plastic Bag		—	—				

Split	Container	Preservative	Date/Time/Initials	Container	Preservative	Date/Time/Initials
	S P				S P	
S P				S P		

Comments: \* 5 mL Methanol was not inside vial - samples transferred to new vials containing methanol. RLR 12/8/16  
 \*\* Temp of storage refrigerator at Client's office was 5.4°C at time of pick-up by BSK staff. RLR

Your Project #: V6L0137  
Your C.O.C. #: NA

**Attention:Debra Richards-Karlsson**

BSK Analytical Laboratories  
1414 Stanislaus Street  
Fresno, CA  
USA 93706

**Report Date: 2017/01/06**  
Report #: R4312987  
Version: 2 - Revision

**CERTIFICATE OF ANALYSIS – REVISED REPORT**

**MAXXAM JOB #: B6R2388**

**Received: 2016/12/14, 15:17**

Sample Matrix: Soil  
# Samples Received: 1

Analyses	Quantity	Date		Laboratory Method	Reference
		Extracted	Analyzed		
Dioxins/Furans in Soil (8290A) (1)	1	2016/12/19	2016/12/26	BRL SOP-00406	EPA 8290A m
Moisture	1	N/A	2016/12/16	CAM SOP-00445	Carter 2nd ed 51.2 m

**Remarks:**

Maxxam Analytics' laboratories are accredited to ISO/IEC 17025:2005 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Maxxam are based upon recognized Provincial, Federal or US method compendia such as CCME, MDDELCC, EPA, APHA.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Maxxam's profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Maxxam in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported: unless indicated otherwise, associated sample data are not blank corrected.

Maxxam Analytics' liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Maxxam has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Maxxam, unless otherwise agreed in writing.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods. Results relate to samples tested.

This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.

\* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

(1) Soils are reported on a dry weight basis unless otherwise specified.

Confirmatory runs for 2,3,7,8-TCDF are performed only if the primary result is greater than the RDL.

U = Undetected at the limit of quantitation.

J = Estimated concentration between the EDL & RDL.

B = Blank Contamination.

Q = One or more quality control criteria failed.

E = Analyte concentration exceeds the maximum concentration level.

K = Estimated maximum possible concentration due to ion abundance ratio failure.

Your Project #: V6L0137  
Your C.O.C. #: NA

**Attention:Debra Richards-Karlsson**

BSK Analytical Laboratories  
1414 Stanislaus Street  
Fresno, CA  
USA 93706

**Report Date: 2017/01/06**  
Report #: R4312987  
Version: 2 - Revision

**CERTIFICATE OF ANALYSIS – REVISED REPORT**

**MAXXAM JOB #: B6R2388**

**Received: 2016/12/14, 15:17**

Encryption Key  Stephanie Pollen  
Project Manager  
06 Jan 2017 15:31:56

Please direct all questions regarding this Certificate of Analysis to your Project Manager.  
Stephanie Pollen, Project Manager  
Email: SPollen@maxxam.ca  
Phone# (905) 817-5700

=====  
Maxxam has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per section 5.10.2 of ISO/IEC 17025:2005(E), signing the reports. For Service Group specific validation please refer to the Validation Signature Page.

**RESULTS OF ANALYSES OF SOIL**

<b>Maxxam ID</b>		DQA131			
<b>Sampling Date</b>		2016/12/07 11:35			
<b>COC Number</b>		NA			
	<b>UNITS</b>	<b>V6L0137-13</b>	<b>RDL</b>	<b>MDL</b>	<b>QC Batch</b>
Moisture	%	29	1.0	0.50	4795728
RDL = Reportable Detection Limit					
QC Batch = Quality Control Batch					

**DIOXINS AND FURANS BY HRMS (SOIL)**

Maxxam ID		DQA131							
Sampling Date		2016/12/07 11:35							
COC Number		NA				TOXIC EQUIVALENCY		# of	
	UNITS	V6L0137-13	EDL	RDL	MDL	TEF (2005 WHO)	TEQ(DL)	Isomers	QC Batch
2,3,7,8-Tetra CDD *	pg/g	0.17 U	0.17	2.0	0.40	1.00	0.170	N/A	4806034
1,2,3,7,8-Penta CDD *	pg/g	0.28 U	0.28	5.0	0.40	1.00	0.280	N/A	4806034
1,2,3,4,7,8-Hexa CDD *	pg/g	0.23 J	0.17	5.0	0.40	0.100	0.0230	N/A	4806034
1,2,3,6,7,8-Hexa CDD *	pg/g	0.49 J	0.16	5.0	0.40	0.100	0.0490	N/A	4806034
1,2,3,7,8,9-Hexa CDD *	pg/g	0.63 J (1)	0.16	5.0	0.40	0.100	0.0630	N/A	4806034
1,2,3,4,6,7,8-Hepta CDD *	pg/g	6.19	0.13	5.0	0.40	0.0100	0.0619	N/A	4806034
Octa CDD *	pg/g	19.8	0.15	10	0.80	0.000300	0.00594	N/A	4806034
Total Tetra CDD *	pg/g	1.39 J	0.17	2.0	0.40	N/A	N/A	3	4806034
Total Penta CDD *	pg/g	0.42 J	0.28	5.0	0.40	N/A	N/A	1	4806034
Total Hexa CDD *	pg/g	3.66 J	0.17	5.0	0.40	N/A	N/A	5	4806034
Total Hepta CDD *	pg/g	11.5	0.13	5.0	0.40	N/A	N/A	2	4806034
2,3,7,8-Tetra CDF **	pg/g	1.06 J	0.17	2.0	0.40	0.100	0.106	N/A	4806034
1,2,3,7,8-Penta CDF **	pg/g	0.27 J	0.18	5.0	0.40	0.0300	0.00810	N/A	4806034
2,3,4,7,8-Penta CDF **	pg/g	0.36 J	0.18	5.0	0.40	0.300	0.108	N/A	4806034
1,2,3,4,7,8-Hexa CDF **	pg/g	0.75 J (1)	0.16	5.0	0.40	0.100	0.0750	N/A	4806034
1,2,3,6,7,8-Hexa CDF **	pg/g	0.29 J	0.16	5.0	0.40	0.100	0.0290	N/A	4806034
2,3,4,6,7,8-Hexa CDF **	pg/g	0.36 J	0.16	5.0	0.40	0.100	0.0360	N/A	4806034
1,2,3,7,8,9-Hexa CDF **	pg/g	0.19 U	0.19	5.0	0.40	0.100	0.0190	N/A	4806034
1,2,3,4,6,7,8-Hepta CDF **	pg/g	1.65 J	0.15	5.0	0.40	0.0100	0.0165	N/A	4806034
1,2,3,4,7,8,9-Hepta CDF **	pg/g	0.19 U	0.19	5.0	0.40	0.0100	0.00190	N/A	4806034
Octa CDF **	pg/g	2.25 J	0.14	10	0.80	0.000300	0.000675	N/A	4806034
Total Tetra CDF **	pg/g	4.12	0.17	2.0	0.40	N/A	N/A	10	4806034
Total Penta CDF **	pg/g	2.78 J	0.18	5.0	0.40	N/A	N/A	6	4806034
Total Hexa CDF **	pg/g	2.90 J	0.16	5.0	0.40	N/A	N/A	6	4806034
Total Hepta CDF **	pg/g	3.24 J	0.17	5.0	0.40	N/A	N/A	2	4806034
TOTAL TOXIC EQUIVALENCY	pg/g	N/A	N/A	N/A	N/A	N/A	1.05	N/A	N/A

EDL = Estimated Detection Limit  
RDL = Reportable Detection Limit  
TEF = Toxic Equivalency Factor, TEQ = Toxic Equivalency Quotient,  
The Total Toxic Equivalency (TEQ) value reported is the sum of Toxic Equivalent Quotients for the congeners tested.  
WHO(2005): The 2005 World Health Organization, Human and Mammalian Toxic Equivalency Factors for Dioxins and Dioxin-like Compounds  
QC Batch = Quality Control Batch  
\* CDD = Chloro Dibenzo-p-Dioxin  
N/A = Not Applicable  
\*\* CDF = Chloro Dibenzo-p-Furan  
(1) EMPC / Merged Peak

**DIOXINS AND FURANS BY HRMS (SOIL)**

Maxxam ID		DQA131							
Sampling Date		2016/12/07 11:35							
COC Number		NA				TOXIC EQUIVALENCY		# of	
	UNITS	V6L0137-13	EDL	RDL	MDL	TEF (2005 WHO)	TEQ(DL)	Isomers	QC Batch
<b>Surrogate Recovery (%)</b>									
C13-1234678 HeptaCDD *	%	83	N/A	N/A	N/A	N/A	N/A	N/A	4806034
C13-1234678 HeptaCDF **	%	89	N/A	N/A	N/A	N/A	N/A	N/A	4806034
C13-123478 HexaCDF **	%	87	N/A	N/A	N/A	N/A	N/A	N/A	4806034
C13-123678 HexaCDD *	%	85	N/A	N/A	N/A	N/A	N/A	N/A	4806034
C13-12378 PentaCDD *	%	109	N/A	N/A	N/A	N/A	N/A	N/A	4806034
C13-12378 PentaCDF **	%	109	N/A	N/A	N/A	N/A	N/A	N/A	4806034
C13-2378 TetraCDD *	%	108	N/A	N/A	N/A	N/A	N/A	N/A	4806034
C13-2378 TetraCDF **	%	98	N/A	N/A	N/A	N/A	N/A	N/A	4806034
C13-OCDD *	%	76	N/A	N/A	N/A	N/A	N/A	N/A	4806034
EDL = Estimated Detection Limit RDL = Reportable Detection Limit TEF = Toxic Equivalency Factor, TEQ = Toxic Equivalency Quotient, The Total Toxic Equivalency (TEQ) value reported is the sum of Toxic Equivalent Quotients for the congeners tested. WHO(2005): The 2005 World Health Organization, Human and Mammalian Toxic Equivalency Factors for Dioxins and Dioxin-like Compounds QC Batch = Quality Control Batch * CDD = Chloro Dibenzo-p-Dioxin N/A = Not Applicable ** CDF = Chloro Dibenzo-p-Furan									

**TEST SUMMARY**

**Maxxam ID:** DQA131  
**Sample ID:** V6L0137-13  
**Matrix:** Soil

**Collected:** 2016/12/07  
**Shipped:**  
**Received:** 2016/12/14

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Dioxins/Furans in Soil (8290A)	HRMS/MS	4806034	2016/12/19	2016/12/26	Owen Cosby
Moisture	BAL	4795728	N/A	2016/12/16	Prgya Panchal

**GENERAL COMMENTS**

Revised Report (2017/01/06): Furans included as per client request.

**Results relate only to the items tested.**



**QUALITY ASSURANCE REPORT**

QA/QC	Batch	Init	QC Type	Parameter	Date Analyzed	Value	% Recovery	UNITS	QC Limits
	4795728	GYA	RPD - Sample/Sample Dup	Moisture	2016/12/16	2.2		%	20
	4806034	OBC	Matrix Spike	2,3,7,8-Tetra CDD	2016/12/25		96	%	80 - 140
				1,2,3,7,8-Penta CDD	2016/12/25		107	%	80 - 140
				1,2,3,4,7,8-Hexa CDD	2016/12/25		98	%	80 - 140
				1,2,3,6,7,8-Hexa CDD	2016/12/25		89	%	80 - 140
				1,2,3,7,8,9-Hexa CDD	2016/12/25		102	%	80 - 140
				1,2,3,4,6,7,8-Hepta CDD	2016/12/25		104	%	80 - 140
				Octa CDD	2016/12/25		104	%	80 - 140
				2,3,7,8-Tetra CDF	2016/12/25		97	%	80 - 140
				1,2,3,7,8-Penta CDF	2016/12/25		97	%	80 - 140
				2,3,4,7,8-Penta CDF	2016/12/25		99	%	80 - 140
				1,2,3,4,7,8-Hexa CDF	2016/12/25		101	%	80 - 140
				1,2,3,6,7,8-Hexa CDF	2016/12/25		98	%	80 - 140
				2,3,4,6,7,8-Hexa CDF	2016/12/25		97	%	80 - 140
				1,2,3,7,8,9-Hexa CDF	2016/12/25		99	%	80 - 140
				1,2,3,4,6,7,8-Hepta CDF	2016/12/25		95	%	80 - 140
				1,2,3,4,7,8,9-Hepta CDF	2016/12/25		95	%	80 - 140
				Octa CDF	2016/12/25		111	%	80 - 140
	4806034	OBC	Matrix Spike DUP	2,3,7,8-Tetra CDD	2016/12/25		95	%	80 - 140
				1,2,3,7,8-Penta CDD	2016/12/25		104	%	80 - 140
				1,2,3,4,7,8-Hexa CDD	2016/12/25		98	%	80 - 140
				1,2,3,6,7,8-Hexa CDD	2016/12/25		91	%	80 - 140
				1,2,3,7,8,9-Hexa CDD	2016/12/25		102	%	80 - 140
				1,2,3,4,6,7,8-Hepta CDD	2016/12/25		104	%	80 - 140
				Octa CDD	2016/12/25		102	%	80 - 140
				2,3,7,8-Tetra CDF	2016/12/25		96	%	80 - 140
				1,2,3,7,8-Penta CDF	2016/12/25		97	%	80 - 140
				2,3,4,7,8-Penta CDF	2016/12/25		99	%	80 - 140
				1,2,3,4,7,8-Hexa CDF	2016/12/25		101	%	80 - 140
				1,2,3,6,7,8-Hexa CDF	2016/12/25		101	%	80 - 140
				2,3,4,6,7,8-Hexa CDF	2016/12/25		95	%	80 - 140
				1,2,3,7,8,9-Hexa CDF	2016/12/25		99	%	80 - 140
				1,2,3,4,6,7,8-Hepta CDF	2016/12/25		94	%	80 - 140
				1,2,3,4,7,8,9-Hepta CDF	2016/12/25		96	%	80 - 140
				Octa CDF	2016/12/25		111	%	80 - 140
	4806034	OBC	MS/MSD RPD	2,3,7,8-Tetra CDD	2016/12/25	1.0		%	25
				1,2,3,7,8-Penta CDD	2016/12/25	2.8		%	25
				1,2,3,4,7,8-Hexa CDD	2016/12/25	0		%	25
				1,2,3,6,7,8-Hexa CDD	2016/12/25	2.2		%	25
				1,2,3,7,8,9-Hexa CDD	2016/12/25	0		%	25
				1,2,3,4,6,7,8-Hepta CDD	2016/12/25	0		%	25
				Octa CDD	2016/12/25	1.9		%	25
				2,3,7,8-Tetra CDF	2016/12/25	1.0		%	25
				1,2,3,7,8-Penta CDF	2016/12/25	0		%	25
				2,3,4,7,8-Penta CDF	2016/12/25	0		%	25
				1,2,3,4,7,8-Hexa CDF	2016/12/25	0		%	25
				1,2,3,6,7,8-Hexa CDF	2016/12/25	3.0		%	25
				2,3,4,6,7,8-Hexa CDF	2016/12/25	2.1		%	25
				1,2,3,7,8,9-Hexa CDF	2016/12/25	0		%	25
				1,2,3,4,6,7,8-Hepta CDF	2016/12/25	1.1		%	25
				1,2,3,4,7,8,9-Hepta CDF	2016/12/25	1.0		%	25
				Octa CDF	2016/12/25	0		%	25
	4806034	OBC	Spiked Blank	C13-1234678 HeptaCDD	2016/12/25		81	%	40 - 135

**QUALITY ASSURANCE REPORT(CONT'D)**

QA/QC				Date		%		
Batch	Init	QC Type	Parameter	Analyzed	Value	Recovery	UNITS	QC Limits
			C13-1234678 HeptaCDF	2016/12/25		84	%	40 - 135
			C13-123478 HexaCDF	2016/12/25		83	%	40 - 135
			C13-123678 HexaCDD	2016/12/25		84	%	40 - 135
			C13-12378 PentaCDD	2016/12/25		111	%	40 - 135
			C13-12378 PentaCDF	2016/12/25		105	%	40 - 135
			C13-2378 TetraCDD	2016/12/25		112	%	40 - 135
			C13-2378 TetraCDF	2016/12/25		103	%	40 - 135
			C13-OCDD	2016/12/25		76	%	40 - 135
			2,3,7,8-Tetra CDD	2016/12/25		95	%	80 - 140
			1,2,3,7,8-Penta CDD	2016/12/25		106	%	80 - 140
			1,2,3,4,7,8-Hexa CDD	2016/12/25		99	%	80 - 140
			1,2,3,6,7,8-Hexa CDD	2016/12/25		91	%	80 - 140
			1,2,3,7,8,9-Hexa CDD	2016/12/25		106	%	80 - 140
			1,2,3,4,6,7,8-Hepta CDD	2016/12/25		103	%	80 - 140
			Octa CDD	2016/12/25		106	%	80 - 140
			2,3,7,8-Tetra CDF	2016/12/25		96	%	80 - 140
			1,2,3,7,8-Penta CDF	2016/12/25		98	%	80 - 140
			2,3,4,7,8-Penta CDF	2016/12/25		105	%	80 - 140
			1,2,3,4,7,8-Hexa CDF	2016/12/25		99	%	80 - 140
			1,2,3,6,7,8-Hexa CDF	2016/12/25		99	%	80 - 140
			2,3,4,6,7,8-Hexa CDF	2016/12/25		99	%	80 - 140
			1,2,3,7,8,9-Hexa CDF	2016/12/25		98	%	80 - 140
			1,2,3,4,6,7,8-Hepta CDF	2016/12/25		94	%	80 - 140
			1,2,3,4,7,8,9-Hepta CDF	2016/12/25		94	%	80 - 140
			Octa CDF	2016/12/25		112	%	80 - 140
4806034	OBC	Spiked Blank DUP	C13-1234678 HeptaCDD	2016/12/25		80	%	40 - 135
			C13-1234678 HeptaCDF	2016/12/25		84	%	40 - 135
			C13-123478 HexaCDF	2016/12/25		82	%	40 - 135
			C13-123678 HexaCDD	2016/12/25		83	%	40 - 135
			C13-12378 PentaCDD	2016/12/25		111	%	40 - 135
			C13-12378 PentaCDF	2016/12/25		106	%	40 - 135
			C13-2378 TetraCDD	2016/12/25		112	%	40 - 135
			C13-2378 TetraCDF	2016/12/25		104	%	40 - 135
			C13-OCDD	2016/12/25		75	%	40 - 135
			2,3,7,8-Tetra CDD	2016/12/25		96	%	80 - 140
			1,2,3,7,8-Penta CDD	2016/12/25		104	%	80 - 140
			1,2,3,4,7,8-Hexa CDD	2016/12/25		98	%	80 - 140
			1,2,3,6,7,8-Hexa CDD	2016/12/25		93	%	80 - 140
			1,2,3,7,8,9-Hexa CDD	2016/12/25		106	%	80 - 140
			1,2,3,4,6,7,8-Hepta CDD	2016/12/25		103	%	80 - 140
			Octa CDD	2016/12/25		104	%	80 - 140
			2,3,7,8-Tetra CDF	2016/12/25		95	%	80 - 140
			1,2,3,7,8-Penta CDF	2016/12/25		95	%	80 - 140
			2,3,4,7,8-Penta CDF	2016/12/25		101	%	80 - 140
			1,2,3,4,7,8-Hexa CDF	2016/12/25		98	%	80 - 140
			1,2,3,6,7,8-Hexa CDF	2016/12/25		97	%	80 - 140
			2,3,4,6,7,8-Hexa CDF	2016/12/25		96	%	80 - 140
			1,2,3,7,8,9-Hexa CDF	2016/12/25		99	%	80 - 140
			1,2,3,4,6,7,8-Hepta CDF	2016/12/25		92	%	80 - 140
			1,2,3,4,7,8,9-Hepta CDF	2016/12/25		95	%	80 - 140
			Octa CDF	2016/12/25		112	%	80 - 140
4806034	OBC	RPD	2,3,7,8-Tetra CDD	2016/12/25	1.0		%	25
			1,2,3,7,8-Penta CDD	2016/12/25	1.9		%	25

**QUALITY ASSURANCE REPORT(CONT'D)**

QA/QC	Date	%	UNITS	QC Limits				
Batch	Init	QC Type	Parameter	Analyzed	Value	Recovery	UNITS	QC Limits
			1,2,3,4,7,8-Hexa CDD	2016/12/25	1.0		%	25
			1,2,3,6,7,8-Hexa CDD	2016/12/25	2.2		%	25
			1,2,3,7,8,9-Hexa CDD	2016/12/25	0		%	25
			1,2,3,4,6,7,8-Hepta CDD	2016/12/25	0		%	25
			Octa CDD	2016/12/25	1.9		%	25
			2,3,7,8-Tetra CDF	2016/12/25	1.0		%	25
			1,2,3,7,8-Penta CDF	2016/12/25	3.1		%	25
			2,3,4,7,8-Penta CDF	2016/12/25	3.9		%	25
			1,2,3,4,7,8-Hexa CDF	2016/12/25	1.0		%	25
			1,2,3,6,7,8-Hexa CDF	2016/12/25	2.0		%	25
			2,3,4,6,7,8-Hexa CDF	2016/12/25	3.1		%	25
			1,2,3,7,8,9-Hexa CDF	2016/12/25	1.0		%	25
			1,2,3,4,6,7,8-Hepta CDF	2016/12/25	2.2		%	25
			1,2,3,4,7,8,9-Hepta CDF	2016/12/25	1.1		%	25
			Octa CDF	2016/12/25	0		%	25
4806034	OBC	Method Blank	C13-1234678 HeptaCDD	2016/12/25		80	%	40 - 135
			C13-1234678 HeptaCDF	2016/12/25		82	%	40 - 135
			C13-123478 HexaCDF	2016/12/25		79	%	40 - 135
			C13-123678 HexaCDD	2016/12/25		81	%	40 - 135
			C13-12378 PentaCDD	2016/12/25		108	%	40 - 135
			C13-12378 PentaCDF	2016/12/25		102	%	40 - 135
			C13-2378 TetraCDD	2016/12/25		112	%	40 - 135
			C13-2378 TetraCDF	2016/12/25		101	%	40 - 135
			C13-OCDD	2016/12/25		73	%	40 - 135
			2,3,7,8-Tetra CDD	2016/12/25	0.14 U, EDL=0.14		pg/g	
			1,2,3,7,8-Penta CDD	2016/12/25	0.19 U, EDL=0.19		pg/g	
			1,2,3,4,7,8-Hexa CDD	2016/12/25	0.16 U, EDL=0.16		pg/g	
			1,2,3,6,7,8-Hexa CDD	2016/12/25	0.16 U, EDL=0.16		pg/g	
			1,2,3,7,8,9-Hexa CDD	2016/12/25	0.16 U, EDL=0.16		pg/g	
			1,2,3,4,6,7,8-Hepta CDD	2016/12/25	0.20 J, EDL=0.15		pg/g	
			Octa CDD	2016/12/25	0.66 U, EDL=0.66 (1)		pg/g	
			Total Tetra CDD	2016/12/25	0.14 U, EDL=0.14		pg/g	
			Total Penta CDD	2016/12/25	0.19 U, EDL=0.19		pg/g	
			Total Hexa CDD	2016/12/25	0.16 U, EDL=0.16		pg/g	
			Total Hepta CDD	2016/12/25	0.20 J, EDL=0.15		pg/g	
			2,3,7,8-Tetra CDF	2016/12/25	0.15 U, EDL=0.15		pg/g	
			1,2,3,7,8-Penta CDF	2016/12/25	0.17 U, EDL=0.17		pg/g	
			2,3,4,7,8-Penta CDF	2016/12/25	0.17 U, EDL=0.17		pg/g	

**QUALITY ASSURANCE REPORT(CONT'D)**

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	% Recovery	UNITS	QC Limits
			1,2,3,4,7,8-Hexa CDF	2016/12/25	0.16 U, EDL=0.16		pg/g	
			1,2,3,6,7,8-Hexa CDF	2016/12/25	0.16 U, EDL=0.16		pg/g	
			2,3,4,6,7,8-Hexa CDF	2016/12/25	0.16 U, EDL=0.16		pg/g	
			1,2,3,7,8,9-Hexa CDF	2016/12/25	0.18 U, EDL=0.18		pg/g	
			1,2,3,4,6,7,8-Hepta CDF	2016/12/25	0.12 U, EDL=0.12		pg/g	
			1,2,3,4,7,8,9-Hepta CDF	2016/12/25	0.15 U, EDL=0.15		pg/g	
			Octa CDF	2016/12/25	0.17 U, EDL=0.17		pg/g	
			Total Tetra CDF	2016/12/25	0.15 U, EDL=0.15		pg/g	
			Total Penta CDF	2016/12/25	0.17 U, EDL=0.17		pg/g	
			Total Hexa CDF	2016/12/25	0.16 U, EDL=0.16		pg/g	
			Total Hepta CDF	2016/12/25	0.13 U, EDL=0.13		pg/g	
4806034	OBC	RPD - Sample/Sample Dup	2,3,7,8-Tetra CDD	2016/12/25	NC		%	25
			1,2,3,7,8-Penta CDD	2016/12/25	NC		%	25
			1,2,3,4,7,8-Hexa CDD	2016/12/25	NC		%	25
			1,2,3,6,7,8-Hexa CDD	2016/12/25	NC		%	25
			1,2,3,7,8,9-Hexa CDD	2016/12/25	NC		%	25
			1,2,3,4,6,7,8-Hepta CDD	2016/12/25	NC		%	25
			Octa CDD	2016/12/25	NC		%	25
			Total Tetra CDD	2016/12/25	NC		%	25
			Total Penta CDD	2016/12/25	NC		%	25
			Total Hexa CDD	2016/12/25	NC		%	25
			Total Hepta CDD	2016/12/25	NC		%	25
			2,3,7,8-Tetra CDF	2016/12/25	NC		%	25
			1,2,3,7,8-Penta CDF	2016/12/25	NC		%	25
			2,3,4,7,8-Penta CDF	2016/12/25	NC		%	25
			1,2,3,4,7,8-Hexa CDF	2016/12/25	NC		%	25
			1,2,3,6,7,8-Hexa CDF	2016/12/25	NC		%	25
			2,3,4,6,7,8-Hexa CDF	2016/12/25	NC		%	25
			1,2,3,7,8,9-Hexa CDF	2016/12/25	NC		%	25
			1,2,3,4,6,7,8-Hepta CDF	2016/12/25	NC		%	25
			1,2,3,4,7,8,9-Hepta CDF	2016/12/25	NC		%	25
			Octa CDF	2016/12/25	NC		%	25
			Total Tetra CDF	2016/12/25	NC		%	25
			Total Penta CDF	2016/12/25	NC		%	25
			Total Hexa CDF	2016/12/25	NC		%	25

**QUALITY ASSURANCE REPORT(CONT'D)**

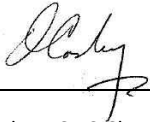
QA/QC				Date		%		
Batch	Init	QC Type	Parameter	Analyzed	Value	Recovery	UNITS	QC Limits
			Total Hepta CDF	2016/12/25	NC		%	25
<p>Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.</p> <p>Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.</p> <p>Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.</p> <p>Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.</p> <p>Surrogate: A pure or isotopically labeled compound whose behavior mirrors the analytes of interest. Used to evaluate extraction efficiency.</p> <p>NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (one or both samples &lt; 5x RDL).</p> <p>(1) EMPC / NDR - Peak detected does not meet ratio criteria and has resulted in an elevated detection limit.</p>								

**VALIDATION SIGNATURE PAGE**

The analytical data and all QC contained in this report were reviewed and validated by the following individual(s).



Brad Newman, Scientific Specialist



Owen Cosby, BSc.C.Chem, Supervisor, HRMS Services

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Maxxam has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per section 5.10.2 of ISO/IEC 17025:2005(E), signing the reports. For Service Group specific validation please refer to the Validation Signature Page.

**SENDING LABORATORY:**

BSK Associates Vancouver  
2517 E. Evergreen Blvd.  
Vancouver, WA 98661  
Phone: 360-750-0055  
Fax: 360-750-0057  
Project Manager: Debra Karlsson  
E-mail: dkarlsson@bskassociates.com

**RECEIVING LABORATORY:**

Maxxam Analytics  
PO Box 57437, Station A  
Toronto, ON M5W5M5  
Phone : (905) 817-5784  
Fax: -  
Turnaround (Days): Standard  
QC Deliverables: I Std III IV

Sample ID	Samp Desc	Comments	Sample Date
V6L0137-13	TP7-S-0.5 Matrix: Solid		12/07/2016 11:35
	<b>Analysis:</b> EXT-EPA 8290 Dioxins, Furans	Dioxin only	

14-Dec-16 15:17  
Melissa DiGrazia  
B6R2388  
KP7 env-1305



Released By: *[Signature]* Date: 12-12-16 Received By: *[Signature]* Date: 2016/12/14 15:17 3.013.0/3.0

Released By: \_\_\_\_\_ Date: \_\_\_\_\_ Received By: \_\_\_\_\_ Date: \_\_\_\_\_

# ATTACHMENT D

## DATA VALIDATION MEMORANDUM





# DATA QUALITY ASSURANCE/QUALITY CONTROL REVIEW

PROJECT NO. 1200.01.02 | JANUARY 16, 2017 | SKAMANIA COUNTY

Maul Foster & Alongi, Inc. (MFA) conducted an independent review of the quality of analytical results for soil samples collected at the former Hegewald Timber Mill in Stevenson, Washington. The samples were collected on December 7, 2016.

BSK Associates—Vancouver Analytical Lab dba AddyLab (BSK) and Maxxam Analytics International Corporation (Maxxam) performed the analyses. BSK report number V6L0137 and Maxxam report number B6R2388, which is appended to the BSK report, were reviewed. The analyses performed and samples analyzed are listed below. Some analyses may not have been performed on every sample. Samples that were not analyzed are indicated with “(hold)” below.

Analysis	Reference
Dioxins/Furans	USEPA 8290B
HCID	NWTPH-HCID
Percent solids	SM 2540B
Mercury	USEPA 6020A
Metals	USEPA 6020

HCID = Hydrocarbon Identification.

NWTPH = Northwest Total Petroleum Hydrocarbons.

SM = Standard Methods for the Examination of Water and Wastewater.

USEPA = U.S. Environmental Protection Agency.

Samples		
<b>Report V6L0137/B6R2388</b>		
TP1-S-2.5	TP4-S-2.0	TP7-S-3.0 (hold)
TP1-S-7.5 (hold)	TP5-S-7.0 (hold)	TP8-S-7.0 (hold)
TP2-S-7.0 (hold)	TP5-S-2.0	TP8-S-2.0
TP2-S-2.5	TP6-S-8.0 (hold)	TP9-S-6.5
TP3-S-7.0 (hold)	TP6-S-2.0	TP10-S-7.0 (hold)
TP3-S-2.0	TP7-S-0.5	TP10-S-2.0
TP4-S-7.0	TP7-S-9.0	TP-S-2.0-DUP

## DATA QUALIFICATIONS

Analytical results were evaluated according to applicable sections of USEPA procedures (USEPA, 2014, 2016a,b,c) and appropriate laboratory and method-specific guidelines (BSK, 2015; Maxxam, 2015; USEPA, 1986).

Positive identification of 2,3,7,8- tetrachlorodibenzofuran (TCDF) cannot be achieved using typical USEPA Method 8290B columns; therefore, any detections above the method reporting

limit (MRL) are confirmed and quantified using a second column. The 2,3,7,8-TCDF result was below the MRL; thus, confirmation was not required.

USEPA Method 8290B detected results that were reported as an estimated maximum potential concentration (EMPC) were assigned a “U” qualifier (non-detect) at the reported EMPC value.

Report	Sample	Component	Original Result (pg/g)	Qualified Result (pg/g)
V6L0137/B6R2388	TP7-S-0.5	1,2,3,7,8,9-HxCDD	0.63 J	0.63 U
		1,2,3,4,7,8-HxCDF	0.75 J	0.75 U

HxCDD = hexachlorodibenzo-p-dioxin.

HxCDF = hexachlorodibenzo-p-furan.

J = Result is an estimated value.

pg/g = picograms per gram.

U = Result is non-detect.

The data are considered acceptable for their intended use, with the appropriate data qualifiers assigned.

## HOLDING TIMES, PRESERVATION, AND SAMPLE STORAGE

### Holding Times

Extractions and analyses were performed within the recommended holding time criteria.

### Preservation and Sample Storage

Sample were received by BSK at 11.6 degrees Celsius (°C), which is above the upper recommended storage temperature limit of 6°C. It was determined that the temperature blank that was measured had been stored in ambient conditions. Two additional temperature blanks had been correctly refrigerated along with the samples, but were not measured by BSK. The reviewer confirmed that the samples were stored overnight in a refrigerator prior to transport to the laboratory by a BSK courier, and that the refrigerator temperature was recorded as 5.4°C at the time of pickup; thus, no results were qualified.

BSK noted that samples were transported to the laboratory in coolers without ice; however, the transport time of ten minutes was not long enough to allow a significant increase in temperature. No action was required.

BSK noted on the sample integrity form that samples TP6-S-2.0, TP7-S-9.0, and TP9-S-6.5 were not preserved with methanol and that the samples were transferred to new containers with methanol. The reviewer confirmed that the methanol-preserved containers were not used for any of the analyses; thus, no action was required.

The remaining samples were preserved and stored appropriately.

## BLANKS

### Method Blanks

Laboratory method blank analyses were performed at the required frequencies. For purposes of data qualification, the method blanks were associated with all samples prepared in the analytical batch.

In Maxxam report B6R2388, the USEPA Method 8290B method blank had some detections between the MRL and the estimated detection limit (EDL) for 1,2,3,4,6,7,8-heptachlorodibenzo-p-dioxin (HpCDD) (0.20 pg/g), and total HpCDD (0.20 pg/g). The associated sample results were significantly above the MRL; thus, no results were qualified by the reviewer.

All remaining laboratory method blanks were non-detect.

### Trip Blanks

Trip blanks were not submitted for this sampling event, as volatile organic compounds were not analyzed.

### Equipment Rinsate Blanks

Equipment rinsate blanks were not submitted for this sampling event.

## SURROGATE RECOVERY RESULTS

The samples were spiked with surrogate compounds to evaluate laboratory performance on individual samples. All surrogate recoveries were within acceptance limits.

## LABELED ANALOG RECOVERY RESULTS

USEPA Method 8290B samples were spiked with carbon-13 (C13) labeled standards to quantify the relative response of analytes in each sample. All C13 labeled analog standard recoveries were within acceptance limits.

## MATRIX SPIKE/MATRIX SPIKE DUPLICATE RESULTS

Matrix spike/matrix spike duplicate (MS/MSD) results are used to evaluate laboratory precision and accuracy. All MS/MSD samples were extracted and analyzed at the required frequency. All MS/MSD results were within acceptance limits for percent recovery and relative percent differences (RPDs).

## LABORATORY DUPLICATE RESULTS

Duplicate results are used to evaluate laboratory precision. All duplicate samples were extracted and analyzed at the required frequency. All laboratory duplicate RPDs were within acceptance limits.

## LABORATORY CONTROL SAMPLE/LABORATORY CONTROL SAMPLE DUPLICATE RESULTS

A laboratory control sample/laboratory control sample duplicate (LCS/LCSD) is spiked with target analytes to provide information on laboratory precision and accuracy. The LCS/LCSD samples were extracted and analyzed at the required frequency. All LCS/LCSD analytes were within acceptance limits for percent recovery and RPD.

## FIELD DUPLICATE RESULTS

Field duplicate samples measure both field and laboratory precision. One field duplicate was submitted for analysis (TP10-S-2.0/TP-S-2.0-DUP). MFA uses acceptance criteria of 100 percent RPD for results that are less than five times the MRL, or 50 percent RPD for results that are greater than five times the MRL. Non-detect data are not used in the evaluation of field duplicate results. All analytes were within the acceptance criteria.

## REPORTING LIMITS

BSK used routine reporting limits for non-detect results. Maxxam reported percent moisture results to method detection limits and USEPA Method 8290B results to EDLs. Results reported between the EDL and MRL were flagged by the laboratory with “J” as estimated.

## DATA PACKAGE

The data packages were reviewed for transcription errors, omissions, and anomalies. None were found.

## REFERENCES

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- BSK. 2015. Quality assurance manual. BSK Associates, Vancouver Analytical Lab dba AddyLab, Vancouver, Washington.
- Maxxam. 2015. Quality manual. Maxxam Analytics International Corporation, Mississauga, Ontario, Canada.
- USEPA. 1986. Test methods for evaluating solid waste: physical/chemical methods. EPA-530/SW-846. Update V. U.S. Environmental Protection Agency, Office of Solid Waste and Emergency Response. September (revision 1, July 2014).
- USEPA. 2014. R10 data validation and review guidelines for polychlorinated dibenzo-p-dioxin and polychlorinated dibenzofuran data (PCDD/PCDF) using Method 1613B and SW846 Method 8290A. EPA-910-R-14-003. U.S. Environmental Protection Agency, Office of Environmental Assessment. May.
- USEPA. 2016a. USEPA contract laboratory program, national functional guidelines for high resolution superfund methods data review. EPA 542-B-16-001. U.S. Environmental Protection Agency, Office of Superfund Remediation and Technology Innovation. April.
- USEPA. 2016b. USEPA contract laboratory program, national functional guidelines for inorganic Superfund methods data review. EPA 540-R-2016-001. U.S. Environmental Protection Agency, Office of Superfund Remediation and Technology Innovation. August.
- USEPA. 2016c. USEPA contract laboratory program, national functional guidelines for Superfund organic methods data review. EPA 540-R-2016-002. U.S. Environmental Protection Agency, Office of Superfund Remediation and Technology Innovation. August.



February 2, 2017  
Project No. 1200.01.02

Ms. Sandy Seaman  
Skamania County Economic Development Council  
PO Box 436  
Stevenson, Washington 98648

Re: Phase II environmental site assessment—former Hegewald Timber Mill

Dear Ms. Seaman:

On behalf of Skamania County (the County) Economic Development Council (EDC), Maul Foster & Alongi, Inc. (MFA) has conducted a phase II environmental site assessment (ESA) to evaluate the potential for environmental impacts associated with historical operations at the former Hegewald Timber Mill, located at the approximate address of 880 Southwest Rock Creek Road in Stevenson, Washington (collectively referred to in this document as the Property) (see Figure 1). The work was conducted using funding set aside for economic development. The following is a summary of the findings.

The Property, which is owned by the County, comprises three tax parcels (County Tax Parcel Numbers 02070100130200, 02070100130300, and 02070100130400). The Property is mostly unused at this time, but was used as a timber peeling plant from approximately 1950 to the early 1980s. Although there are some remnants of historical buildings and operating infrastructure on the Property, the Property is currently undeveloped.

The purpose of the phase II ESA was to generate data to evaluate the potential for environmental impacts associated with historical operations in selected areas of the Property. In the data generated from the soil samples were compared to see if they were above Model Toxics Control Act (MTCA) cleanup levels (CULs), or above Method B CULs for analytes for which no Method A CULs are available.

## **BRIEF BACKGROUND**

The approximately 6.4-acre Property is located in donation land claim 42, township 2 north, range 7 east, of the Willamette Meridian (see Figure 1). The Property is a peninsula that extends into Rock Cove on the northern, eastern, and southern perimeter. It is bounded inland to the west by Southwest Rock Creek Drive. Site features and investigation locations are presented on Figure 2.

A timber peeling/veneer facility operated on the Property from approximately 1950 to sometime in the 1980s. The facility was owned and operated by the Hegewald Timber Company, Inc. In the 1970s, Louisiana Pacific acquired the Property and operated the facility.

Historical photographs depict a large, factory-type building; a second, smaller, structure of unknown use; and two wigwam burners on the Property. The wigwam burners appear to have been fed with woodwaste (sawdust, scraps, chips, etc.) obtained from the timber-peeling work and also from the timber-milling work conducted by Hegewald Timber Company, Inc. on a nearby property to the west/southwest.

Historical photographs depict what appears to be a conveyor system leading from the timber mill to the southern wigwam burner, and a second conveyor leading from the timber peeling/veneer building to the northern wigwam burner. Pilings and shoreline piers, once used for timber handling and timber raft moorage, are visible at and surrounding the Property.

The Property is currently vacant and is overgrown by vegetation. The Property is not utilized, with the exception of a small area used to stockpile straw and horse manure from the County Fairgrounds. The Property currently consists of a mix of cleared and forested land, with unpaved drives circumscribing much of the Property. Two concrete slab foundations for historical buildings remain, but otherwise historical development features are not visibly present on the Property.

For a full background on the Property description and history, refer to the work plan for this investigation (MFA, 2016).

## **SITE GEOLOGY AND HYDROGEOLOGY**

As part of this assessment, test pits were advanced on the Property. The subsurface soil was observed to be generally composed of sandy silt and silty sand with cobbles and boulders, some as large as 3 feet in diameter, from the surface to 10 feet below ground surface (bgs), the maximum depth explored.

Groundwater was not encountered during the assessment. Based on topography and adjacent surface water, groundwater in the vicinity of the site is inferred to flow southeast. The nearest surface water in the vicinity of the site is Rock Cove, which drains to the Columbia River. The Columbia River is located approximately 850 feet south-southwest of the Property, on the southern side of Washington State Highway 14 (see Figure 1).

## FIELDWORK

To evaluate the potential for environmental contamination on the Property, soil samples were collected from test pits and analyzed for metals, petroleum hydrocarbons, and chlorinated dibenzo-p-dioxins/dibenzofurans (collectively referred to as dioxins).

A work plan for this field sampling event was provided to the County on November 9, 2016 (MFA, 2016). A geophysical survey was conducted at the Property on November 14 to 16, 2016. Soil sampling fieldwork was performed on December 7, 2016. The investigation was conducted consistent with the work plan.

Before the geophysical survey was conducted, an area that included remnants of former site features (i.e., building and wigwam foundations) and an approximately 50-foot boundary around those remnants were cleared/grubbed to the extent practicable. These areas were cleared of brush so that the contractors could conduct a geophysical survey and the test pits could be advanced.

MFA coordinated a geophysical survey using ground penetrating radar and electromagnetics to check for the presence of shallow subsurface anomalies (e.g., tanks, tank pits, piping, septic system features). MFA coordinated with Pacific Geophysics, a geophysical survey contractor, to conduct the survey on November 14 to November 16, 2016. The results of the survey helped inform Property decisions, evaluated potential remaining subsurface features associated with historical Property uses, and informed the selection of proposed test pit locations. The geophysical survey report is included as Attachment A.

Twelve magnetic anomalies were identified at the Property, likely caused by surface and buried metallic debris, as well as metal in the concrete building material. No anomalies typical for metallic underground tanks were detected in the geophysical survey.

Before excavation began, public and private underground utility locating services checked for underground utilities. Ten test pits were advanced by the County, under the supervision of an MFA geologist, on December 7, 2016. A photographic log of observations made during the fieldwork is available in Attachment B. MFA collected soil samples, described soil types, and measured volatilization in soil headspace, using a photoionization detector (PID). The PID soil headspace readings were 0.1 to 0.5 part per million.

Investigation locations are shown on Figure 2. These locations were selected based on the findings of the geophysical survey and known site features (e.g., former wigwam burner locations, former building locations, fill material locations). Consistent with the work plan, the test pits were advanced to 8 to 10 feet bgs.

The following is a description of the test pit locations:



- **TP1:** Adjacent to the northeastern corner foundation of the former large building, near Anomaly A, identified in the geophysical survey. Anomaly A is in the vicinity of a trench and pipe feature; therefore, TP1 was advanced north of Anomaly A.
- **TP2:** Adjacent to the eastern foundation boundary of the former large veneer building.
- **TP3:** Adjacent to the western foundation boundary of the former large building in an area identified in the geophysical survey as Anomaly D.
- **TP4:** In the stockpile location, near an area identified in the geophysical survey as Anomaly E.
- **TP5:** In the central part of the Property near an area identified in the geophysical survey as Anomaly I.
- **TP6:** Within or near the footprint of the southern former wigwam burner near an area identified in the geophysical survey as Anomaly J. A large slab of concrete assumed to be associated with the former wigwam burner foundation was encountered approximately 2.5 feet bgs during the advancement of TP6.
- **TP7:** Within or near the footprint of the southern former wigwam burner near an area identified in the geophysical survey as Anomaly K.
- **TP8:** Adjacent to the northeastern corner foundation of the former small structure.
- **TP9:** Near the northern former wigwam burner in an area identified in the geophysical survey as Anomaly G. Approximately 5 feet of angular cobbles and boulders was encountered when advancing this test pit.
- **TP10:** Fill material on the eastern peninsula near an area identified in the geophysical survey as Anomaly L.

The sampling was conducted in accordance with the methodology outlined in the work plan (MFA, 2016). With the exception of test pits TP7 and TP9, two soil samples were collected from each test pit: one shallow sample and one deep sample. Only one sample was collected from TP9 because the upper 5 feet of the excavation was rock with limited fine-grained soil to sample. Additionally, three soil samples were collected at TP7 because one composite surface soil sample was collected from the vicinity of the former wigwam burners to assess the presence of dioxins.

The samples were collected as grab samples from the excavator bucket, with soil collected from a sidewall of the test pit. After subsurface samples were collected, the test pits were finished to generally match the surrounding surface material.

## ANALYTICAL WORK

In general, one soil sample for each test pit was submitted to the laboratory for analysis, with the exception of test pits TP4 and TP7, where two samples were submitted for analysis. Two samples were submitted for TP4 because this location had the highest PID readings; two samples from TP7 were submitted because of the addition of the surface soil sample for dioxin analysis.

Additional soil samples collected but not initially analyzed were archived. One sample was analyzed for dioxins by U.S. Environmental Protection Agency (USEPA) Method 8290; three samples were analyzed for MTCA five metals (arsenic, cadmium, chromium, lead, and mercury) by USEPA Method 6020; and 11 samples were analyzed for petroleum hydrocarbons by Northwest Total Petroleum Hydrocarbons Method for hydrocarbon identification.

Consistent with the Washington Administrative Code (WAC) 173-340-708(8), mixtures of dioxins/furans are considered as single hazardous substances when evaluating compliance with CULs such that the toxicity of a particular congener is expressed relative to the most toxic congener (i.e., 2,3,7,8-tetrachloro dibenzo-p-dioxin [TCDD]). The toxicity of dioxins as groups was assessed using a toxic equivalency approach.

Each congener in the group is assigned a toxic equivalency factor (TEF) describing the toxicity of that congener relative to the toxicity of the reference compound, specifically TCDD. For example, a congener that is equal in toxicity to TCDD would have a TEF of 1.0. Similarly, a congener that is half as toxic as TCDD would have a TEF of 0.5, and so on. Multiplying the concentration of a congener by its TEF produces the concentration of TCDD that is equivalent in toxicity to the congener concentration of concern; this is known as the toxicity equivalent concentration (TEC).

Computing the TEC for each congener ( $C_i$  in the equation below) in a sample, followed by summing the TEC values, permits expression of the congener concentrations in terms of a total TCDD toxicity equivalent (TEQ) (i.e., dioxin TEQ):

$$\text{Dioxin/Furan TEQ} = \sum_{i=1}^k C_i \times \text{TEF}_i$$

Dioxin TEQs were qualified and calculated as follows:

- Congeners qualified as non-detect and flagged with a “U” are used in the TEQ calculation at one-half the associated method reporting limit value.
- Congeners qualified as estimated and flagged with a “J” are used without modification in the TEQ calculation.

- Congeners qualified as non-detect with an estimated limit (i.e., flagged with a “UJ”) are used in the TEQ calculation at one-half the associated method reporting value.
- If all congeners in a chemical group qualify as non-detect, the group sum is reported as undetected.

See Attachment C for the laboratory analytical reports and Attachment D for the data validation memorandum. The data are considered acceptable for their intended use, with the appropriate data qualifiers assigned.

## RESULTS

Petroleum hydrocarbons were not detected in the soil samples (see attached table). Therefore, no followup analyses were performed.

Among the soil samples analyzed for metals, TP4-S-2.0 had a total lead concentration of 12 milligrams per kilogram (mg/kg) and the duplicate from TP10-S-2.0 had a total arsenic concentration of 5 mg/kg and a total chromium concentration of 26 mg/kg (see attached table).

The detections for arsenic, chromium, and lead were below the MTCA Method A CULs for unrestricted land use of 20 mg/kg, 2,000 mg/kg, and 250 mg/kg, respectively. Metals were not detected in TP6-S-2.0 above laboratory reporting limits.

Additionally, one composite surface soil sample was collected from TP7 (located within or near the footprint of the former wigwam burner) and was analyzed for dioxins (see attached table). Analytical results show the presence of some dioxin compounds but not at concentrations exceeding the MTCA Method B CULs (there is no established Method A value).

## CONCLUSIONS

The geophysical survey did not identify anomalies typical of metallic tanks or other subsurface structures at the Property. There were no field-observed impacts in soil. Petroleum hydrocarbons were not detected in the soil samples. Metals and dioxins were detected in soil samples, but not above the MTCA Method A or Method B soil CULs. Based on the field observations and lack of detections there are no exceedances of state cleanup levels for hazardous substances on the property. No further investigation is considered warranted or recommended.

Ms. Seaman  
February 2, 2017  
Page 7

Project No. 1200.01.02

Sincerely,

Maul Foster & Alongi, Inc.



**KYLE K. ROSLUND**

2/2/17

Kyle K. Roslund, LG  
Project Geologist

A handwritten signature in blue ink that reads "Jim Maul".

James J. Maul, LHG  
Principal Hydrogeologist

Attachments: Limitations  
References  
Figures  
Table  
A—Geophysical Survey Report  
B—Photographic Log  
C—Laboratory Analytical Report  
D—Data Validation Memorandum

Cc:

Gabe Spencer  
Skamania County Assessor

Kari Fagerness  
Skamania County Economic Development Council

## LIMITATIONS

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The services undertaken in completing this report were performed consistent with generally accepted professional consulting principles and practices. No other warranty, express or implied, is made. These services were performed consistent with our agreement with our client. This report is solely for the use and information of our client unless otherwise noted. Any reliance on this report by a third party is at such party's sole risk.

Opinions and recommendations contained in this report apply to conditions existing when services were performed and are intended only for the client, purposes, locations, time frames, and project parameters indicated. We are not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to performance of services. We do not warrant the accuracy of information supplied by others, or the use of segregated portions of this report.

## REFERENCES

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MFA. 2016. Phase II environmental site assessment work plan, former Hegewald Timber Mill, 800 Southwest Rock Creek Road, Stevenson, Washington. Prepared for Skamania County, Washington. Maul Foster & Alongi, Inc. November 9.

# TABLE



Table  
**Summary of Soil Analytical Results**  
**Former Hegewald Timber Mill**  
**Skamania County**  
**Stevenson, Washington**

Location:		TP1	TP2	TP3	TP4	TP4	TP5	TP6	TP7	TP7	TP8	TP9	TP10	TP10	
Sample Name:		TP1-S-2.5	TP2-S-2.5	TP3-S-2.0	TP4-S-2.0	TP4-S-7.0	TP5-S-2.0	TP6-S-2.0	TP7-S-0.5	TP7-S-9.0	TP8-S-2.0	TP9-S-6.5	TP10-S-2.0	TP-S-2.0-DUP	
Collection Date:		12/07/2016	12/07/2016	12/07/2016	12/07/2016	12/07/2016	12/07/2016	12/07/2016	12/07/2016	12/07/2016	12/07/2016	12/07/2016	12/07/2016	12/07/2016	
Collection Depth (ft bgs):		2.5	2.5	2	2	7	2	2	0.5	9	2	6.5	2	2	
MTCA A		MTCA B													
<b>Metals (mg/kg)</b>															
Arsenic	20	NA	--	--	--	3 U	--	--	3.1 U	--	--	--	--	5.5	--
Cadmium	2	NA	--	--	--	1.5 U	--	--	1.5 U	--	--	--	--	1.6 U	--
Chromium	2000 <sup>a</sup>	NA	--	--	--	15 U	--	--	15 U	--	--	--	--	26	--
Lead	250	NA	--	--	--	12	--	--	7.7 U	--	--	--	--	8.2 U	--
Mercury	2	NA	--	--	--	0.6 U	--	--	0.62 U	--	--	--	--	0.66 U	--
<b>Hydrocarbon Identification (detect/non-detect)</b>															
Diesel	NV	NV	ND	ND	ND	ND	ND	ND	ND	--	ND	ND	ND	ND	ND
Gasoline	NV	NV	ND	ND	ND	ND	ND	ND	ND	--	ND	ND	ND	ND	ND
Lube Oil	NV	NV	ND	ND	ND	ND	ND	ND	ND	--	ND	ND	ND	ND	ND
<b>Dioxins/Furans (pg/g)</b>															
1,2,3,4,6,7,8-HpCDD	NV	NV	--	--	--	--	--	--	--	6.19	--	--	--	--	--
1,2,3,4,6,7,8-HpCDF	NV	NV	--	--	--	--	--	--	--	1.65 J	--	--	--	--	--
1,2,3,4,7,8,9-HpCDF	NV	NV	--	--	--	--	--	--	--	0.19 U	--	--	--	--	--
1,2,3,4,7,8-HxCDD	NV	NV	--	--	--	--	--	--	--	0.23 J	--	--	--	--	--
1,2,3,4,7,8-HxCDF	NV	NV	--	--	--	--	--	--	--	0.75 U	--	--	--	--	--
1,2,3,6,7,8-HxCDD	NV	NV	--	--	--	--	--	--	--	0.49 J	--	--	--	--	--
1,2,3,6,7,8-HxCDF	NV	NV	--	--	--	--	--	--	--	0.29 J	--	--	--	--	--
1,2,3,7,8,9-HxCDD	NV	NV	--	--	--	--	--	--	--	0.63 U	--	--	--	--	--
1,2,3,7,8,9-HxCDF	NV	NV	--	--	--	--	--	--	--	0.19 U	--	--	--	--	--
1,2,3,7,8-PeCDD	NV	NV	--	--	--	--	--	--	--	0.28 U	--	--	--	--	--
1,2,3,7,8-PeCDF	NV	NV	--	--	--	--	--	--	--	0.27 J	--	--	--	--	--
2,3,4,6,7,8-HxCDF	NV	NV	--	--	--	--	--	--	--	0.36 J	--	--	--	--	--
2,3,4,7,8-PeCDF	NV	NV	--	--	--	--	--	--	--	0.36 J	--	--	--	--	--
2,3,7,8-TCDD	NV	13	--	--	--	--	--	--	--	0.17 U	--	--	--	--	--
2,3,7,8-TCDF	NV	NV	--	--	--	--	--	--	--	1.06 J	--	--	--	--	--
OCDD	NV	NV	--	--	--	--	--	--	--	19.8	--	--	--	--	--
OCDF	NV	NV	--	--	--	--	--	--	--	2.25 J	--	--	--	--	--
Total HpCDDs	NV	NV	--	--	--	--	--	--	--	11.5	--	--	--	--	--
Total HpCDFs	NV	NV	--	--	--	--	--	--	--	3.24 J	--	--	--	--	--
Total HxCDDs	NV	NV	--	--	--	--	--	--	--	3.66 J	--	--	--	--	--
Total HxCDFs	NV	NV	--	--	--	--	--	--	--	2.9 J	--	--	--	--	--
Total PeCDDs	NV	NV	--	--	--	--	--	--	--	0.42 J	--	--	--	--	--
Total PeCDFs	NV	NV	--	--	--	--	--	--	--	2.78 J	--	--	--	--	--
Total TCDDs	NV	NV	--	--	--	--	--	--	--	1.39 J	--	--	--	--	--
Total TCDFs	NV	NV	--	--	--	--	--	--	--	4.12	--	--	--	--	--
Dioxin TEQ (U = 0.5)	NV	13	--	--	--	--	--	--	--	0.75 J	--	--	--	--	--



Table  
Summary of Soil Analytical Results  
Former Hegewald Timber Mill  
Skamania County  
Stevenson, Washington

NOTES:

Detections above screening criteria are in **bold** font.

Dioxin TEQ is calculated with non-detect values multiplied by one-half.

-- = not analyzed.

ft bgs = feet below ground surface.

J = Result is an estimated value.

mg/kg = milligrams per kilogram.

MTCA = Model Toxics Control Act.

MTCA A = MTCA method A for unrestricted land use.

MTCA B = MTCA method B, lower of available cancer or noncancer cleanup level.

NA = not applicable.

ND = not detected.

NV = no value.

pg/g = picograms per gram (parts per trillion).

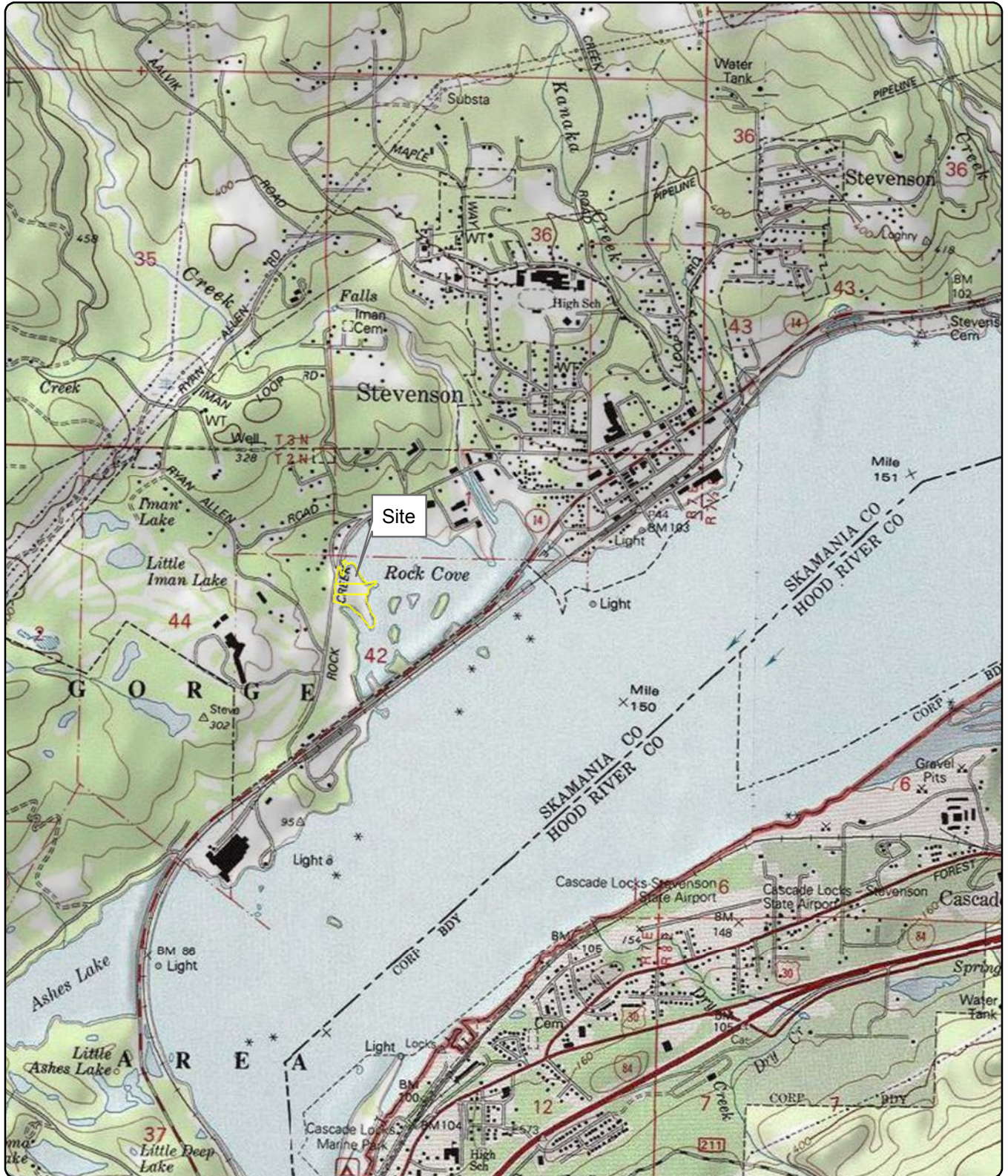
TEQ = toxicity equivalence quotient.

U = Result is non-detect at or above the method reporting limits.

<sup>a</sup>Value is for trivalent chromium.

# FIGURES





Approximate Site Address:  
 880 Southwest Rock Creek Road  
 Stevenson, Washington.

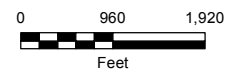
Source: US Geological Survey (1994) 7.5-  
 minute topographic quadrangle: Bonneville Dam  
 Donation Land Claim 42, Township 2 North, Range 7 East

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This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

**Figure 1**  
**Site Location**

Phase II Environmental Site Assessment  
 Former Hegewald Timber Mill  
 Stevenson, Washington



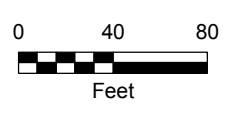


Source: Aerial photograph obtained from Esri ArcGIS Online

### Legend

- Test Pit
- Utility Feature
- Utility Line
- - - Stockpile
- Approximate Location of Former Wigwam Burner
- Approximate Location of Foundation
- Skamania County Parcel

**DRAFT** **Figure 2**  
**Investigation Locations**  
 Former Hegewald Timber Mill  
 Stevenson, Washington



# ATTACHMENT A

## GEOPHYSICAL SURVEY REPORT





## GEOPHYSICAL SURVEY REPORT

Former Lumber Mill Site  
SW Rock Creek Drive  
Stevenson, Washington

Project Number: 160812  
Survey Dates: November 14, 15, 16, 2016

Prepared for:  
Maul Foster Alongi, Inc.

# Contents

Introduction	1
Site Description	1
Scope of Work	1
Geophysical Equipment and Survey Procedures	2
Results	3
Conclusion	4
Limitations	4

## List of Figures:

- Figure 1. Survey Location and Coverage
- Figure 2. Magnetic Contour Map

## List of Appendices:

- Appendix A. Geophysical Survey Methods

## Introduction

Pacific Geophysics conducted a geophysical survey across accessible areas of the former lumber mill site located on SW Rock Creek Drive in Stevenson, Washington, for Maul Foster Alongi. The scope of the survey was to detect possible underground storage tanks (USTs) and other metallic features across the site.

Remnants of buildings were seen at various locations. Steep slopes, trees, piles of sawdust and berry bushes obstructed the survey. A recording magnetometer was used to scan the site. Ground penetrating radar (GPR) and hand-held metal detecting instruments were used to investigate magnetic anomalies.

Several magnetic anomalies were detected but all appeared to be caused by surface or buried debris.

This report includes descriptions of the site, the scope of work, the equipment and methodology and the results of the survey.

## Site Description

Figure 1 shows the location of the site and the survey coverage. Magnetic data were collected across the gravel-, soil-, and concrete-covered peninsula with the aid of a Trimble GPS system, coupled to the magnetometer. No data were collected across several areas with dense bushes, trees, steep slopes and horse-manure-filled sawdust.

Several building footprints were seen on the surface. The most prominent is located in the center-north part of the site and is partly surrounded by a short wall containing embedded bolts and pieces of rebar. Metal straps, cables, and other metallic debris were seen on the ground surface at several locations.

The former walls, as well as a heavily reinforced building floor near the eastern side of the peninsula, and a parked trailer created magnetic interference that limited the effectiveness of all the metal-detecting instruments. The magnetometer data were unusable within about 5 feet of the trailer and the building foundation.

No suspicious UST-related objects like fill ports were seen on the ground surface.

## Scope of Work

The main goal of the survey was to detect possible USTs and other metallic objects. The magnetometer survey was conducted to detect ferrous objects that could be USTs. Hand-held instruments and GPR were used to investigate magnetic anomalies.

Nikos Tzetos and Cody Sheaffer of Pacific Geophysics conducted the survey for Maul, Foster Alongi [MFA] on November 14-16, 2016. This report was written by Nikos Tzetos and emailed to Mr. Kyle Roslund of MFA on November 22, 2016.



## Geophysical Equipment and Survey Procedures

### General Procedures:

A magnetometer is the first instrument used to investigate a site for subsurface ferrous metallic objects because it enables the operator to rapidly scan the subsurface. Data are collected across an accurately measured survey grid established on the site. For larger areas, where it would be difficult to set up an accurate survey grid, like this site, the magnetometer can be coupled to a GPS antenna.

Upon completing the data acquisition phase of the survey, a contour map of the earth's local magnetic field is produced. Small, hand-held metal detectors are then used to more thoroughly investigate the magnetic anomalies detected with the magnetometer. These instruments are excellent at detecting and characterizing buried metal objects; however, they do not record data, and are not adequate to survey large areas.

Ground Penetrating Radar (GPR) is usually the last method used to investigate a site for buried metallic objects. The shape of radar reflections produced by buried objects may assist in the interpretation of magnetic anomalies.

### Magnetic Survey:

At this site, a Geometrics G-858-G Portable Cesium Magnetometer was used to acquire the magnetic data. Magnetic data locations were controlled with a Trimble GPS system coupled to the magnetometer. GPS was not used across the former large building and to its east, up to a steep drop-off, because of large trees obstructing the sky. An orthogonal survey grid was established over this area with measuring tapes. For this UST survey a line spacing of 5 feet was used. Data points along lines are spaced about 1-foot apart at normal walking speed.

A colored contour map showing the earth's local magnetic field was created in the field. Magnetic anomalies higher in amplitude than the normal local magnetic background are shown in red, and are usually found over areas where ferrous objects are located below the sensor. The objects may be surface objects such as manholes or other surface features, or buried objects of interest, such as USTs, drums, pipes, and debris. Magnetic anomalies at or below the amplitude of the local magnetic field are shown in blue and are caused by ferrous objects located above the sensor, such as buildings, poles, chain-link fences, and other surface objects.

Surface objects including buildings and fences can produce significant magnetic interference that can conceal buried objects of interest.

### Hand-held instruments:

An Aqua-Tronics A6 Tracer and a Schonstedt GA92XTd magnetic gradiometer are used to locate and investigate the anomalies detected by the magnetometer. These instruments can pinpoint the peaks and troughs of the anomalies, and in many cases determine if an object is linear (pipe or utility) or three-dimensional (UST). Because they are small, they may be used to scan areas inaccessible to the recording magnetometer. Neither records data.

The transmitter unit of a Radio Detection RD8000 PDL pipe and cable detector may be used to electrically charge an accessible metal pipe or utility. The charged object

can then be "traced" using the receiver unit. The receiver can also detect some metallic features indirectly, using the system's "radio" function.

### **Ground Penetrating Radar:**

Following the hand-held instrument survey, a GSSI SIR-2000 GPR system coupled to a 400 MHz antenna was used to investigate suspicious magnetic anomalies. Radar reflections across the anomalies may give clues to the size and shape of the buried metallic objects producing them. Objects themselves are not actually seen.

The collection of radar data is very time-consuming and the data may be ambiguous; therefore, GPR is not a cost-effective method to "blindly" scan a site for buried metallic objects. Radar is, however, one of the only methods capable of detecting non-metallic features, including PVC and clay pipes, septic tanks, drywells, trenches and excavations.

GPR data may be collected on a grid when searching for non-conductive features like UST pits or pipes.

GPR is used in borehole clearance surveys: parallel traverses in orthogonal directions are taken and the profiles are inspected in the field. Boreholes may be moved to clear locations, based on the interpretation of the radar data.

Additional information regarding these instruments, methods, surveys and limitations with references can be found in the Appendix.

## **Results**

The colored magnetic contour map produced as a result of the survey is shown in figure 2, contoured using an interval of 500 nT. The data were interpreted at a contour interval of 250 nT in the field. Red contours are magnetic highs caused by ferrous objects on or below the ground surface (including USTs). Blue contours indicate magnetic values lower than the earth's local background level and are generally caused by ferrous objects situated above the magnetometer sensor, carried at a height of about 3 feet. Fences, poles and buildings typically produce magnetic lows.

Twelve magnetic anomalies are labeled alphabetically in figure 2:

Anomaly A extends from the narrow area between two building walls up to several feet east of the former building. The Tracer indicated three-dimensional objects were causing the western and eastern portions of this anomaly (indicated with two pointer lines in the figure). GPR was used in this area. Interface with the ground surface was not optimal because of wet leaves; as a result, signal penetration was limited. No suspicious radar reflectors were seen in radar profiles, although signal quality was poor. An exposed I-beam is partly causing this anomaly.

Anomalies B and C are interpreted to be caused by metal in the building wall.

A small mound was seen at the surface at the location of anomaly D. According to hand-held instruments and GPR, the mound consists of metallic debris.

Magnetic anomaly E appears to be caused by the corner of the building's reinforced-concrete floor and by a pipe that extends from this location toward a concrete-walled enclosure, several feet to the southwest.

Anomaly F is caused by I-beams and metal embedded in the concrete floor of the former building.

Anomaly G appears to be caused by small, buried metallic debris, while anomaly H is caused by surface metallic debris.

A three-dimensional metallic object was detected with the Tracer across anomaly I. No recognizable radar reflectors were detected in profiles across this anomaly. Again, radar-ground interface was poor due to berry-bush stubble. The anomaly is interpreted to be caused by metallic debris.

Magnetic anomaly J was investigated with metal detectors and coincides with a large mound in the center of the south promontory. It coincides with the reported location of a former mill structure. The anomaly is interpreted to be caused by metallic debris within the mound and up to several feet to the southwest. The anomaly labeled J1 was investigated with the Tracer. A small three-dimensional object was detected at this location; no suspicious object was detected with radar here.

Anomaly K is caused by metallic debris, including a possible crushed drum seen on the mound's surface.

Anomaly L is caused by the beam-reinforced floor of the concrete structure exposed on the east promontory.

No anomalies caused by tanks were detected with this survey.

## Conclusion

A magnetometer coupled with a GPS system was used to survey all accessible areas at this site for USTs and other metallic features. No tanks were detected. Several areas with buried and surface metallic debris were found, including a large mound at the south end of the site.

## Limitations

The conclusions presented in this report were based upon widely accepted geophysical principles, methods and equipment. This survey was conducted with limited knowledge of the site, the site history and the subsurface conditions.

The goal of near-surface geophysics is to provide a rapid means of characterizing the subsurface using non-intrusive methods. Conclusions based upon these methods are generally reliable; however, due to the inherent ambiguity of the methods, no single interpretation of the data can be made. As an example, rocks and roots produce radar reflections that may appear the same as pipes and tanks.

Under reasonable site conditions, geophysical surveys are good at detecting changes in the subsurface caused by manmade objects or variations in subsurface conditions, but they are poor at identifying those objects or subsurface conditions.

Objects of interest are not always detectable due to surface and subsurface conditions. The deeper an object is buried, the more difficult it is to detect, and the less accurately it can be located.

The only way to see an object is to physically expose it.

Nikos Tzetos  
Pacific Geophysics

November 22, 2016

A handwritten signature in black ink, appearing to read 'Nikos Tzetos', written in a cursive style.



FIGURE

1

Survey Location and Coverage

Project:  
160812

Former Lumber Mill Site  
SW Rock Creek Drive  
Stevenson, Washington

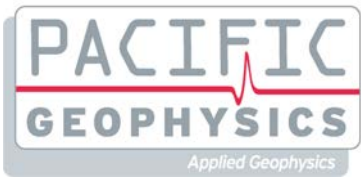
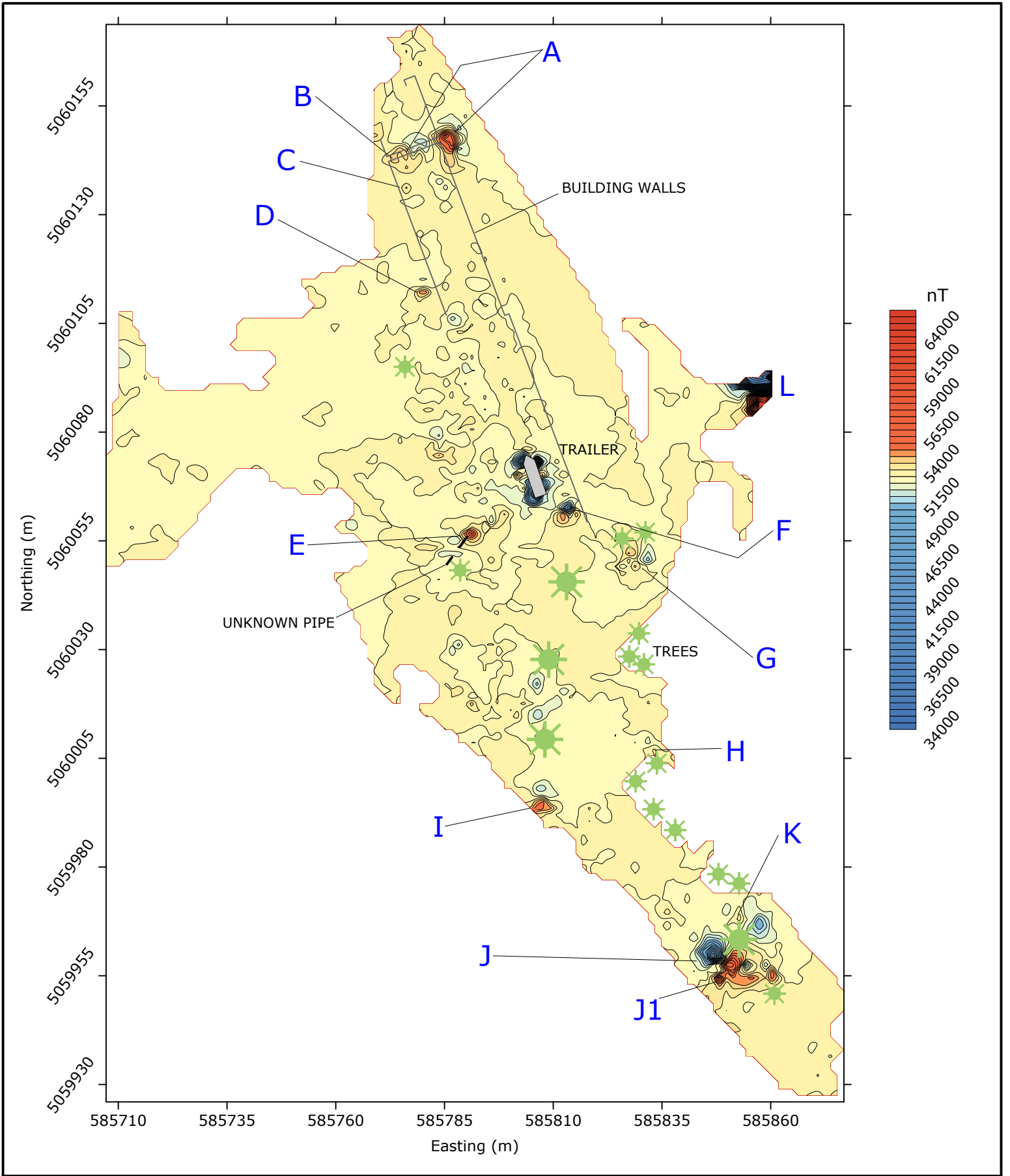
Drawn by : NT

Prepared for: MFA

Survey Date: November 14-15

269

5



**FIGURE 2** Magnetic Contour Map - C.I.=500 nT

Project: 160812	Former Lumber Mill Site SW Rock Creek Drive Stevenson, Washington
Drawn by : NT	Prepared for: MFA
	Survey Date: November 14-15, 2017

# Appendix A. Geophysical Survey Methods

## Magnetometer Surveys

Small disturbances in the Earth's local magnetic field are called "magnetic anomalies". These may be caused by naturally occurring features such as metallic mineral ore bodies, or from manmade features such as metal buildings, vehicles, fences, and underground storage tanks. The magnetometer only detects changes produced by ferrous objects. Aluminum and brass are non-ferrous metals and cannot be detected using a magnetometer.

A magnetometer is an electronic instrument designed to detect small changes in the Earth's local magnetic field. Over the years different technologies have been used in magnetometers. The Geometrics G-858 Portable Cesium Magnetometer used to collect magnetic data for Pacific Geophysics uses one of the most recent methods to detect magnetic anomalies. A detailed discussion describing the method this unit uses is available at [Geometrics.com](http://Geometrics.com).

This magnetometer enables the operator to collect data rapidly and continuously rather than the older instruments that collected data at discrete points only. The G-858 is carried by hand across the site. The sensor is carried at waist level. Typically individual data points collected at normal walking speed are about 6" apart along survey lines usually 5 feet apart, depending on the dimensions of the target objects.

It is critical to know the exact location of each data point so that if an anomaly is detected it can be accurately plotted on a magnetic contour map. At most small sites, data are collected along straight, parallel survey lines set up on the site before the data collection stage begins. For very large, complex sites, the G-858 can be connected to a Global Positioning System (GPS) antenna which allows the operator to collect accurately-located data without establishing a survey grid. With GPS, data are collected and positioned wherever the operator walks. A limitation using GPS is that the GPS antenna must have line of sight with the GPS satellites. Data can be mislocated if the GPS antenna is under trees or near tall buildings.

Data are stored in the unit's memory for later downloading and processing. A magnetic contour map of the data is plotted in the field. Geographical features are plotted on the map. Magnetic anomalies appearing to be caused by objects of interest are then investigated on the site using several small hand-held metal detectors. If an object appears to be a possible object of interest, it may be investigated with GPR.

Magnetic contour maps may be printed in color in order to highlight anomalies caused by ferrous objects located under the magnetic sensor. Usually, ferrous objects situated below the sensor produce magnetic "highs" and anomalies located above the sensor produce magnetic "lows". Magnetic highs are of interest to the operator since most objects of interest are located underground.

Depending on the orientation, shape and mass of a metallic object, a high/low pair of magnetic anomalies may be present. In the northern hemisphere the magnetic low is located north of the object and the magnetic high toward the south. The object producing the anomaly is located part way between the high and the low anomalies.

Magnetometer surveys have limitations. Magnetometers only detect objects made of ferrous (iron-containing) metal. Large ferrous objects (buildings, cars, fences, etc.) within several feet of the magnetometer create interference that may hide the anomaly produced by a nearby object of interest.

### **Ground Penetrating Radar**

A Geophysical Survey Systems, Inc. (GSSI) SIR-2000 GPR system coupled to a 270-, 400-, or 900-MHz GSSI antenna is used to obtain the radar data for our surveys.

GPR antennas both transmit and receive electromagnetic energy. EM energy is transmitted into the material the antenna passes over. A portion of that energy is reflected back to the antenna and amplified. Reflections are displayed in real-time in a continuous cross section. Reflections are produced where there is a sufficient electrical contrast between two materials. Changes in the electrical properties (namely the dielectric constant) that produce radar reflections include the moisture content, porosity, mineralogy, and texture of the material. Metallic objects of interest exhibit a strong electrical contrast with the surrounding material and thus produce relatively strong reflections. Non-metallic objects of interest (septic tanks, cesspools, dry wells, PVC and clay tile pipes) are not always good reflectors.

Radar data are ambiguous. It can be difficult to distinguish the reflection produced by an object of interest from the reflection caused by some natural feature. Rocks or tree roots have reflections that appear similar to reflections from pipes. In concrete investigations reflections produced by metal rebar look exactly like those from electrical conduit or post-tension cables. Objects with too small an electrical contrast may produce no reflections at all and may be missed. Target objects buried below objects with contrasting properties that also produce reflections may be missed (e.g. USTs below roots, concrete pieces, pipes or rocks). If an object of interest like a UST is buried below the depth of penetration of the radar signal, it will be missed.

In addition to interpreting ambiguous data, radar has several limitations that cannot be controlled by the operator. The radar signal is severely attenuated by electrically conductive material, including wet, clay-rich soil and reinforced concrete. The quality of the data is affected by the surface conditions over which the antenna is pulled. Ideally the antenna should rest firmly on a smooth surface. Rough terrain and tall grass reduce the quality of radar data.

It is the job of an experienced interpreter to examine the GPR profiles and deduce if reflections are from objects of interest. A GPR interpreter cannot see underground, but can only interpret reflections based on experience.

The only way to truly identify an object is to excavate.

### **Hand-held Metal detectors**

Two small, non-recording metal detectors are used to locate suspect magnetic anomalies detected using the G-858 Magnetometer in order to determine the likely cause of the anomaly. First, the magnetic contour map and a Schonstedt Magnetic Gradiometer are used to locate the center of the magnetic anomalies.

Once the anomaly is located an Aqua-Tronics Tracer is used to determine if the object producing the anomaly is a possible object of interest. Most anomalies are at least in part produced by features observed on the ground surface.



Schonstedt Magnetic Gradiometer: This magnetometer has two magnetic sensors separated vertically by 10". The magnetic field surrounding a ferrous object is strongest near the object and decreases rapidly as the distance increases. If the magnitude measured by the sensor located in the tip of the Schonstedt is very high, and the magnetic field measured by the sensor located farther up the shaft of the Schonstedt is low, there is a large vertical magnetic gradient and the instrument responds with a loud whistle indicating the object is near the surface. If there is a small difference in the magnitudes measured by the two sensors, the object is deeper. The instrument responds with a softer tone. A discussion of this instrument is available at [Schonstedt.com](http://Schonstedt.com).

Aqua-Tronics A-6 Tracer: The Aqua-Tronics A-6 Tracer uses a different method of detecting metallic objects. This instrument measures the electrical conductivity of a metal object. It is capable of detecting any electrically conductive metal, including non-ferrous aluminum and brass. The Tracer is capable of detecting three-dimensional objects as well as pipes.

The Tracer consists of a transmitter coil and a receiver coil. In the absence of any electrically conductive material in the vicinity of the Tracer, the electromagnetic field around each coil is balanced.

Basically the electromagnetic field produced by the transmitter induces an electric current into the area surrounding the instrument. Nearby conductive objects distort the EM field. The balance between the two coils is disturbed and the instrument produces an audible tone and meter indication.

# ATTACHMENT B

## PHOTOGRAPHIC LOG



## PHOTOGRAPHS

Project Name: Former Hegewald Timber Mill  
Project Number: 1200.01.02  
Approximate Location: 880 Southwest Rock Creek Road  
Stevenson, Washington 98648



**Photograph 1:** Trench feature that crosses the northern part of the large building foundation. Photograph taken facing east.



**Photograph 2:** Water valve feature in central portion of Property. Photograph taken facing west.

## PHOTOGRAPHS

Project Name: Former Hegewald Timber Mill  
Project Number: 1200.01.02  
Approximate Location: 880 Southwest Rock Creek Road  
Stevenson, Washington 98648



**Photograph 3:** Excavation TP2 along the eastern foundation of the large building.  
Photograph taken facing south.



**Photograph 4:** Western sidewall of TP4, showing varied soil lenses in the upper 3 feet.  
Photograph taken facing northwest.

## PHOTOGRAPHS

Project Name: Former Hegewald Timber Mill  
Project Number: 1200.01.02  
Approximate Location: 880 Southwest Rock Creek Road  
Stevenson, Washington 98648



**Photograph 5:** Excavation of TP6 within the footprint of the southern former wigwam burner. The shelf feature in the photograph is a concrete slab encountered during advancement of the test pit. Photograph taken facing northwest.



**Photograph 6:** Excavation TP8 adjacent to the northeast corner of the small structure foundation. Photograph taken facing west.

## PHOTOGRAPHS

Project Name: Former Hegewald Timber Mill  
Project Number: 1200.01.02  
Approximate Location: 880 Southwest Rock Creek Road  
Stevenson, Washington 98648



**Photograph 7:** Excavation TP9, which had angular cobble fill from surface to approximately 5 feet below ground surface. Photograph taken facing south.



**Photograph 8:** Small peninsula, on the eastern boundary of the Property, that extends into Rock Cove. TP10 was advanced to the west of the foundation. Photograph taken facing east.

# ATTACHMENT C

## LABORATORY ANALYTICAL REPORT





BSK Associates Vancouver  
2517 E. Evergreen Blvd.  
Vancouver, WA 98661  
360-750-0055 (Main)  
360-750-0057 (FAX)



**V6L0137**

**1/09/2017**

Invoice: V700058

Kyle Roslund  
Maul Foster and Alongi, Inc.  
400 East Mill Plain Boulevard, Suite 400  
Vancouver, WA 98660

**RE: Report for V6L0137 Skamania Phase II 1200.01.02**

Dear Kyle Roslund,

Thank you for using BSK Associates for your analytical testing needs. In the following pages, you will find the test results for the samples submitted to our laboratory on 12/8/2016. The results have been approved for release by our Laboratory Director as indicated by the authorizing signature below.

The samples were analyzed for the test(s) indicated on the Chain of Custody (see attached) and the results relate only to the samples analyzed. BSK certifies that the testing was performed in accordance with the quality system requirements specified in the 2009 TNI Standard. Any deviations from this standard or from the method requirements for each test procedure performed will be annotated alongside the analytical result or noted in the Case Narrative. Unless otherwise noted, the sample results are reported on an "as received" basis.

If additional clarification of any information is required, please contact your Project Manager, Debra Karlsson, at (360) 750-0055.

Thanks again for using BSK Associates. We value your business and appreciate your loyalty.

Sincerely,

Renea Rangell, Laboratory Director - Vancouver



Accredited in Accordance with NELAP  
ORELAP #4021



Case Narrative

Project and Report Details	Invoice Details
----------------------------	-----------------

<b>Client:</b> Maul Foster and Alongi, Inc. <b>Report To:</b> Kyle Roslund <b>Project #:</b> Rock Cove <b>Received:</b> 12/08/2016 - 12:43 <b>Report Due:</b> 12/22/2016	<b>Invoice To:</b> Maul Foster and Alongi, Inc. <b>Invoice Attn:</b> Accounting <b>Project PO#:</b> 1200.01.02
--	--

**Sample Receipt Conditions**

<b>Cooler:</b> Default Cooler <b>Temperature on Receipt °C:</b> 11.6	Containers Intact COC/Labels Agree Received with no thermal preservation. Initial receipt at BSK-VAL
---	---

**Detailed Narrative**

**Chain of Custody Notes**

**Date:** 01/06/2016  
**Initials:** RLR  
**Note:** A BSK Temp Blank was placed in each of the four ice chests delivered to the client with sample bottle delivery. Upon sampling, only two of the Temp Blanks were placed in the storage refrigerator with the samples at the client's location. The remaining Temp Blanks were stored ambient with the unused ice chests. Upon receipt at the lab, the technician did not read the temperature of all the Temp Blanks and only recorded the temperature from the ambient Temp Blank.

**Analysis Comment**

**Date:** 01/09/2016  
**Initials:** RLR  
**Comment:** Per client, sample TP7-S-0.5 to be analyzed for Dioxins and Furans.

**Data Qualifiers**

The following qualifiers have been applied to one or more analytical results:  
 \*\*\*None applied\*\*\*

**Report Distribution**

Recipient(s)	Report Format	CC:
Kyle Roslund	FINAL.RPT	ehess@maulfoster.com
Mary Benzinger	FINAL.RPT	
Merideth D'Andrea	FINAL.RPT	

**Certificate of Analysis**

**Sample ID:** V6L0137-01  
**Sampled By:** Emily Hess  
**Sample Description:** TP1-S-2.5

**Sample Date - Time:** 12/07/16 - 08:10  
**Matrix:** Soil  
**Sample Type:** Grab

**BSK Associates Vancouver**  
**General Chemistry**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Percent Solids	SM 2540B	75	0.10	% by Weight	1	V601501	12/09/16	12/10/16	

**Organics**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
<b>Hydrocarbon Identification by NWTPH-HCID</b>									
Diesel Range Organics (C10-24)	NWTPH-HCID	ND	67	mg/kg dry	1	V601500	12/09/16	12/10/16	
Gasoline Range Organics (C6-10)	NWTPH-HCID	ND	27	mg/kg dry	1	V601500	12/09/16	12/10/16	
Motor Oil Range Organics (C24-C40)	NWTPH-HCID	ND	130	mg/kg dry	1	V601500	12/09/16	12/10/16	
Surrogate: Tetracosane	NWTPH-HCID	87 %							<i>Acceptable range: 50-150 %</i>

**Certificate of Analysis**

Sample ID: V6L0137-04  
 Sampled By: Emily Hess  
 Sample Description: TP2-S-2.5

Sample Date - Time: 12/07/16 - 09:10  
 Matrix: Soil  
 Sample Type: Grab

**BSK Associates Vancouver  
 General Chemistry**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Percent Solids	SM 2540B	70	0.10	% by Weight	1	V601501	12/09/16	12/10/16	

**Organics**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
<b>Hydrocarbon Identification by NWTPH-HCID</b>									
Diesel Range Organics (C10-24)	NWTPH-HCID	ND	71	mg/kg dry	1	V601500	12/09/16	12/10/16	
Gasoline Range Organics (C6-10)	NWTPH-HCID	ND	28	mg/kg dry	1	V601500	12/09/16	12/10/16	
Motor Oil Range Organics (C24-C40)	NWTPH-HCID	ND	140	mg/kg dry	1	V601500	12/09/16	12/10/16	
Surrogate: Tetracosane	NWTPH-HCID	82 %							Acceptable range: 50-150 %

**Certificate of Analysis**

**Sample ID:** V6L0137-06  
**Sampled By:** Emily Hess  
**Sample Description:** TP3-S-2.0

**Sample Date - Time:** 12/07/16 - 09:40  
**Matrix:** Soil  
**Sample Type:** Grab

**BSK Associates Vancouver**  
**General Chemistry**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Percent Solids	SM 2540B	77	0.10	% by Weight	1	V601501	12/09/16	12/10/16	

**Organics**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
<b>Hydrocarbon Identification by NWTPH-HCID</b>									
Diesel Range Organics (C10-24)	NWTPH-HCID	ND	65	mg/kg dry	1	V601500	12/09/16	12/10/16	
Gasoline Range Organics (C6-10)	NWTPH-HCID	ND	26	mg/kg dry	1	V601500	12/09/16	12/10/16	
Motor Oil Range Organics (C24-C40)	NWTPH-HCID	ND	130	mg/kg dry	1	V601500	12/09/16	12/10/16	
Surrogate: Tetracosane	NWTPH-HCID	85 %							<i>Acceptable range: 50-150 %</i>

**Certificate of Analysis**

Sample ID: V6L0137-07  
 Sampled By: Emily Hess  
 Sample Description: TP4-S-7.0

Sample Date - Time: 12/07/16 - 10:10  
 Matrix: Soil  
 Sample Type: Grab

**BSK Associates Vancouver  
 General Chemistry**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Percent Solids	SM 2540B	76	0.10	% by Weight	1	V601501	12/09/16	12/10/16	

**Organics**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
<b>Hydrocarbon Identification by NWTPH-HCID</b>									
Diesel Range Organics (C10-24)	NWTPH-HCID	ND	65	mg/kg dry	1	V601500	12/09/16	12/10/16	
Gasoline Range Organics (C6-10)	NWTPH-HCID	ND	26	mg/kg dry	1	V601500	12/09/16	12/10/16	
Motor Oil Range Organics (C24-C40)	NWTPH-HCID	ND	130	mg/kg dry	1	V601500	12/09/16	12/10/16	
Surrogate: Tetracosane	NWTPH-HCID	86 %							Acceptable range: 50-150 %

**Certificate of Analysis**

Sample ID: V6L0137-08  
 Sampled By: Emily Hess  
 Sample Description: TP4-S-2.0

Sample Date - Time: 12/07/16 - 10:20  
 Matrix: Soil  
 Sample Type: Grab

**BSK Associates Laboratory Fresno**

**Metals**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Arsenic	EPA 6020	ND	3.0	mg/kg dry	1	A616839	12/14/16	12/14/16	
Cadmium	EPA 6020	ND	1.5	mg/kg dry	1	A616839	12/14/16	12/14/16	
Chromium	EPA 6020	ND	15	mg/kg dry	1	A616839	12/14/16	12/14/16	
Lead	EPA 6020	12	7.4	mg/kg dry	1	A616839	12/14/16	12/14/16	
Mercury	EPA 6020A	ND	0.60	mg/kg dry	1	A616839	12/14/16	12/14/16	

**BSK Associates Vancouver**

**General Chemistry**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Percent Solids	SM 2540B	84	0.10	% by Weight	1	V601501	12/09/16	12/10/16	

**Organics**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
<b>Hydrocarbon Identification by NWTPH-HCID</b>									
Diesel Range Organics (C10-24)	NWTPH-HCID	ND	59	mg/kg dry	1	V601500	12/09/16	12/10/16	
Gasoline Range Organics (C6-10)	NWTPH-HCID	ND	24	mg/kg dry	1	V601500	12/09/16	12/10/16	
Motor Oil Range Organics (C24-C40)	NWTPH-HCID	ND	120	mg/kg dry	1	V601500	12/09/16	12/10/16	
Surrogate: Tetracosane	NWTPH-HCID	84 %	Acceptable range: 50-150 %						

**Certificate of Analysis**

Sample ID: V6L0137-10  
 Sampled By: Emily Hess  
 Sample Description: TP5-S-2.0

Sample Date - Time: 12/07/16 - 10:55  
 Matrix: Soil  
 Sample Type: Grab

**BSK Associates Vancouver  
 General Chemistry**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Percent Solids	SM 2540B	74	0.10	% by Weight	1	V601501	12/09/16	12/10/16	

**Organics**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
<b>Hydrocarbon Identification by NWTPH-HCID</b>									
Diesel Range Organics (C10-24)	NWTPH-HCID	ND	67	mg/kg dry	1	V601500	12/09/16	12/10/16	
Gasoline Range Organics (C6-10)	NWTPH-HCID	ND	27	mg/kg dry	1	V601500	12/09/16	12/10/16	
Motor Oil Range Organics (C24-C40)	NWTPH-HCID	ND	130	mg/kg dry	1	V601500	12/09/16	12/10/16	
Surrogate: Tetracosane	NWTPH-HCID	80 %							Acceptable range: 50-150 %

**Certificate of Analysis**

Sample ID: V6L0137-12  
 Sampled By: Emily Hess  
 Sample Description: TP6-S-2.0

Sample Date - Time: 12/07/16 - 11:30  
 Matrix: Soil  
 Sample Type: Grab

**BSK Associates Laboratory Fresno**

**Metals**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Arsenic	EPA 6020	ND	3.1	mg/kg dry	1	A616839	12/14/16	12/14/16	
Cadmium	EPA 6020	ND	1.5	mg/kg dry	1	A616839	12/14/16	12/14/16	
Chromium	EPA 6020	ND	15	mg/kg dry	1	A616839	12/14/16	12/14/16	
Lead	EPA 6020	ND	7.7	mg/kg dry	1	A616839	12/14/16	12/14/16	
Mercury	EPA 6020A	ND	0.62	mg/kg dry	1	A616839	12/14/16	12/14/16	

**BSK Associates Vancouver**

**General Chemistry**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Percent Solids	SM 2540B	81	0.10	% by Weight	1	V601501	12/09/16	12/10/16	

**Organics**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
<b>Hydrocarbon Identification by NWTPH-HCID</b>									
Diesel Range Organics (C10-24)	NWTPH-HCID	ND	62	mg/kg dry	1	V601500	12/09/16	12/10/16	
Gasoline Range Organics (C6-10)	NWTPH-HCID	ND	25	mg/kg dry	1	V601500	12/09/16	12/10/16	
Motor Oil Range Organics (C24-C40)	NWTPH-HCID	ND	120	mg/kg dry	1	V601500	12/09/16	12/10/16	
Surrogate: Tetracosane	NWTPH-HCID	85 %							Acceptable range: 50-150 %



**Certificate of Analysis**

Sample ID: V6L0137-14  
 Sampled By: Emily Hess  
 Sample Description: TP7-S-9.0

Sample Date - Time: 12/07/16 - 11:45  
 Matrix: Soil  
 Sample Type: Grab

**BSK Associates Vancouver  
 General Chemistry**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Percent Solids	SM 2540B	80	0.10	% by Weight	1	V601501	12/09/16	12/10/16	

**Organics**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
<b>Hydrocarbon Identification by NWTPH-HCID</b>									
Diesel Range Organics (C10-24)	NWTPH-HCID	ND	62	mg/kg dry	1	V601500	12/09/16	12/10/16	
Gasoline Range Organics (C6-10)	NWTPH-HCID	ND	25	mg/kg dry	1	V601500	12/09/16	12/10/16	
Motor Oil Range Organics (C24-C40)	NWTPH-HCID	ND	120	mg/kg dry	1	V601500	12/09/16	12/10/16	
Surrogate: Tetracosane	NWTPH-HCID	84 %							Acceptable range: 50-150 %

**Certificate of Analysis**

Sample ID: V6L0137-17  
 Sampled By: Emily Hess  
 Sample Description: TP8-S-2.0

Sample Date - Time: 12/07/16 - 12:55  
 Matrix: Soil  
 Sample Type: Grab

**BSK Associates Vancouver  
 General Chemistry**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Percent Solids	SM 2540B	81	0.10	% by Weight	1	V601501	12/09/16	12/10/16	

**Organics**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
<b>Hydrocarbon Identification by NWTPH-HCID</b>									
Diesel Range Organics (C10-24)	NWTPH-HCID	ND	62	mg/kg dry	1	V601500	12/09/16	12/10/16	
Gasoline Range Organics (C6-10)	NWTPH-HCID	ND	25	mg/kg dry	1	V601500	12/09/16	12/10/16	
Motor Oil Range Organics (C24-C40)	NWTPH-HCID	ND	120	mg/kg dry	1	V601500	12/09/16	12/10/16	
Surrogate: Tetracosane	NWTPH-HCID	84 %							Acceptable range: 50-150 %

**Certificate of Analysis**

**Sample ID:** V6L0137-18  
**Sampled By:** Emily Hess  
**Sample Description:** TP9-S-6.5

**Sample Date - Time:** 12/07/16 - 13:30  
**Matrix:** Soil  
**Sample Type:** Grab

**BSK Associates Vancouver**  
**General Chemistry**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Percent Solids	SM 2540B	78	0.10	% by Weight	1	V601501	12/09/16	12/10/16	

**Organics**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
<b>Hydrocarbon Identification by NWTPH-HCID</b>									
Diesel Range Organics (C10-24)	NWTPH-HCID	ND	64	mg/kg dry	1	V601500	12/09/16	12/10/16	
Gasoline Range Organics (C6-10)	NWTPH-HCID	ND	26	mg/kg dry	1	V601500	12/09/16	12/10/16	
Motor Oil Range Organics (C24-C40)	NWTPH-HCID	ND	130	mg/kg dry	1	V601500	12/09/16	12/10/16	
Surrogate: Tetracosane	NWTPH-HCID	82 %							<i>Acceptable range: 50-150 %</i>

**Certificate of Analysis**

Sample ID: V6L0137-20  
 Sampled By: Emily Hess  
 Sample Description: TP10-S-2.0

Sample Date - Time: 12/07/16 - 14:05  
 Matrix: Soil  
 Sample Type: Grab

**BSK Associates Laboratory Fresno**

**Metals**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Arsenic	EPA 6020	5.5	3.3	mg/kg dry	1	A616962	12/16/16	12/16/16	
Cadmium	EPA 6020	ND	1.6	mg/kg dry	1	A616962	12/16/16	12/16/16	
Chromium	EPA 6020	26	16	mg/kg dry	1	A616962	12/16/16	12/16/16	
Lead	EPA 6020	ND	8.2	mg/kg dry	1	A616962	12/16/16	12/16/16	
Mercury	EPA 6020A	ND	0.66	mg/kg dry	1	A616962	12/16/16	12/16/16	

**BSK Associates Vancouver**

**General Chemistry**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Percent Solids	SM 2540B	76	0.10	% by Weight	1	V601501	12/09/16	12/10/16	

**Organics**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
<b>Hydrocarbon Identification by NWTPH-HCID</b>									
Diesel Range Organics (C10-24)	NWTPH-HCID	ND	66	mg/kg dry	1	V601500	12/09/16	12/10/16	
Gasoline Range Organics (C6-10)	NWTPH-HCID	ND	26	mg/kg dry	1	V601500	12/09/16	12/10/16	
Motor Oil Range Organics (C24-C40)	NWTPH-HCID	ND	130	mg/kg dry	1	V601500	12/09/16	12/10/16	
Surrogate: Tetracosane	NWTPH-HCID	71 %							Acceptable range: 50-150 %

**Certificate of Analysis**

**Sample ID:** V6L0137-21  
**Sampled By:** Emily Hess  
**Sample Description:** TP-S-2.0-DUP

**Sample Date - Time:** 12/07/16 - 14:05  
**Matrix:** Soil  
**Sample Type:** Grab

**BSK Associates Vancouver**  
**General Chemistry**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Percent Solids	SM 2540B	74	0.10	% by Weight	1	V601501	12/09/16	12/10/16	

**Organics**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
<b>Hydrocarbon Identification by NWTPH-HCID</b>									
Diesel Range Organics (C10-24)	NWTPH-HCID	ND	68	mg/kg dry	1	V601500	12/09/16	12/10/16	
Gasoline Range Organics (C6-10)	NWTPH-HCID	ND	27	mg/kg dry	1	V601500	12/09/16	12/10/16	
Motor Oil Range Organics (C24-C40)	NWTPH-HCID	ND	140	mg/kg dry	1	V601500	12/09/16	12/10/16	
Surrogate: Tetracosane	NWTPH-HCID	85 %							<i>Acceptable range: 50-150 %</i>

**BSK Associates Laboratory Fresno  
Metals Quality Control Report**

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Date Analyzed	Qual
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**EPA 6020 - Quality Control**

Batch: A616839

Prepared: 12/14/2016

Prep Method: EPA 3050B

Analyst: MAS

**Blank (A616839-BLK1)**

Arsenic	ND	2.5	mg/kg wet							12/14/16	
Cadmium	ND	1.2	mg/kg wet							12/14/16	
Chromium	ND	12	mg/kg wet							12/14/16	
Lead	ND	6.2	mg/kg wet							12/14/16	

**Blank Spike (A616839-BS1)**

Arsenic	96	2.5	mg/kg wet	100		96	75-125			12/14/16	
Cadmium	94	1.2	mg/kg wet	100		94	75-125			12/14/16	
Chromium	97	12	mg/kg wet	100		97	75-125			12/14/16	
Lead	92	6.2	mg/kg wet	100		92	75-125			12/14/16	

**Blank Spike Dup (A616839-BSD1)**

Arsenic	93	2.5	mg/kg wet	100		93	75-125	3	20	12/14/16	
Cadmium	95	1.2	mg/kg wet	100		95	75-125	0	20	12/14/16	
Chromium	95	12	mg/kg wet	100		95	75-125	2	20	12/14/16	
Lead	90	6.2	mg/kg wet	100		90	75-125	2	20	12/14/16	

**Matrix Spike (A616839-MS1), Source: V6L0137-08**

Arsenic	110	3.0	mg/kg dry	120	ND	95	75-125			12/14/16	
Cadmium	110	1.5	mg/kg dry	120	ND	97	75-125			12/14/16	
Chromium	130	15	mg/kg dry	120	ND	98	75-125			12/14/16	
Lead	120	7.4	mg/kg dry	120	12	87	75-125			12/14/16	

**Matrix Spike Dup (A616839-MSD1), Source: V6L0137-08**

Arsenic	110	3.0	mg/kg dry	120	ND	95	75-125	0	20	12/14/16	
Cadmium	110	1.5	mg/kg dry	120	ND	93	75-125	3	20	12/14/16	
Chromium	130	15	mg/kg dry	120	ND	99	75-125	1	20	12/14/16	
Lead	110	7.4	mg/kg dry	120	12	83	75-125	4	20	12/14/16	

**BSK Associates Laboratory Fresno  
Metals Quality Control Report**

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Date Analyzed	Qual
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**EPA 6020 - Quality Control**

Batch: A616962

Prepared: 12/16/2016

Prep Method: EPA 3050B

Analyst: MAS

**Blank (A616962-BLK1)**

Arsenic	ND	2.5	mg/kg wet							12/16/16	
Cadmium	ND	1.2	mg/kg wet							12/16/16	
Chromium	ND	12	mg/kg wet							12/16/16	
Lead	ND	6.2	mg/kg wet							12/16/16	

**Blank Spike (A616962-BS1)**

Arsenic	84	2.5	mg/kg wet	100		84	75-125			12/16/16	
Cadmium	81	1.2	mg/kg wet	100		81	75-125			12/16/16	
Chromium	86	12	mg/kg wet	100		86	75-125			12/16/16	
Lead	83	6.2	mg/kg wet	100		83	75-125			12/16/16	

**Blank Spike Dup (A616962-BSD1)**

Arsenic	90	2.5	mg/kg wet	100		90	75-125	7	20	12/16/16	
Cadmium	89	1.2	mg/kg wet	100		89	75-125	8	20	12/16/16	
Chromium	90	12	mg/kg wet	100		90	75-125	5	20	12/16/16	
Lead	88	6.2	mg/kg wet	100		88	75-125	6	20	12/16/16	

**Matrix Spike (A616962-MS1), Source: V6L0137-20**

Arsenic	120	3.3	mg/kg dry	130	5.5	89	75-125			12/16/16	
Cadmium	120	1.6	mg/kg dry	130	ND	91	75-125			12/16/16	
Chromium	150	16	mg/kg dry	130	26	94	75-125			12/16/16	
Lead	120	8.2	mg/kg dry	130	ND	88	75-125			12/16/16	

**Matrix Spike Dup (A616962-MSD1), Source: V6L0137-20**

Arsenic	120	3.3	mg/kg dry	130	5.5	91	75-125	2	20	12/16/16	
Cadmium	120	1.6	mg/kg dry	130	ND	90	75-125	1	20	12/16/16	
Chromium	150	16	mg/kg dry	130	26	93	75-125	1	20	12/16/16	
Lead	120	8.2	mg/kg dry	130	ND	86	75-125	2	20	12/16/16	

**BSK Associates Laboratory Fresno  
Metals Quality Control Report**

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Date Analyzed	Qual
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**EPA 6020A - Quality Control**

Batch: A616839

Prepared: 12/14/2016

Prep Method: EPA 3050B

Analyst: MAS

**Blank (A616839-BLK1)**

Mercury	ND	0.50	mg/kg wet							12/14/16	
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**Blank Spike (A616839-BS1)**

Mercury	2.1	0.50	mg/kg wet	2.5		84	75-125			12/14/16	
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**Blank Spike Dup (A616839-BSD1)**

Mercury	2.0	0.50	mg/kg wet	2.5		81	75-125	4	20	12/14/16	
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**Matrix Spike (A616839-MS1), Source: V6L0137-08**

Mercury	2.5	0.60	mg/kg dry	3.0	ND	83	75-125			12/14/16	
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**Matrix Spike Dup (A616839-MSD1), Source: V6L0137-08**

Mercury	2.6	0.60	mg/kg dry	3.0	ND	86	75-125	4	20	12/14/16	
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**EPA 6020A - Quality Control**

Batch: A616962

Prepared: 12/16/2016

Prep Method: EPA 3050B

Analyst: MAS

**Blank (A616962-BLK1)**

Mercury	ND	0.50	mg/kg wet							12/16/16	
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**Blank Spike (A616962-BS2)**

Mercury	2.3	0.50	mg/kg wet	2.5		92	75-125			12/19/16	
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**Blank Spike Dup (A616962-BSD2)**

Mercury	2.4	0.50	mg/kg wet	2.5		97	75-125	5	20	12/19/16	
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**Matrix Spike (A616962-MS1), Source: V6L0137-20**

Mercury	2.7	0.66	mg/kg dry	3.3	ND	82	75-125			12/16/16	
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**Matrix Spike Dup (A616962-MSD1), Source: V6L0137-20**

Mercury	2.7	0.66	mg/kg dry	3.3	ND	81	75-125	0	20	12/16/16	
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**BSK Associates Vancouver  
General Chemistry Quality Control Report**

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Date Analyzed	Qual
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**SM 2540B - Quality Control**

Batch: V601501

Prepared: 12/9/2016

Prep Method: Method Specific Preparation

Analyst: PYA

**Duplicate (V601501-DUP1), Source: V6L0137-01**

Percent Solids	74	0.10	% by Weight		75			1	20	12/10/16	
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**Duplicate (V601501-DUP2), Source: V6L0137-18**

Percent Solids	76	0.10	% by Weight		78			3	20	12/10/16	
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**BSK Associates Vancouver  
Organics Quality Control Report**

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD RPD	RPD Limit	Date Analyzed	Qual
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**NWTPH-HCID - Quality Control**

Batch: V601500

Prepared: 12/9/2016

Prep Method: NWTPH-HCID

Analyst: PYA

**Blank (V601500-BLK1)**

Diesel Range Organics (C10-24)	ND	50	mg/kg wet							12/10/16	
Gasoline Range Organics (C6-10)	ND	20	mg/kg wet							12/10/16	
Motor Oil Range Organics (C24-C40)	ND	100	mg/kg wet							12/10/16	
Surrogate: Tetracosane	8.4			10		84	50-150			12/10/16	

**Blank Spike (V601500-BS1)**

Diesel Range Organics (C10-24)	DET	50	mg/kg wet	100		99	50-150			12/10/16	
Surrogate: Tetracosane	8.4			10		84	50-150			12/10/16	

**Duplicate (V601500-DUP1), Source: V6L0137-01**

Diesel Range Organics (C10-24)	ND	67	mg/kg dry		ND			30		12/10/16	
Gasoline Range Organics (C6-10)	ND	27	mg/kg dry		ND					12/10/16	
Motor Oil Range Organics (C24-C40)	ND	130	mg/kg dry		ND			30		12/10/16	
Surrogate: Tetracosane	11			13		82	50-150			12/10/16	

**Duplicate (V601500-DUP2), Source: V6L0137-18**

Diesel Range Organics (C10-24)	ND	64	mg/kg dry		ND			30		12/10/16	
Gasoline Range Organics (C6-10)	ND	26	mg/kg dry		ND					12/10/16	
Motor Oil Range Organics (C24-C40)	ND	130	mg/kg dry		ND			30		12/10/16	
Surrogate: Tetracosane	11			13		83	50-150			12/10/16	

**Certificate of Analysis**

**Notes:**

- The Chain of Custody document and Sample Integrity Sheet are part of the analytical report.
- Any remaining sample(s) for testing will be disposed of according to BSK's sample retention policy unless other arrangements are made in advance.
- All positive results for EPA Methods 504.1 and 524.2 require the analysis of a Field Reagent Blank (FRB) to confirm that the results are not a contamination error from field sampling steps. If Field Reagent Blanks were not submitted with the samples, this method requirement has not been performed.
- Samples collected by BSK Analytical Laboratories were collected in accordance with the BSK Sampling and Collection Standard Operating Procedures.
- J-value is equivalent to DNQ (Detected, not quantified) which is a trace value. A trace value is an analyte detected between the MDL and the laboratory reporting limit. This result is of an unknown data quality and is only qualitative (estimated). Baseline noise, calibration curve extrapolation below the lowest calibrator, method blank detections, and integration artifacts can all produce apparent DNQ values, which contribute to the un-reliability of these values.
- (1) - Residual chlorine and pH analysis have a 15 minute holding time for both drinking and waste water samples as defined by the EPA and 40 CFR 136. Waste water and ground water (monitoring well) samples must be field filtered to meet the 15 minute holding time for dissolved metals.
- Summations of analytes (i.e. Total Trihalomethanes) may appear to add individual amounts incorrectly, due to rounding of analyte values occurring before or after the total value is calculated, as well as rounding of the total value.
- RL Multiplier is the factor used to adjust the reporting limit (RL) due to variations in sample preparation procedures and dilutions required for matrix interferences.
- Due to the subjective nature of the Threshold Odor Method, all characterizations of the detected odor are the opinion of the panel of analysts. The characterizations can be found in Standard Methods 2170B Figure 2170:1.
- The MCLs provided in this report (if applicable) represent the primary MCLs for that analyte.

**Definitions**

mg/L:	Milligrams/Liter (ppm)	MDL:	Method Detection Limit	MDA95:	Min. Detected Activity
mg/Kg:	Milligrams/Kilogram (ppm)	RL:	Reporting Limit: DL x Dilution	MPN:	Most Probable Number
µg/L:	Micrograms/Liter (ppb)	ND:	None Detected at RL	CFU:	Colony Forming Unit
µg/Kg:	Micrograms/Kilogram (ppb)	pCi/L:	Picocuries per Liter	Absent:	Less than 1 CFU/100mLs
%:	Percent Recovered (surrogates)	RL Mult:	RL Multiplier	Present:	1 or more CFU/100mLs
NR:	Non-Reportable	MCL:	Maximum Contaminant Limit		

Please see the individual Subcontract Lab's report for applicable certifications.

**BSK is not accredited under the NELAP program for the following parameters:**

**\*\*NA\*\***

Percent Solids

Percent Solids

**Certifications:** Please refer to our website for a copy of our Accredited Fields of Testing under each certification.

**Fresno**

State of California - ELAP	1180	State of Hawaii	4021
State of Nevada	CA000792016-1	State of Oregon - NELAP	4021
EPA - UCMR3	CA00079	State of Washington	C997-16

**Sacramento**

State of California - ELAP	2435
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**San Bernardino**

State of California - ELAP	2993	State of Oregon - NELAP	4119-001
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**Vancouver**

State of Oregon - NELAP	WA100008-008	State of Washington	C824-16
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 www.bskassociates.com

**Turnaround Time Request**

Standard - 10 business days

Rush (Surcharge may apply)

Date needed:

V6L0137  
 MFAVA2691

12/08/2016  
 10



\*Required Fields

Temp: 11.6C

Company/Client Name\*: Mavi Foster & Alongi, Inc. Report Attention\*: Kyle Roslund Invoice To\*: MFA Phone\*: \_\_\_\_\_ Fax\*: \_\_\_\_\_

Additional cc's: Emily Hess PO#: 1200.01.02 E-mail\*: Kroslundemavifaster.com

Address\*: 400 E Mill Plain Blvd #900 City\*: Vancouver, WA State\*: \_\_\_\_\_ Zip\*: 98660

Project: Skamania Co: Rock Cove Ph. 2 Project #: 1200.01.02 Reporting Options:  Trace (J-Flag)  E-Mail  Swamp  Fax  EDD Type: Equis 4  Mail

Compliance?  Yes  No State:  WA  OR System/PWS ID: \_\_\_\_\_ DOH Source/Source ID: \_\_\_\_\_

Water System Name: \_\_\_\_\_ County: \_\_\_\_\_

Sample Composition:  Single Source  \*\*Blended  \*\*Composite  Distribution Sample

Sample Taken:  Before Treatment  After Treatment  No Treatment Group (WA only):  A  B

Matrix Types: SW=Surface Water BW=Bottled Water GW=Ground Water WW=Waste Water STW=Storm Water DW=Drinking Water SO=Solid

#	Sample Description/Location*	Sampled*		Matrix*	Comments	# of cont.	NUTPH-ACID	MTCA 5 metals-6020	Arsenic, Cd, Cr, Pb, Hg	Dioxins-8290
		Date	Time							
1	TP1-S-2.5	12-7-16	8:10	SO	hold for followups	6	X			
2	TP1-S-7.5		8:20			6				
3	TP2-S-7.0		9:00			6				
4	TP2-S-2.5		9:10			6	X			
5	TP3-S-7.0		9:30			6				
6	TP3-S-2.0		9:40			6	X			
7	TP4-S-7.0		10:10			6	X			
8	TP4-S-2.0		10:20			6	X	X		
9	TP5-S-7.0		10:45			6				
10	TP5-S-2.0		10:55			6	X			

Receipt Conditions in Vancouver: Temp: \_\_\_\_\_ Received Via: UPS WALK-IN FED EX Courier: \_\_\_\_\_

Relinquished by: (Signature and Printed Name) <u>Emily Hess Emily Hess</u>	Company <u>MFA</u>	Date <u>12-7-16</u>	Time <u>1730</u>	Received by: (Signature and Printed Name) <u>[Signature]</u>	<u>12-8-16</u> <u>1105</u>	Company <u>BSK</u>
Relinquished by: (Signature and Printed Name)	Company	Date	Time	Received by: (Signature and Printed Name)		Company
Relinquished by: (Signature and Printed Name)	Company	Date	Time	Received for Lab by: (Signature and Printed Name) <u>[Signature]</u>	<u>12-8-16</u> <u>1115</u>	<u>BSK</u>

Payment Received at Delivery: Check  Cash  Date: \_\_\_\_\_ Amount: \_\_\_\_\_ PIA#: \_\_\_\_\_ Init: \_\_\_\_\_

Shipping Method:  ONTRAC  UPS  GSO  WALK-IN  FED EX  Alaskan Airlines Courier: BSK/CLAS Custody Seal:  Y/N Chilling Process Begun:  Y/N

Cooling Method:  Wet  Blue  None - Refrigerated, transported w/ ice pack

Payment for services rendered as noted herein are due in full within 30 days from the date invoiced. If not so paid, account balances are deemed delinquent. Delinquent balances are subject to monthly service charges and interest specified in BSK's current Standard Terms and Conditions for Laboratory Services. The person(s) who signed this invoice acknowledges that they are either the Client or an authorized agent of the Client, that the Client agrees to be responsible for payment for the services on this Chain of Custody, and agrees to BSK's terms and conditions for laboratory services unless contractually bound otherwise. BSK's current terms and conditions can be found at www.bskassociates.com/BSKLabTermsConditions.pdf



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 www.bskassociates.com

Turnaround Time Request  
 Standard - 10 business days

Rush (Surcharge may apply)  
 Date needed:

V6L0137  
 MFAVA2691

12/08/2016  
 10



Y

\*Required Fields

Temp:

Company/Client Name\*: MFA Report Attention\*: Kyle Koslund Invoice To\*: MFA Phone\*: \_\_\_\_\_ Fax\*: \_\_\_\_\_  
 Additional cc's: Emily Hess PO#: 1200.01.02 E-mail\*: kroslund@maulfoster.com

Address\*: \_\_\_\_\_ City\*: Vancouver State\*: WA Zip\*: \_\_\_\_\_

Project: Skamania Co: Rock Cove Ph-2 Project #: 1200.01.02 Reporting Options:  Trace (J-Flag)  
 E-Mail  Swamp  
 Fax  EDD Type:  
 Mail

Compliance?:  Yes  No State:  WA  OR System/PWS ID: \_\_\_\_\_ DOH Source/Source ID: \_\_\_\_\_  
 Water System Name: \_\_\_\_\_ County: \_\_\_\_\_  
 Sample Composition:  Single Source  \*\*Blended  \*\*Composite  Distribution Sample  
 \*\*List sources in Source ID field  
 Sample Taken:  Before Treatment  After Treatment  No Treatment Group (WA only):  A  B

Matrix Types: SW=Surface Water BW=Bottled Water GW=Ground Water WW=Waste Water STW=Storm Water DW=Drinking Water SO=Solid

#	Sample Description/Location*	Sampled*		Matrix*	Comments	# of cont.														
		Date	Time																	
11	TP6-S-8.0	12-7-16	1120	SO	hold for followups	6														
12	TP6-S-2.0*		1130		↓	6	X	X												
13	TP7-S-0.5		1135			1							X							
14	TP7-S-9.0*		1145		hold for followups	6	X													
15	TP7-S-3.0		1155			6														
16	TP8-S-7.0		1245			6														
17	TP8-S-2.0		1255			6	X													
18	TP9-S-6.5*		1330			6	X													
19	TP10-S-7.0		1355			6														
20	TP10-S-2.0		1405			6	X	X												

N WTPH - ACID  
 MTA 5 metals - 6020  
 Arsenic, Cd, Cr, Pb, Hg  
 Dioxins - 8290

Receipt Conditions in Vancouver: Temp: \_\_\_\_\_ Received Via:  UPS  WALK-IN  FED EX Courier: \_\_\_\_\_

Relinquished by: (Signature and Printed Name) <u>Emily Hess / Emily Hess</u>	Company <u>MFA</u>	Date <u>12-7-16</u>	Time <u>1730</u>	Received by: (Signature and Printed Name)	Company
Relinquished by: (Signature and Printed Name)	Company	Date	Time	Received by: (Signature and Printed Name)	Company
Relinquished by: (Signature and Printed Name)	Company	Date	Time	Received for Lab by: (Signature and Printed Name)	

Payment Received at Delivery: Check / Cash Date: \_\_\_\_\_ Amount: \_\_\_\_\_ PIA#: \_\_\_\_\_ Init. \_\_\_\_\_  
 Shipping Method:  ONTRAC  UPS  GSO  WALK-IN  FED EX  Alaskan Airlines Courier: \_\_\_\_\_ Custody Seal: Y / N  
 Cooling Method:  Wet  Blue  None Chilling Process Begun: Y / N

Payment for services rendered as noted herein are due in full within 30 days from the date invoiced. If not so paid, account balances are deemed delinquent. Delinquent balances are subject to monthly service charges and interest specified in BSK's current Standard Terms and Conditions for Laboratory Services. The pers... conditions can be found at www.bskassociates.com/BSKLabTermsConditions.pdf



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 www.bskassociates.com

Turnaround Time Request  
 Standard - 10 business days

Rush (Surcharge may apply)  
 Date needed:

V6L0137  
 MFAVA2691  
 12/08/2016  
 10

**\*Required Fields** Temp:

Company/Client Name\*: MFA Report Attention\*: Kyle Roslund Invoice To\*: MFA Phone\*: \_\_\_\_\_ Fax\*: \_\_\_\_\_  
 Additional cc's: Emily Hess PO#: 1200.61.02 E-mail\*: Kruslund@marlfoster.com

Address\*: \_\_\_\_\_ City\*: Vancouver State\*: WA Zip\*: \_\_\_\_\_

Project: Skamania Co: Rock Cove Ph. 2 Project #: 1200.01.02 Reporting Options:  E-Mail  Trace (J-Flag)  
 Fax  Swamp  
 Mail  EDD Type:

Compliance?:  Yes  No State:  WA  OR System/PWS ID: \_\_\_\_\_ DOH Source/Source ID: \_\_\_\_\_  
 Water System Name: \_\_\_\_\_ County: \_\_\_\_\_  
 Sample Composition:  Single Source  \*\*Blended  \*\*Composite  Distribution Sample  
 \*\*List sources in Source ID field  
 Sample Taken:  Before Treatment  After Treatment  No Treatment Group (WA only):  A  B

Matrix Types: SW=Surface Water BW=Bottled Water GW=Ground Water WW=Waste Water STW=Storm Water DW=Drinking Water SO=Solid

#	Sample Description/Location*	Sampled*		Matrix*	Comments	# of cont.	NWTPH-HCID	MCA 5 metals-6020	Arsenic, Cd, Cr, Pb, Hg	Dioxins- 8290
		Date	Time							
<u>21</u>	<u>TP-S-2.0-DUP</u>	<u>12-7-16</u>	<u>1405</u>	<u>SO</u>	<u>hold for followups</u>	<u>6</u>	<u>X</u>			
						<u>X</u>				

Receipt Conditions in Vancouver: Temp: \_\_\_\_\_ Received Via:  UPS  WALK-IN  FED EX Courier: \_\_\_\_\_

Relinquished by: (Signature and Printed Name) <u>Emily Hess Emily Hess</u>	Company <u>MFA</u>	Date <u>12-7-16</u>	Time <u>1730</u>	Received by: (Signature and Printed Name)	Company
Relinquished by: (Signature and Printed Name)	Company	Date	Time	Received by: (Signature and Printed Name)	Company
Relinquished by: (Signature and Printed Name)	Company	Date	Time	Received for Lab by: (Signature and Printed Name)	

Payment Received at Delivery: Check / Cash Date: \_\_\_\_\_ Amount: \_\_\_\_\_ PIA#: \_\_\_\_\_ Init. \_\_\_\_\_

Shipping Method:  ONTRAC  UPS  GSO  WALK-IN  FED EX  Alaskan Airlines Courier: \_\_\_\_\_ Custody Seal: Y / N  
 Cooling Method:  Wet  Blue  None Chilling Process Begun: Y / N

Payment for services rendered as noted herein are due in full within 30 days from the date invoiced. If not so paid, account balances are deemed delinquent. Delinquent balances are subject to monthly service charges and interest specified in BSK's current Standard Terms and Conditions for Laboratory Services. The pers the Client/Company acknowledges that they are either the Client or an authorized agent to the Client, that the Client agrees to be responsible for payment for the services on this Chain of Custody, and agrees to BSK's terms and conditions for laboratory services unless contractually bound otherwise. BSK's current terms conditions can be found at www.bskassociates.com/BSKLabTermsConditions.pdf

# Sample Integrity

BSK Bottles: Yes No Page 1 of 1

V6L0137  
MFAVA2691

12/08/2016

10



COC Info		Yes <u>No</u> NA		Were correct containers received for the tests requested?		NA	
Was temperature within range? Chemistry $\leq 6^{\circ}\text{C}$ Micro $< 10^{\circ}\text{C}$		<u>Yes</u> No NA		Were there bubbles in the VOA vials? (Volatiles Only)		Yes No <u>NA</u>	
If samples were taken today, is there evidence that chilling has begun?		<u>Yes</u> No NA		Was a sufficient amount of sample received?		<u>Yes</u> No	
Did all bottles arrive unbroken and intact?		<u>Yes</u> No		Do samples have a hold time $< 72$ hours?		Yes No	
Did all bottle labels agree with COC?		<u>Yes</u> No		Was PM notified of discrepancies? PM: _____ By/Time: _____		Yes No <u>NA</u>	
Was sodium thiosulfate added to CN sample(s) until chlorine was no longer present?		Yes No <u>NA</u>					
250ml(A) 500ml(B) 1Liter(C) 40ml VOA(V)		Checks	Passed?	1-12	13	14-21	
Bacti Na <sub>2</sub> S <sub>2</sub> O <sub>3</sub>		—	—				
None (P) White Cap		—	—				
Cr6 (P) Lt. Green Label/Blue Cap NH <sub>4</sub> OH(NH <sub>4</sub> ) <sub>2</sub> SO <sub>4</sub> DW		Cl, pH > 8	Y N				
Cr6 (P) Pink Label/Blue Cap NH <sub>4</sub> OH(NH <sub>4</sub> ) <sub>2</sub> SO <sub>4</sub> WW		pH 9.3-9.7	Y N				
Cr6 (P) Black Label/Blue Cap NH <sub>4</sub> OH(NH <sub>4</sub> ) <sub>2</sub> SO <sub>4</sub> 7199 <b>***24 HOUR HOLD TIME***</b>		pH 9.0-9.5	Y N				
HNO <sub>3</sub> (P) Red Cap or HCl (P) Purple Cap/Lt. Blue Label		—	—				
H <sub>2</sub> SO <sub>4</sub> (P) or (AG) Yellow Cap/Label		pH < 2	Y N				
NaOH (P) Green Cap		Cl, pH > 10	Y N				
NaOH + ZnAc (P)		pH > 9	Y N				
Dissolved Oxygen 300ml (g)		—	—				
None (AG) 608/8081/8082, 625, 632/8321, 8151, 8270		—	—				
HCl (AG) Lt. Blue Label O&G, Diesel		—	—				
Ascorbic, EDTA, KH <sub>2</sub> Ct (AG) Pink Label 525		—	—				
Na <sub>2</sub> O <sub>3</sub> S 250mL (AG) Neon Green Label 515		—	—				
Na <sub>2</sub> S <sub>2</sub> O <sub>3</sub> 1 Liter (Brown P) 549		—	—				
Na <sub>2</sub> S <sub>2</sub> O <sub>3</sub> (AG) Blue Label 548, THM, 524		—	—				
Na <sub>2</sub> S <sub>2</sub> O <sub>3</sub> (CG) Blue Label 504, 505, 547		—	—				
Na <sub>2</sub> S <sub>2</sub> O <sub>3</sub> + MCAA (CG) Orange Label 531		pH < 3	Y N				
NH <sub>4</sub> Cl (AG) Purple Label 552		—	—				
EDA (AG) Brown Label DBPs		—	—				
HCL (CG) 524.2, BTEX, Gas, MTBE, 8260/624		—	—				
Buffer pH 4 (CG)		—	—				
H <sub>3</sub> PO <sub>4</sub> (CG) Salmon Label		—	—				
Other: <u>Teza Cotta kit</u>		—	—				
Asbestos 1Liter Plastic w/ Foil		—	—				
Low Level Hg / Metals Double Baggie		—	—				
Bottled Water		—	—				
Clear Glass <u>250ml</u> / <u>500ml</u> / 1 Liter		—	—	1 EA	1-125	1 EA	
Soil Tube Brass / Steel / Plastic		—	—				
Tedlar Bag / Plastic Bag		—	—				
Split	Container	Preservative	Date/Time/Initials	Container	Preservative	Date/Time/Initials	
	S P			S P			
	S P			S P			

**Comments**  
 \* 5 mL Methanol was not inside vial - samples transferred to new vials containing methanol. RLR 12/8/16  
 \*\* Temp of storage refrigerator at Client's office was 5.4°C at time of pick-up by BSK staff. RLR

Page 24 of 38

Your Project #: V6L0137  
Your C.O.C. #: NA

**Attention:Debra Richards-Karlsson**

BSK Analytical Laboratories  
1414 Stanislaus Street  
Fresno, CA  
USA 93706

**Report Date: 2017/01/06**  
Report #: R4312987  
Version: 2 - Revision

**CERTIFICATE OF ANALYSIS – REVISED REPORT**

**MAXXAM JOB #: B6R2388**

**Received: 2016/12/14, 15:17**

Sample Matrix: Soil  
# Samples Received: 1

Analyses	Quantity	Date		Laboratory Method	Reference
		Extracted	Analyzed		
Dioxins/Furans in Soil (8290A) (1)	1	2016/12/19	2016/12/26	BRL SOP-00406	EPA 8290A m
Moisture	1	N/A	2016/12/16	CAM SOP-00445	Carter 2nd ed 51.2 m

**Remarks:**

Maxxam Analytics' laboratories are accredited to ISO/IEC 17025:2005 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Maxxam are based upon recognized Provincial, Federal or US method compendia such as CCME, MDDELCC, EPA, APHA.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Maxxam's profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Maxxam in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported: unless indicated otherwise, associated sample data are not blank corrected.

Maxxam Analytics' liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Maxxam has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Maxxam, unless otherwise agreed in writing.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods. Results relate to samples tested.

This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.

\* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

(1) Soils are reported on a dry weight basis unless otherwise specified.

Confirmatory runs for 2,3,7,8-TCDF are performed only if the primary result is greater than the RDL.

U = Undetected at the limit of quantitation.

J = Estimated concentration between the EDL & RDL.

B = Blank Contamination.

Q = One or more quality control criteria failed.

E = Analyte concentration exceeds the maximum concentration level.

K = Estimated maximum possible concentration due to ion abundance ratio failure.



Your Project #: V6L0137  
Your C.O.C. #: NA

**Attention:Debra Richards-Karlsson**

BSK Analytical Laboratories  
1414 Stanislaus Street  
Fresno, CA  
USA 93706

**Report Date: 2017/01/06**  
Report #: R4312987  
Version: 2 - Revision

**CERTIFICATE OF ANALYSIS – REVISED REPORT**

**MAXXAM JOB #: B6R2388**

**Received: 2016/12/14, 15:17**

Encryption Key  Stephanie Pollen  
Project Manager  
06 Jan 2017 15:31:56

Please direct all questions regarding this Certificate of Analysis to your Project Manager.  
Stephanie Pollen, Project Manager  
Email: SPollen@maxxam.ca  
Phone# (905) 817-5700

=====  
Maxxam has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per section 5.10.2 of ISO/IEC 17025:2005(E), signing the reports. For Service Group specific validation please refer to the Validation Signature Page.

**RESULTS OF ANALYSES OF SOIL**

<b>Maxxam ID</b>		DQA131			
<b>Sampling Date</b>		2016/12/07 11:35			
<b>COC Number</b>		NA			
	<b>UNITS</b>	<b>V6L0137-13</b>	<b>RDL</b>	<b>MDL</b>	<b>QC Batch</b>
Moisture	%	29	1.0	0.50	4795728
RDL = Reportable Detection Limit					
QC Batch = Quality Control Batch					

**DIOXINS AND FURANS BY HRMS (SOIL)**

Maxxam ID		DQA131							
Sampling Date		2016/12/07 11:35							
COC Number		NA				TOXIC EQUIVALENCY		# of	
	UNITS	V6L0137-13	EDL	RDL	MDL	TEF (2005 WHO)	TEQ(DL)	Isomers	QC Batch
2,3,7,8-Tetra CDD *	pg/g	0.17 U	0.17	2.0	0.40	1.00	0.170	N/A	4806034
1,2,3,7,8-Penta CDD *	pg/g	0.28 U	0.28	5.0	0.40	1.00	0.280	N/A	4806034
1,2,3,4,7,8-Hexa CDD *	pg/g	0.23 J	0.17	5.0	0.40	0.100	0.0230	N/A	4806034
1,2,3,6,7,8-Hexa CDD *	pg/g	0.49 J	0.16	5.0	0.40	0.100	0.0490	N/A	4806034
1,2,3,7,8,9-Hexa CDD *	pg/g	0.63 J (1)	0.16	5.0	0.40	0.100	0.0630	N/A	4806034
1,2,3,4,6,7,8-Hepta CDD *	pg/g	6.19	0.13	5.0	0.40	0.0100	0.0619	N/A	4806034
Octa CDD *	pg/g	19.8	0.15	10	0.80	0.000300	0.00594	N/A	4806034
Total Tetra CDD *	pg/g	1.39 J	0.17	2.0	0.40	N/A	N/A	3	4806034
Total Penta CDD *	pg/g	0.42 J	0.28	5.0	0.40	N/A	N/A	1	4806034
Total Hexa CDD *	pg/g	3.66 J	0.17	5.0	0.40	N/A	N/A	5	4806034
Total Hepta CDD *	pg/g	11.5	0.13	5.0	0.40	N/A	N/A	2	4806034
2,3,7,8-Tetra CDF **	pg/g	1.06 J	0.17	2.0	0.40	0.100	0.106	N/A	4806034
1,2,3,7,8-Penta CDF **	pg/g	0.27 J	0.18	5.0	0.40	0.0300	0.00810	N/A	4806034
2,3,4,7,8-Penta CDF **	pg/g	0.36 J	0.18	5.0	0.40	0.300	0.108	N/A	4806034
1,2,3,4,7,8-Hexa CDF **	pg/g	0.75 J (1)	0.16	5.0	0.40	0.100	0.0750	N/A	4806034
1,2,3,6,7,8-Hexa CDF **	pg/g	0.29 J	0.16	5.0	0.40	0.100	0.0290	N/A	4806034
2,3,4,6,7,8-Hexa CDF **	pg/g	0.36 J	0.16	5.0	0.40	0.100	0.0360	N/A	4806034
1,2,3,7,8,9-Hexa CDF **	pg/g	0.19 U	0.19	5.0	0.40	0.100	0.0190	N/A	4806034
1,2,3,4,6,7,8-Hepta CDF **	pg/g	1.65 J	0.15	5.0	0.40	0.0100	0.0165	N/A	4806034
1,2,3,4,7,8,9-Hepta CDF **	pg/g	0.19 U	0.19	5.0	0.40	0.0100	0.00190	N/A	4806034
Octa CDF **	pg/g	2.25 J	0.14	10	0.80	0.000300	0.000675	N/A	4806034
Total Tetra CDF **	pg/g	4.12	0.17	2.0	0.40	N/A	N/A	10	4806034
Total Penta CDF **	pg/g	2.78 J	0.18	5.0	0.40	N/A	N/A	6	4806034
Total Hexa CDF **	pg/g	2.90 J	0.16	5.0	0.40	N/A	N/A	6	4806034
Total Hepta CDF **	pg/g	3.24 J	0.17	5.0	0.40	N/A	N/A	2	4806034
TOTAL TOXIC EQUIVALENCY	pg/g	N/A	N/A	N/A	N/A	N/A	1.05	N/A	N/A

EDL = Estimated Detection Limit  
RDL = Reportable Detection Limit  
TEF = Toxic Equivalency Factor, TEQ = Toxic Equivalency Quotient,  
The Total Toxic Equivalency (TEQ) value reported is the sum of Toxic Equivalent Quotients for the congeners tested.  
WHO(2005): The 2005 World Health Organization, Human and Mammalian Toxic Equivalency Factors for Dioxins and Dioxin-like Compounds  
QC Batch = Quality Control Batch  
\* CDD = Chloro Dibenzo-p-Dioxin  
N/A = Not Applicable  
\*\* CDF = Chloro Dibenzo-p-Furan  
(1) EMPC / Merged Peak

**DIOXINS AND FURANS BY HRMS (SOIL)**

Maxxam ID		DQA131							
Sampling Date		2016/12/07 11:35							
COC Number		NA				TOXIC EQUIVALENCY		# of	
	UNITS	V6L0137-13	EDL	RDL	MDL	TEF (2005 WHO)	TEQ(DL)	Isomers	QC Batch
<b>Surrogate Recovery (%)</b>									
C13-1234678 HeptaCDD *	%	83	N/A	N/A	N/A	N/A	N/A	N/A	4806034
C13-1234678 HeptaCDF **	%	89	N/A	N/A	N/A	N/A	N/A	N/A	4806034
C13-123478 HexaCDF **	%	87	N/A	N/A	N/A	N/A	N/A	N/A	4806034
C13-123678 HexaCDD *	%	85	N/A	N/A	N/A	N/A	N/A	N/A	4806034
C13-12378 PentaCDD *	%	109	N/A	N/A	N/A	N/A	N/A	N/A	4806034
C13-12378 PentaCDF **	%	109	N/A	N/A	N/A	N/A	N/A	N/A	4806034
C13-2378 TetraCDD *	%	108	N/A	N/A	N/A	N/A	N/A	N/A	4806034
C13-2378 TetraCDF **	%	98	N/A	N/A	N/A	N/A	N/A	N/A	4806034
C13-OCDD *	%	76	N/A	N/A	N/A	N/A	N/A	N/A	4806034
EDL = Estimated Detection Limit RDL = Reportable Detection Limit TEF = Toxic Equivalency Factor, TEQ = Toxic Equivalency Quotient, The Total Toxic Equivalency (TEQ) value reported is the sum of Toxic Equivalent Quotients for the congeners tested. WHO(2005): The 2005 World Health Organization, Human and Mammalian Toxic Equivalency Factors for Dioxins and Dioxin-like Compounds QC Batch = Quality Control Batch * CDD = Chloro Dibenzo-p-Dioxin N/A = Not Applicable ** CDF = Chloro Dibenzo-p-Furan									

**TEST SUMMARY**

**Maxxam ID:** DQA131  
**Sample ID:** V6L0137-13  
**Matrix:** Soil

**Collected:** 2016/12/07  
**Shipped:**  
**Received:** 2016/12/14

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Dioxins/Furans in Soil (8290A)	HRMS/MS	4806034	2016/12/19	2016/12/26	Owen Cosby
Moisture	BAL	4795728	N/A	2016/12/16	Prgya Panchal

**GENERAL COMMENTS**

Revised Report (2017/01/06): Furans included as per client request.

**Results relate only to the items tested.**

**QUALITY ASSURANCE REPORT**

QA/QC				Date		%		
Batch	Init	QC Type	Parameter	Analyzed	Value	Recovery	UNITS	QC Limits
4795728	GYA	RPD - Sample/Sample Dup	Moisture	2016/12/16	2.2		%	20
4806034	OBC	Matrix Spike	2,3,7,8-Tetra CDD	2016/12/25		96	%	80 - 140
			1,2,3,7,8-Penta CDD	2016/12/25		107	%	80 - 140
			1,2,3,4,7,8-Hexa CDD	2016/12/25		98	%	80 - 140
			1,2,3,6,7,8-Hexa CDD	2016/12/25		89	%	80 - 140
			1,2,3,7,8,9-Hexa CDD	2016/12/25		102	%	80 - 140
			1,2,3,4,6,7,8-Hepta CDD	2016/12/25		104	%	80 - 140
			Octa CDD	2016/12/25		104	%	80 - 140
			2,3,7,8-Tetra CDF	2016/12/25		97	%	80 - 140
			1,2,3,7,8-Penta CDF	2016/12/25		97	%	80 - 140
			2,3,4,7,8-Penta CDF	2016/12/25		99	%	80 - 140
			1,2,3,4,7,8-Hexa CDF	2016/12/25		101	%	80 - 140
			1,2,3,6,7,8-Hexa CDF	2016/12/25		98	%	80 - 140
			2,3,4,6,7,8-Hexa CDF	2016/12/25		97	%	80 - 140
			1,2,3,7,8,9-Hexa CDF	2016/12/25		99	%	80 - 140
			1,2,3,4,6,7,8-Hepta CDF	2016/12/25		95	%	80 - 140
			1,2,3,4,7,8,9-Hepta CDF	2016/12/25		95	%	80 - 140
			Octa CDF	2016/12/25		111	%	80 - 140
4806034	OBC	Matrix Spike DUP	2,3,7,8-Tetra CDD	2016/12/25		95	%	80 - 140
			1,2,3,7,8-Penta CDD	2016/12/25		104	%	80 - 140
			1,2,3,4,7,8-Hexa CDD	2016/12/25		98	%	80 - 140
			1,2,3,6,7,8-Hexa CDD	2016/12/25		91	%	80 - 140
			1,2,3,7,8,9-Hexa CDD	2016/12/25		102	%	80 - 140
			1,2,3,4,6,7,8-Hepta CDD	2016/12/25		104	%	80 - 140
			Octa CDD	2016/12/25		102	%	80 - 140
			2,3,7,8-Tetra CDF	2016/12/25		96	%	80 - 140
			1,2,3,7,8-Penta CDF	2016/12/25		97	%	80 - 140
			2,3,4,7,8-Penta CDF	2016/12/25		99	%	80 - 140
			1,2,3,4,7,8-Hexa CDF	2016/12/25		101	%	80 - 140
			1,2,3,6,7,8-Hexa CDF	2016/12/25		101	%	80 - 140
			2,3,4,6,7,8-Hexa CDF	2016/12/25		95	%	80 - 140
			1,2,3,7,8,9-Hexa CDF	2016/12/25		99	%	80 - 140
			1,2,3,4,6,7,8-Hepta CDF	2016/12/25		94	%	80 - 140
			1,2,3,4,7,8,9-Hepta CDF	2016/12/25		96	%	80 - 140
			Octa CDF	2016/12/25		111	%	80 - 140
4806034	OBC	MS/MSD RPD	2,3,7,8-Tetra CDD	2016/12/25	1.0		%	25
			1,2,3,7,8-Penta CDD	2016/12/25	2.8		%	25
			1,2,3,4,7,8-Hexa CDD	2016/12/25	0		%	25
			1,2,3,6,7,8-Hexa CDD	2016/12/25	2.2		%	25
			1,2,3,7,8,9-Hexa CDD	2016/12/25	0		%	25
			1,2,3,4,6,7,8-Hepta CDD	2016/12/25	0		%	25
			Octa CDD	2016/12/25	1.9		%	25
			2,3,7,8-Tetra CDF	2016/12/25	1.0		%	25
			1,2,3,7,8-Penta CDF	2016/12/25	0		%	25
			2,3,4,7,8-Penta CDF	2016/12/25	0		%	25
			1,2,3,4,7,8-Hexa CDF	2016/12/25	0		%	25
			1,2,3,6,7,8-Hexa CDF	2016/12/25	3.0		%	25
			2,3,4,6,7,8-Hexa CDF	2016/12/25	2.1		%	25
			1,2,3,7,8,9-Hexa CDF	2016/12/25	0		%	25
			1,2,3,4,6,7,8-Hepta CDF	2016/12/25	1.1		%	25
			1,2,3,4,7,8,9-Hepta CDF	2016/12/25	1.0		%	25
			Octa CDF	2016/12/25	0		%	25
4806034	OBC	Spiked Blank	C13-1234678 HeptaCDD	2016/12/25		81	%	40 - 135

**QUALITY ASSURANCE REPORT(CONT'D)**

QA/QC				Date		%		
Batch	Init	QC Type	Parameter	Analyzed	Value	Recovery	UNITS	QC Limits
			C13-1234678 HeptaCDF	2016/12/25		84	%	40 - 135
			C13-123478 HexaCDF	2016/12/25		83	%	40 - 135
			C13-123678 HexaCDD	2016/12/25		84	%	40 - 135
			C13-12378 PentaCDD	2016/12/25		111	%	40 - 135
			C13-12378 PentaCDF	2016/12/25		105	%	40 - 135
			C13-2378 TetraCDD	2016/12/25		112	%	40 - 135
			C13-2378 TetraCDF	2016/12/25		103	%	40 - 135
			C13-OCDD	2016/12/25		76	%	40 - 135
			2,3,7,8-Tetra CDD	2016/12/25		95	%	80 - 140
			1,2,3,7,8-Penta CDD	2016/12/25		106	%	80 - 140
			1,2,3,4,7,8-Hexa CDD	2016/12/25		99	%	80 - 140
			1,2,3,6,7,8-Hexa CDD	2016/12/25		91	%	80 - 140
			1,2,3,7,8,9-Hexa CDD	2016/12/25		106	%	80 - 140
			1,2,3,4,6,7,8-Hepta CDD	2016/12/25		103	%	80 - 140
			Octa CDD	2016/12/25		106	%	80 - 140
			2,3,7,8-Tetra CDF	2016/12/25		96	%	80 - 140
			1,2,3,7,8-Penta CDF	2016/12/25		98	%	80 - 140
			2,3,4,7,8-Penta CDF	2016/12/25		105	%	80 - 140
			1,2,3,4,7,8-Hexa CDF	2016/12/25		99	%	80 - 140
			1,2,3,6,7,8-Hexa CDF	2016/12/25		99	%	80 - 140
			2,3,4,6,7,8-Hexa CDF	2016/12/25		99	%	80 - 140
			1,2,3,7,8,9-Hexa CDF	2016/12/25		98	%	80 - 140
			1,2,3,4,6,7,8-Hepta CDF	2016/12/25		94	%	80 - 140
			1,2,3,4,7,8,9-Hepta CDF	2016/12/25		94	%	80 - 140
			Octa CDF	2016/12/25		112	%	80 - 140
4806034	OBC	Spiked Blank DUP	C13-1234678 HeptaCDD	2016/12/25		80	%	40 - 135
			C13-1234678 HeptaCDF	2016/12/25		84	%	40 - 135
			C13-123478 HexaCDF	2016/12/25		82	%	40 - 135
			C13-123678 HexaCDD	2016/12/25		83	%	40 - 135
			C13-12378 PentaCDD	2016/12/25		111	%	40 - 135
			C13-12378 PentaCDF	2016/12/25		106	%	40 - 135
			C13-2378 TetraCDD	2016/12/25		112	%	40 - 135
			C13-2378 TetraCDF	2016/12/25		104	%	40 - 135
			C13-OCDD	2016/12/25		75	%	40 - 135
			2,3,7,8-Tetra CDD	2016/12/25		96	%	80 - 140
			1,2,3,7,8-Penta CDD	2016/12/25		104	%	80 - 140
			1,2,3,4,7,8-Hexa CDD	2016/12/25		98	%	80 - 140
			1,2,3,6,7,8-Hexa CDD	2016/12/25		93	%	80 - 140
			1,2,3,7,8,9-Hexa CDD	2016/12/25		106	%	80 - 140
			1,2,3,4,6,7,8-Hepta CDD	2016/12/25		103	%	80 - 140
			Octa CDD	2016/12/25		104	%	80 - 140
			2,3,7,8-Tetra CDF	2016/12/25		95	%	80 - 140
			1,2,3,7,8-Penta CDF	2016/12/25		95	%	80 - 140
			2,3,4,7,8-Penta CDF	2016/12/25		101	%	80 - 140
			1,2,3,4,7,8-Hexa CDF	2016/12/25		98	%	80 - 140
			1,2,3,6,7,8-Hexa CDF	2016/12/25		97	%	80 - 140
			2,3,4,6,7,8-Hexa CDF	2016/12/25		96	%	80 - 140
			1,2,3,7,8,9-Hexa CDF	2016/12/25		99	%	80 - 140
			1,2,3,4,6,7,8-Hepta CDF	2016/12/25		92	%	80 - 140
			1,2,3,4,7,8,9-Hepta CDF	2016/12/25		95	%	80 - 140
			Octa CDF	2016/12/25		112	%	80 - 140
4806034	OBC	RPD	2,3,7,8-Tetra CDD	2016/12/25	1.0		%	25
			1,2,3,7,8-Penta CDD	2016/12/25	1.9		%	25



**QUALITY ASSURANCE REPORT(CONT'D)**

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	% Recovery	UNITS	QC Limits
			1,2,3,4,7,8-Hexa CDD	2016/12/25	1.0		%	25
			1,2,3,6,7,8-Hexa CDD	2016/12/25	2.2		%	25
			1,2,3,7,8,9-Hexa CDD	2016/12/25	0		%	25
			1,2,3,4,6,7,8-Hepta CDD	2016/12/25	0		%	25
			Octa CDD	2016/12/25	1.9		%	25
			2,3,7,8-Tetra CDF	2016/12/25	1.0		%	25
			1,2,3,7,8-Penta CDF	2016/12/25	3.1		%	25
			2,3,4,7,8-Penta CDF	2016/12/25	3.9		%	25
			1,2,3,4,7,8-Hexa CDF	2016/12/25	1.0		%	25
			1,2,3,6,7,8-Hexa CDF	2016/12/25	2.0		%	25
			2,3,4,6,7,8-Hexa CDF	2016/12/25	3.1		%	25
			1,2,3,7,8,9-Hexa CDF	2016/12/25	1.0		%	25
			1,2,3,4,6,7,8-Hepta CDF	2016/12/25	2.2		%	25
			1,2,3,4,7,8,9-Hepta CDF	2016/12/25	1.1		%	25
			Octa CDF	2016/12/25	0		%	25
4806034	OBC	Method Blank	C13-1234678 HeptaCDD	2016/12/25		80	%	40 - 135
			C13-1234678 HeptaCDF	2016/12/25		82	%	40 - 135
			C13-123478 HexaCDF	2016/12/25		79	%	40 - 135
			C13-123678 HexaCDD	2016/12/25		81	%	40 - 135
			C13-12378 PentaCDD	2016/12/25		108	%	40 - 135
			C13-12378 PentaCDF	2016/12/25		102	%	40 - 135
			C13-2378 TetraCDD	2016/12/25		112	%	40 - 135
			C13-2378 TetraCDF	2016/12/25		101	%	40 - 135
			C13-OCDD	2016/12/25		73	%	40 - 135
			2,3,7,8-Tetra CDD	2016/12/25	0.14 U, EDL=0.14		pg/g	
			1,2,3,7,8-Penta CDD	2016/12/25	0.19 U, EDL=0.19		pg/g	
			1,2,3,4,7,8-Hexa CDD	2016/12/25	0.16 U, EDL=0.16		pg/g	
			1,2,3,6,7,8-Hexa CDD	2016/12/25	0.16 U, EDL=0.16		pg/g	
			1,2,3,7,8,9-Hexa CDD	2016/12/25	0.16 U, EDL=0.16		pg/g	
			1,2,3,4,6,7,8-Hepta CDD	2016/12/25	0.20 J, EDL=0.15		pg/g	
			Octa CDD	2016/12/25	0.66 U, EDL=0.66 (1)		pg/g	
			Total Tetra CDD	2016/12/25	0.14 U, EDL=0.14		pg/g	
			Total Penta CDD	2016/12/25	0.19 U, EDL=0.19		pg/g	
			Total Hexa CDD	2016/12/25	0.16 U, EDL=0.16		pg/g	
			Total Hepta CDD	2016/12/25	0.20 J, EDL=0.15		pg/g	
			2,3,7,8-Tetra CDF	2016/12/25	0.15 U, EDL=0.15		pg/g	
			1,2,3,7,8-Penta CDF	2016/12/25	0.17 U, EDL=0.17		pg/g	
			2,3,4,7,8-Penta CDF	2016/12/25	0.17 U, EDL=0.17		pg/g	

**QUALITY ASSURANCE REPORT(CONT'D)**

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	% Recovery	UNITS	QC Limits
			1,2,3,4,7,8-Hexa CDF	2016/12/25	0.16 U, EDL=0.16		pg/g	
			1,2,3,6,7,8-Hexa CDF	2016/12/25	0.16 U, EDL=0.16		pg/g	
			2,3,4,6,7,8-Hexa CDF	2016/12/25	0.16 U, EDL=0.16		pg/g	
			1,2,3,7,8,9-Hexa CDF	2016/12/25	0.18 U, EDL=0.18		pg/g	
			1,2,3,4,6,7,8-Hepta CDF	2016/12/25	0.12 U, EDL=0.12		pg/g	
			1,2,3,4,7,8,9-Hepta CDF	2016/12/25	0.15 U, EDL=0.15		pg/g	
			Octa CDF	2016/12/25	0.17 U, EDL=0.17		pg/g	
			Total Tetra CDF	2016/12/25	0.15 U, EDL=0.15		pg/g	
			Total Penta CDF	2016/12/25	0.17 U, EDL=0.17		pg/g	
			Total Hexa CDF	2016/12/25	0.16 U, EDL=0.16		pg/g	
			Total Hepta CDF	2016/12/25	0.13 U, EDL=0.13		pg/g	
4806034	OBC	RPD - Sample/Sample Dup	2,3,7,8-Tetra CDD	2016/12/25	NC		%	25
			1,2,3,7,8-Penta CDD	2016/12/25	NC		%	25
			1,2,3,4,7,8-Hexa CDD	2016/12/25	NC		%	25
			1,2,3,6,7,8-Hexa CDD	2016/12/25	NC		%	25
			1,2,3,7,8,9-Hexa CDD	2016/12/25	NC		%	25
			1,2,3,4,6,7,8-Hepta CDD	2016/12/25	NC		%	25
			Octa CDD	2016/12/25	NC		%	25
			Total Tetra CDD	2016/12/25	NC		%	25
			Total Penta CDD	2016/12/25	NC		%	25
			Total Hexa CDD	2016/12/25	NC		%	25
			Total Hepta CDD	2016/12/25	NC		%	25
			2,3,7,8-Tetra CDF	2016/12/25	NC		%	25
			1,2,3,7,8-Penta CDF	2016/12/25	NC		%	25
			2,3,4,7,8-Penta CDF	2016/12/25	NC		%	25
			1,2,3,4,7,8-Hexa CDF	2016/12/25	NC		%	25
			1,2,3,6,7,8-Hexa CDF	2016/12/25	NC		%	25
			2,3,4,6,7,8-Hexa CDF	2016/12/25	NC		%	25
			1,2,3,7,8,9-Hexa CDF	2016/12/25	NC		%	25
			1,2,3,4,6,7,8-Hepta CDF	2016/12/25	NC		%	25
			1,2,3,4,7,8,9-Hepta CDF	2016/12/25	NC		%	25
			Octa CDF	2016/12/25	NC		%	25
			Total Tetra CDF	2016/12/25	NC		%	25
			Total Penta CDF	2016/12/25	NC		%	25
			Total Hexa CDF	2016/12/25	NC		%	25

**QUALITY ASSURANCE REPORT(CONT'D)**

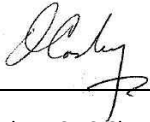
QA/QC				Date		%		
Batch	Init	QC Type	Parameter	Analyzed	Value	Recovery	UNITS	QC Limits
			Total Hepta CDF	2016/12/25	NC		%	25
<p>Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.</p> <p>Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.</p> <p>Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.</p> <p>Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.</p> <p>Surrogate: A pure or isotopically labeled compound whose behavior mirrors the analytes of interest. Used to evaluate extraction efficiency.</p> <p>NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (one or both samples &lt; 5x RDL).</p> <p>(1) EMPC / NDR - Peak detected does not meet ratio criteria and has resulted in an elevated detection limit.</p>								

**VALIDATION SIGNATURE PAGE**

The analytical data and all QC contained in this report were reviewed and validated by the following individual(s).



Brad Newman, Scientific Specialist



Owen Cosby, BSc.C.Chem, Supervisor, HRMS Services

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Maxxam has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per section 5.10.2 of ISO/IEC 17025:2005(E), signing the reports. For Service Group specific validation please refer to the Validation Signature Page.

**SENDING LABORATORY:**

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2517 E. Evergreen Blvd.  
Vancouver, WA 98661  
Phone: 360-750-0055  
Fax: 360-750-0057  
Project Manager: Debra Karlsson  
E-mail: dkarlsson@bskassociates.com

**RECEIVING LABORATORY:**

Maxxam Analytics  
PO Box 57437, Station A  
Toronto, ON M5W5M5  
Phone : (905) 817-5784  
Fax: -  
Turnaround (Days): Standard  
QC Deliverables: I Std III IV

Sample ID	Samp Desc	Comments	Sample Date
V6L0137-13	TP7-S-0.5 Matrix: Solid		12/07/2016 11:35
	<b>Analysis:</b> EXT-EPA 8290 Dioxins, Furans	Dioxin only	

14-Dec-16 15:17  
Melissa DiGrazia  
B6R2388  
KP7 env-1305



Released By: *[Signature]* Date: *12-12-16* Received By: *[Signature]* Date: *2016/12/14 15:17* 3.0/3.0/3.0

Released By: \_\_\_\_\_ Date: \_\_\_\_\_ Received By: \_\_\_\_\_ Date: \_\_\_\_\_

# ATTACHMENT D

## DATA VALIDATION MEMORANDUM



# DATA QUALITY ASSURANCE/QUALITY CONTROL REVIEW

PROJECT NO. 1200.01.02 | JANUARY 16, 2017 | SKAMANIA COUNTY

Maul Foster & Alongi, Inc. (MFA) conducted an independent review of the quality of analytical results for soil samples collected at the former Hegewald Timber Mill in Stevenson, Washington. The samples were collected on December 7, 2016.

BSK Associates—Vancouver Analytical Lab dba AddyLab (BSK) and Maxxam Analytics International Corporation (Maxxam) performed the analyses. BSK report number V6L0137 and Maxxam report number B6R2388, which is appended to the BSK report, were reviewed. The analyses performed and samples analyzed are listed below. Some analyses may not have been performed on every sample. Samples that were not analyzed are indicated with “(hold)” below.

Analysis	Reference
Dioxins/Furans	USEPA 8290B
HCID	NWTPH-HCID
Percent solids	SM 2540B
Mercury	USEPA 6020A
Metals	USEPA 6020

HCID = Hydrocarbon Identification.

NWTPH = Northwest Total Petroleum Hydrocarbons.

SM = Standard Methods for the Examination of Water and Wastewater.

USEPA = U.S. Environmental Protection Agency.

Samples		
<b>Report V6L0137/B6R2388</b>		
TP1-S-2.5	TP4-S-2.0	TP7-S-3.0 (hold)
TP1-S-7.5 (hold)	TP5-S-7.0 (hold)	TP8-S-7.0 (hold)
TP2-S-7.0 (hold)	TP5-S-2.0	TP8-S-2.0
TP2-S-2.5	TP6-S-8.0 (hold)	TP9-S-6.5
TP3-S-7.0 (hold)	TP6-S-2.0	TP10-S-7.0 (hold)
TP3-S-2.0	TP7-S-0.5	TP10-S-2.0
TP4-S-7.0	TP7-S-9.0	TP-S-2.0-DUP

## DATA QUALIFICATIONS

Analytical results were evaluated according to applicable sections of USEPA procedures (USEPA, 2014, 2016a,b,c) and appropriate laboratory and method-specific guidelines (BSK, 2015; Maxxam, 2015; USEPA, 1986).

Positive identification of 2,3,7,8- tetrachlorodibenzofuran (TCDF) cannot be achieved using typical USEPA Method 8290B columns; therefore, any detections above the method reporting

limit (MRL) are confirmed and quantified using a second column. The 2,3,7,8-TCDF result was below the MRL; thus, confirmation was not required.

USEPA Method 8290B detected results that were reported as an estimated maximum potential concentration (EMPC) were assigned a “U” qualifier (non-detect) at the reported EMPC value.

Report	Sample	Component	Original Result (pg/g)	Qualified Result (pg/g)
V6L0137/B6R2388	TP7-S-0.5	1,2,3,7,8,9-HxCDD	0.63 J	0.63 U
		1,2,3,4,7,8-HxCDF	0.75 J	0.75 U

HxCDD = hexachlorodibenzo-p-dioxin.

HxCDF = hexachlorodibenzo-p-furan.

J = Result is an estimated value.

pg/g = picograms per gram.

U = Result is non-detect.

The data are considered acceptable for their intended use, with the appropriate data qualifiers assigned.

## HOLDING TIMES, PRESERVATION, AND SAMPLE STORAGE

### Holding Times

Extractions and analyses were performed within the recommended holding time criteria.

### Preservation and Sample Storage

Sample were received by BSK at 11.6 degrees Celsius (°C), which is above the upper recommended storage temperature limit of 6°C. It was determined that the temperature blank that was measured had been stored in ambient conditions. Two additional temperature blanks had been correctly refrigerated along with the samples, but were not measured by BSK. The reviewer confirmed that the samples were stored overnight in a refrigerator prior to transport to the laboratory by a BSK courier, and that the refrigerator temperature was recorded as 5.4°C at the time of pickup; thus, no results were qualified.

BSK noted that samples were transported to the laboratory in coolers without ice; however, the transport time of ten minutes was not long enough to allow a significant increase in temperature. No action was required.

BSK noted on the sample integrity form that samples TP6-S-2.0, TP7-S-9.0, and TP9-S-6.5 were not preserved with methanol and that the samples were transferred to new containers with methanol. The reviewer confirmed that the methanol-preserved containers were not used for any of the analyses; thus, no action was required.

The remaining samples were preserved and stored appropriately.



## BLANKS

### Method Blanks

Laboratory method blank analyses were performed at the required frequencies. For purposes of data qualification, the method blanks were associated with all samples prepared in the analytical batch.

In Maxxam report B6R2388, the USEPA Method 8290B method blank had some detections between the MRL and the estimated detection limit (EDL) for 1,2,3,4,6,7,8-heptachlorodibenzo-p-dioxin (HpCDD) (0.20 pg/g), and total HpCDD (0.20 pg/g). The associated sample results were significantly above the MRL; thus, no results were qualified by the reviewer.

All remaining laboratory method blanks were non-detect.

### Trip Blanks

Trip blanks were not submitted for this sampling event, as volatile organic compounds were not analyzed.

### Equipment Rinsate Blanks

Equipment rinsate blanks were not submitted for this sampling event.

## SURROGATE RECOVERY RESULTS

The samples were spiked with surrogate compounds to evaluate laboratory performance on individual samples. All surrogate recoveries were within acceptance limits.

## LABELED ANALOG RECOVERY RESULTS

USEPA Method 8290B samples were spiked with carbon-13 (C13) labeled standards to quantify the relative response of analytes in each sample. All C13 labeled analog standard recoveries were within acceptance limits.

## MATRIX SPIKE/MATRIX SPIKE DUPLICATE RESULTS

Matrix spike/matrix spike duplicate (MS/MSD) results are used to evaluate laboratory precision and accuracy. All MS/MSD samples were extracted and analyzed at the required frequency. All MS/MSD results were within acceptance limits for percent recovery and relative percent differences (RPDs).

## LABORATORY DUPLICATE RESULTS

Duplicate results are used to evaluate laboratory precision. All duplicate samples were extracted and analyzed at the required frequency. All laboratory duplicate RPDs were within acceptance limits.

## LABORATORY CONTROL SAMPLE/LABORATORY CONTROL SAMPLE DUPLICATE RESULTS

A laboratory control sample/laboratory control sample duplicate (LCS/LCSD) is spiked with target analytes to provide information on laboratory precision and accuracy. The LCS/LCSD samples were extracted and analyzed at the required frequency. All LCS/LCSD analytes were within acceptance limits for percent recovery and RPD.

## FIELD DUPLICATE RESULTS

Field duplicate samples measure both field and laboratory precision. One field duplicate was submitted for analysis (TP10-S-2.0/TP-S-2.0-DUP). MFA uses acceptance criteria of 100 percent RPD for results that are less than five times the MRL, or 50 percent RPD for results that are greater than five times the MRL. Non-detect data are not used in the evaluation of field duplicate results. All analytes were within the acceptance criteria.

## REPORTING LIMITS

BSK used routine reporting limits for non-detect results. Maxxam reported percent moisture results to method detection limits and USEPA Method 8290B results to EDLs. Results reported between the EDL and MRL were flagged by the laboratory with “J” as estimated.

## DATA PACKAGE

The data packages were reviewed for transcription errors, omissions, and anomalies. None were found.

## REFERENCES

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- BSK. 2015. Quality assurance manual. BSK Associates, Vancouver Analytical Lab dba AddyLab, Vancouver, Washington.
- Maxxam. 2015. Quality manual. Maxxam Analytics International Corporation, Mississauga, Ontario, Canada.
- USEPA. 1986. Test methods for evaluating solid waste: physical/chemical methods. EPA-530/SW-846. Update V. U.S. Environmental Protection Agency, Office of Solid Waste and Emergency Response. September (revision 1, July 2014).
- USEPA. 2014. R10 data validation and review guidelines for polychlorinated dibenzo-p-dioxin and polychlorinated dibenzofuran data (PCDD/PCDF) using Method 1613B and SW846 Method 8290A. EPA-910-R-14-003. U.S. Environmental Protection Agency, Office of Environmental Assessment. May.
- USEPA. 2016a. USEPA contract laboratory program, national functional guidelines for high resolution superfund methods data review. EPA 542-B-16-001. U.S. Environmental Protection Agency, Office of Superfund Remediation and Technology Innovation. April.
- USEPA. 2016b. USEPA contract laboratory program, national functional guidelines for inorganic Superfund methods data review. EPA 540-R-2016-001. U.S. Environmental Protection Agency, Office of Superfund Remediation and Technology Innovation. August.
- USEPA. 2016c. USEPA contract laboratory program, national functional guidelines for Superfund organic methods data review. EPA 540-R-2016-002. U.S. Environmental Protection Agency, Office of Superfund Remediation and Technology Innovation. August.



June 16, 2020

Zachary Pyle, PE  
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(210) 849-5592

Re: Critical areas report and conceptual mitigation plan for the Rock Creek Cove Hospitality proposal

Zach,

Ecological Land Services (ELS) has prepared the following critical areas report and conceptual mitigation plan for FDM Development (the applicant) as a component of the proposed mixed-use hospitality development adjacent to Rock Creek Cove on parcels 02070100130300, 02070100130400, and 02070100130200 (study area) in the City of Stevenson, Skamania County, Washington. The study area is in the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 1, Township 2 N, and Range 7 East of the Willamette Meridian, coordinates 45.6890, -121.8992, and is accessed from SW Rock Cove Dr (Figure 1). The study area's zoning is "Commercial" (C1). This report provides a description of existing critical areas on the proposed development site, a summary of proposed impacts from development, and a conceptual compensatory mitigation plan for unavoidable impacts.

ELS and Washington State Dept of Ecology (Ecology) completed fieldwork on December 30, 2019 to assess critical areas and fish and wildlife habitat in the study area. Together we concluded wetlands were not present but that all areas surrounding the study area are subject to fluctuations in water level in the Columbia River. We physically demarcated the ordinary high water mark (OHWM) of the Columbia River using consecutively numbered fluorescent tape flagging. S&F Land Services, a professional surveyor, recorded the flag locations on the same day. The findings from December 30, 2019 are presented here in accordance with Stevenson Municipal Code (SMC), Title 18 "Environmental Protection", Chapters 18.08 "Shoreline Management" and 18.13 "Critical Areas and Natural Resource Lands", and Stevenson's 2018 Shoreline Master Programs (SMP).

*Proposal description:*

The applicant is proposing a mixed-use hospitality development adjacent to Rock Creek Cove on the former Hegewald Lumber Mill Site in Stevenson, WA. The project seeks to complement the existing tourism industry in Stevenson by offering condo- and studio-sized units available for nightly and weekly rental, totaling 48 available bedrooms. A 15,000 square-foot commercial venue space will anchor the development and provide wide views of Rock Creek Cove and the Columbia River Gorge. The conceptual space planning of the commercial building consists of 5,000 open venue space, supported by 10,000 square feet of service, food preparation, and guest lounging area. The development seeks to attract both local and regional visitors, with venue space available for weddings, company parties, family reunions, and corporate retreats.

The project is proposed in three phases of development: Phase 1 includes condo-style units, operated by a single ownership group. Phase 2 will add the commercial venue space and restore water-side portions of the property for enhanced, publicly-accessible observation and enjoyment. Phase 3 completes the development with the studio-sized units, operated under the same ownership group as the remainder of the property.

### *Site Description*

The study area consists of three parcels that form a peninsula in Rock Cove.<sup>1</sup> An unnamed tributary enters Rock Cove north of the study area (Figure 3). An open connection between Rock Cove and the Columbia River is present near its confluence with Rock Creek, southeast of the study area. The study area is currently undeveloped (there are no buildings) but it retains improvements from prior industrial land uses from the timber industry. These improvements include concrete and gravel surfaces, gravel roads accessing various points within the study area, a graveled boat launch, and armored embankments that span the majority of shoreline. A line of derelict wooden pilings is located just offshore southeast.

### *Methods*

#### Stream Assessment:

ELS uses guidance provided by Ecology<sup>2</sup> and the U.S. Environmental Protection Agency<sup>3</sup> (EPA) to inform decisions about the location of an ordinary high water mark (OHWM) and to make determinations about stream characteristics, including habitat functions and flow dynamics. The Shoreline Management Act (SMA) of Washington State defines OHWM as a mark “...found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland...” (RCW 90.58.030(2)). ELS and Ecology used principles in this guidance and site-specific indicators to identify the OHWM of the Columbia River within the study area boundary. Site specific indicators included transitions in vegetation, wrack lines, scouring under trees and exposed roots, and breaks in topography.

#### Wetland Assessment:

ELS follows the Routine Determination Method developed by the U.S. Army Corps of Engineers (Corps) for wetland delineation.<sup>4</sup> The Routine Determination Method examines vegetation, soils, and hydrology to determine if wetland is present. EPA defines wetlands as “...areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.”

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<sup>1</sup> Rock Cove is a man-made side channel of the Columbia River formed by the berm for Lewis and Clark Hwy (WA 14) and an adjacent railroad.

<sup>2</sup> Publication No. 16-06-029: “Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State”, revised October 2016.

<sup>3</sup> Publication No. 910-K-14-001: “Streamflow Duration Assessment Method for the Pacific Northwest”, November 2015.

<sup>4</sup> “Corps of Engineers Wetlands Delineation Manual”, Wetlands Research Program Technical Report Y-87-1 (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, May 2010)

## Soil Assessment:

ELS uses the Natural Resource Conservation Service (NRCS) map unit descriptions to gather baseline soil data. NRCS identifies soils in the study area as Arents 0 to 5 percent slopes. Arents is described by NRCS as a well-drained, terraced soil with more than 80 inches depth to the groundwater table. A typical profile includes gravelly sandy loam from 0 to 24 inches and extremely gravelly sandy loam between 24 and 60 inches. Arents do not have diagnostic horizons because they have been deeply mixed by plowing, spading, or other methods of moving by humans (NRCS 2020).

## *Critical areas findings*

ELS and Ecology identified one unnamed tributary to the Columbia River north of the study area (Figures 2 and 3). The tributary is identified as a Type F (fish-bearing) water by Washington Department of Natural Resources (DNR) (Figure 4). Rock Cove, a side channel of the Columbia River, surrounds the study area on three sides. The Columbia River is designated Type S and is a shoreline of statewide significance. One Oregon white oak (*Quercus garryana*) is rooted above the OHWM at the northeast end of the study area. It is considered a Priority Habitat by Washington State Dept of Fish and Wildlife (DFW) and is recommended for protection. SMC provides guidance for Oregon white oak protection in Table 18.13.095-2 *Mitigation for Vegetation Removal within Riparian Habitat Areas*. No other priority habitats or critical areas<sup>5</sup> were identified in the study area.

According to SMC 18.13.095(D), the area designated as a fish and wildlife habitat conservation area (FWHCA) for Type F waters is 100 feet and Type S waters is 150 feet.<sup>6</sup> FWHCAs in the study area are partially to significantly degraded, as buffer degradation is defined in SMC 18.13.010(B)(15); meaning, areas of the FWHCA are dominated by more than 30 percent aerial coverage of invasive vegetation (primarily Himalayan blackberry (*Rubus armeniacus*)) and/or by fill, gravel, debris, asphalt, and other non-native material. Existing vegetation consists of deciduous and evergreen trees spaced along the north, east, and southwest shoreline with woody shrubs and herbaceous species established in some locations, particularly in the northwest and southeast portions of shoreline near SW Rock Creek Dr. (Figure 2). Elsewhere, shrubs and herbaceous vegetation are sparse or absent due to existing impervious surfaces, armored embankments, and other disturbances from industrial activities.

## *FWCA regulation*

In most places the transition from top-of-bank to the OHWM is relatively steep. Erosion control in the steeper portions of the shoreline has been historically achieved with riprap-like armoring. Approximately 65 percent of the shoreline is armored with material that consists of loose stones, gravel, fragments of concrete, and large pieces of metal (i.e. rebar, logging cable, and non-specific steel remnants). Derelict in-water pilings are located along the southeast shoreline of the study area and formerly supported timber industry infrastructure.

SMC 18.13.095(D)(3) identifies functionally isolated buffer as lawns, pre-existing roads and structures, vertical separation, and other areas that do not protect the FWHCA from adverse impacts. Shoreline

---

<sup>5</sup> "Critical areas" are aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, geologically hazardous areas, and wetlands as defined in RCW 36.70.A and designated by SMC 18.13.

<sup>6</sup> Table 18.13.095-1 - Fish & Wildlife Habitat Conservation Area Protective Buffer Widths

armoring meets the description of a preexisting structure that that does afford protection from adverse impacts. It lacks pervious surfacing for detaining and/or filtering sediment loads in surface runoff, an established and diverse native vegetation community able to provide forage, screening, refuge, or denning opportunities for wildlife species, and over-water shading for near-shore aquatic wildlife in the Columbia River. Accordingly, those portions of the study area that contain armoring satisfy the buffer exemption criteria per SMC 18.13.095(B)(3) (Figure 2).

#### *Additional SMP requirements*

The standard shoreline management area (or shoreline setback) for all designated shorelines in Washington State is 200 feet, measured landward from the OHWM. The study area is zoned “active waterfront”; according to the 2018 SMP, development setbacks in active waterfront is typically 50 feet.<sup>7</sup> Regarding the use of existing concrete, asphalt, and gravel surfaces for new development, a shoreline use lawfully constructed but does not conform to the current SMP standards is considered a nonconforming use. For the purposes of the December 2018 SMP, existing roads in the study area are considered nonconforming uses and do not need a Shoreline Conditional Use Permit to be retained or improved (SMP 2018).

#### *Impacts and mitigation*

The applicant’s proposal follows the standard mitigation sequencing protocol of avoidance, minimization, and compensation for unavoidable impacts to critical areas. Critical areas associated with the proposal include the FWHCA for the unnamed tributary and the Columbia River, and one Oregon white oak tree. Phases 1 and 3 completely avoid FWHCA impacts and the oak tree will not be disturbed by development; however, Phase 2 of the development impacts approximately 0.12-acre of the Columbia River’s FWHCA in an area where it is not functionally isolated by armoring (Figure 3). The proposed impact area is partially degraded by remnant debris that appears to consist of almost entirely of sawdust stockpiling.

Mitigation for buffer impacts is proposed as a combination of reduction and enhancement in accordance with SMC 18.13.095(D)(5). After reduction at the proposed impact site, all remaining buffer in the study area will be enhanced by removing non-native Himalayan blackberry (which currently has a dominant presence in shoreline vegetation) and installing native shrubs and herbaceous plants. A conservation covenant will be established for the entire enhancement area. Most buffer enhancement actions will take place in areas that are not functionally isolated by armoring to maximize functional and relevant habitat improvements. These portions of the FWHCAs total approximately 1.03 acres in the study area and achieve an enhancement ratio of approximately 8:1 for the impacts’ mitigation (Figure 3). The applicant is also proposing to enhance portions of the 50-foot shoreline setback in the same manner (blackberry removal and native plant installation) to improve overall habitat function and ecological health in the study area. These proposed enhancement actions are anticipated to increase, diversify, and improve critical area functions above and beyond those provided by existing buffer conditions.

---

<sup>7</sup> Tables identifying setback distances per development type are attached to this letter for reference.

*Accuracy and limitations*

ELS bases this report's determinations on standard scientific methodology and best professional judgment. The information contained in this report should be considered preliminary and used at your own risk until it has been approved in writing by the City of Stevenson and any additional agency as determined necessary by the city. ELS is not responsible for the impacts of any changes in environmental standards, practices, or regulations after the date of this report.

Thank you for the opportunity to provide this information. If you have any questions, please contact me by phone (360) 578-1371 or email [andrew@eco-land.com](mailto:andrew@eco-land.com).

Sincerely,

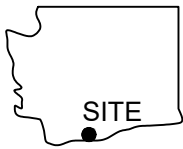
A handwritten signature in blue ink that reads "Andrew R. Allison". The signature is fluid and cursive.

Andrew R. Allison  
Wetland Scientist

Attachments:  
Figures  
Photoplates  
Engineered site plan

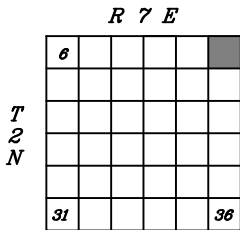


WASHINGTON



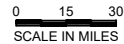
Latitude: 45.6886°  
Longitude: -121.8981°

LOCATION MAP



**NOTE:**  
USGS topographic quadrangle map reproduced using  
MAPTECH Inc., Terrain Navigator Pro software.

### PROJECT VICINITY MAP



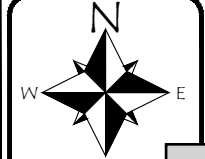
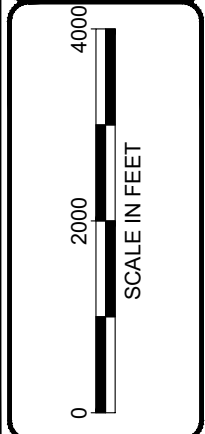
**SITE**

Figure 1

VICINITY MAP  
Rock Cove CAR  
FDM Development  
City of Stevenson, Skamania County, Washington  
Section 1, Township 2N, Range 7E, W.M.

DATE: 6/11/20  
DWN: EF  
REQ. BY: AA  
PRJ. MGR: AA  
CHK: AA  
PROJECT NO:  
2682.02

1157 3rd Ave., Suite 220A  
Longview, WA 98632  
Phone: (360) 578-1371  
Fax: (360) 414-9305  
www.eco-land.com



6/11/2020 3:10 PM 2686.02 DL.dwg Jennifer

# DRAFT

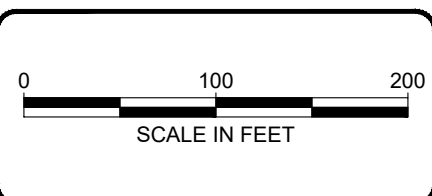
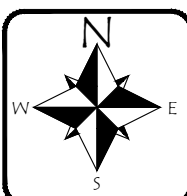


**LEGEND:**

- Site Boundary
- OHWM
- Stream with Flow Direction
- FWHCA Buffer for Type F
- Functionally Isolated FWHCA Buffer for Type S
- Shoreline Management Plan Setback
- Culvert
- Oak Tree Location
- Existing Graveled or Concrete Surfacing
- Existing Rip Rap

**NOTE(S):**

1. Aerial from Google Earth™.
2. OHWM line was determined through a joint effort by Ecological Land Services and Washington Department of Ecology on December 30, 2019. OHWM flags were professionally surveyed by S&F Land Services December 30-31, 2019.



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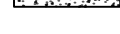


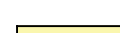
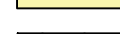

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 PROJECT NO:  
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Figure 2  
 EXISTING CONDITIONS SITE MAP  
 Rock Cove CAR  
 FDM Development  
 City of Stevenson, Skamania County, Washington  
 Section 1, Township 2N, Range 7E, W.M.

# DRAFT

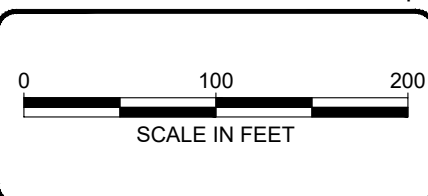
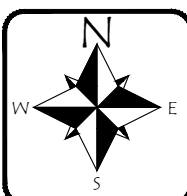


**LEGEND:**

-  Site Boundary
-  OHWM
-  Stream with Flow Direction
-  FWHCA Buffer for Type F
-  Functionally Isolated FWHCA Buffer for Type S
-  Reduced FWHCA Buffer For Type S (105')
-  Shoreline Management Plan Setback
-  Culvert
-  Oak Tree Location
-  Proposed Graveled Surfacing
-  Proposed Storm Line
-  Proposed Storm Outfall
-  Proposed Impacts (0.12 ac.)
-  Buffer Enhancement Area (1.03 ac.)  
(1:8.6 Impact to Enhancement Area Ratio)
-  Associated Habitat Improvement (1.43 ac.)

**NOTE(S):**

1. Aerial from Google Earth™.
2. OHWM line was determined through a joint effort by Ecological Land Services and Washington Department of Ecology on December 30, 2019. OHWM flags were professionally surveyed by S&F Land Services December 30-31, 2019. .
3. Site Plan provided by FDM Development, Inc.




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Figure 3  
**PROPOSED CONDITIONS MAP**  
 Rock Cove CAR  
 FDM Development  
 City of Stevenson, Skamania County, Washington  
 Section 1, Township 2N, Range 7E, W.M.

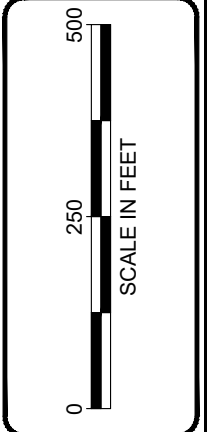
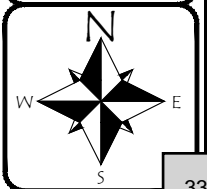


**LEGEND:**

- 2** Arents, 0 to 5 percent slopes. Not hydric.
- 17** Bonneville stony sandy loam. Not hydric.
- 123** Steever stony clay loam, 2 to 30 percent slopes. Not hydric.
- 177** **Water.**

**NOTE(S):**

1. Map provided online by NRCS at web address:  
<http://websoilsurvey.nrcs.usda.gov/app/>



**Ecological  
Land Services**

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


Figure 4  
NRCS SOIL SURVEY  
Rock Cove CAR  
FDM Development  
City of Stevenson, Skamania County, Washington  
Section 1, Township 2N, Range 7E, W.M.

6/11/2020 3:10 PM 2686.02\_DL.dwg Jennifer



Mapped wetlands indicated onsite by US Fish & Wildlife Service.

**LEGEND:**

-  Freshwater Emergent Wetland
-  Lake
-  Riverine

- PEM1Ch** Palustrine, Emergent, Persistent, Seasonally Flooded, Diked/ Impounded.
- PEM1/UBFh** Palustrine, Emergent, Persistent, Unconsolidated Bottom, Semipermanently Flooded, Diked/ Impounded.
- L1UBHh** Lacustrine, Limnetic, Unconsolidated Bottom, Permanently Flooded, Diked/ Impounded.
- R4SBC** Riverine, Intermittent, Streambed, Seasonally Flooded.

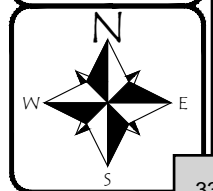
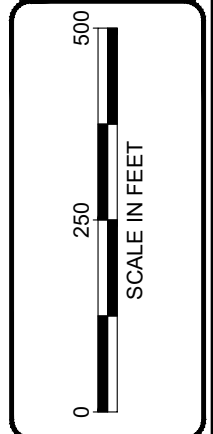
**NOTE(S):**

1. Map provided online by US Fish & Wildlife Service at web address: <http://www.fws.gov/wetlands/data/index.html>

Figure 5  
**NATIONAL WETLANDS INVENTORY**  
 Rock Cove CAR  
 FDM Development  
 City of Stevenson, Skamania County, Washington  
 Section 1, Township 2N, Range 7E, W.M.

DATE: 6/11/20  
 DWN: EF  
 REQ. BY: AA  
 PRJ. MGR: AA  
 CHK: AA  
 PROJECT NO:  
 2682.02

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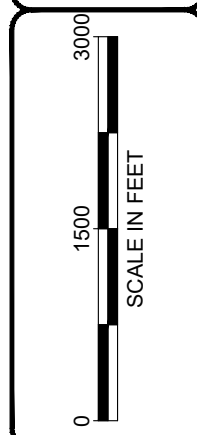
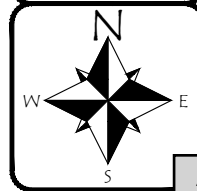
No mapped streams indicated onsite by the Washington State Department of Natural Resources (DNR).

**LEGEND:**

**Streams**

Streams

- Type S
- Type F
- Type N, Np, Ns
- U, unknown
- X, non-typed per WAC 222-16



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Figure 6  
**DNR STREAM TYPE MAP**  
 Rock Cove CAR  
 FDM Development  
 City of Stevenson, Skamania County, Washington  
 Section 1, Township 2N, Range 7E, W.M.



**Photo 1. Inflow point of the unnamed tributary via concrete culvert.**



**Photo 2. Unnamed tributary flowing toward Rock Cove.**



**Photo 3. Overview of unnamed tributary's confluence with Rock Cove.**



**Photo 4. Mud flat adjoining Rock Cove.**



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MGR: ARBA  
PR#: 2682.02

**Photoplate 1**  
**Site Photos**  
Rock Cove Preliminary Critical Areas Assessment  
FDM Development, Inc.  
City of Stevenson, Washington



**Photo 1. Vegetated shoreline on the north end of the study area.**



**Photo 2. Vegetated shoreline extending toward the unnamed tributary.**



**Photo 3. Riprap on the eastern shoreline, facing north.**



**Photo 4. Riprap on the eastern shoreline, facing south.**



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PR#: 2682.02

**Photoplate 2**  
**Site Photos**  
Rock Cove Preliminary Critical Areas Assessment  
FDM Development, Inc.  
City of Stevenson, Washington





**Photo 1. Graveled boat launch on the east side of the study area.**



**Photo 2. Vegetated shoreline on the west side, facing south.**



**Photo 3. Vegetated shoreline and mud flat in the southwest portion of the study area, facing south.**



**Photo 4. Groomed vegetation in the center of the study area.**



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MGR: ARBA  
PR#: 2682.02

**Photoplate 3**  
**Site Photos**  
Rock Cove Preliminary Critical Areas Assessment  
FDM Development, Inc.  
City of Stevenson, Washington



**Photo 1. Existing concrete and gravel surfacing.**



**Photo 2. Existing concrete and gravel surfacing.**



**Photo 3. Groomed vegetation in the center of the study area.**



**Photo 4. Existing gravel road.**

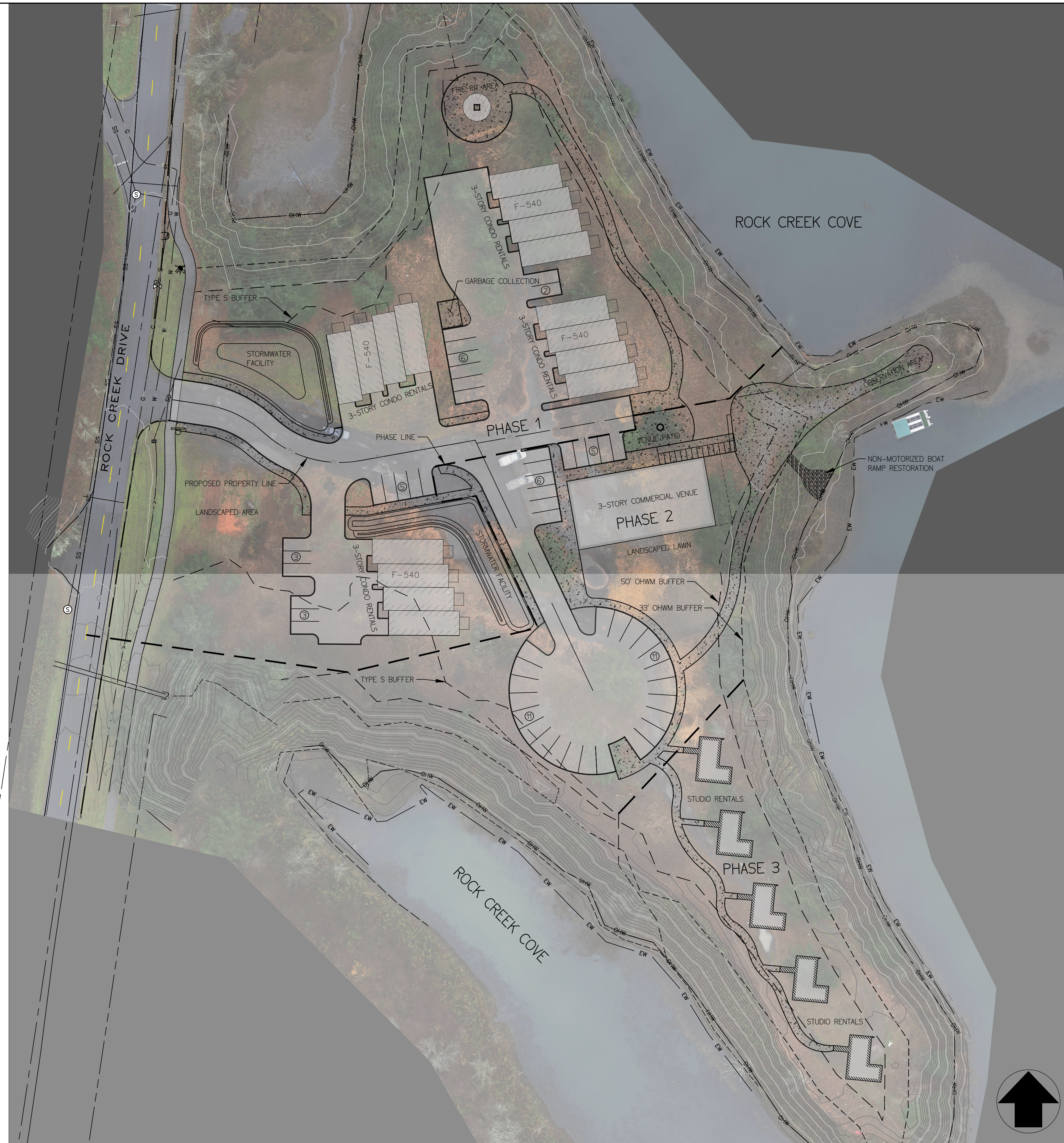


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DATE: 1/17/20  
DWN: ARBA  
MGR: ARBA  
PR#: 2682.02

**Photoplate 4**  
**Site Photos**  
Rock Cove Preliminary Critical Areas Assessment  
FDM Development, Inc.  
City of Stevenson, Washington

FILENAME: C:\\_CAD Drawings\Rock Creek Cove\PLANS\C2.0 SITE PLAN.dwg  
 PLOTTED BY: zachary pyle  
 PLOTTED ON: 2020/01/31 12:45 PM



PROJECT SUMMARY

**PHASE 1**  
 16 3-BEDROOM CONDO UNITS OPERATED AS HOTEL  
 TOTAL 48 BEDROOMS  
 TOTAL 32,950 SF  
 PEDESTRIAN ACCESS TO NORTHERN PENINSULA  
 COVERED FIRE PIT  
 LANDSCAPE IMPROVEMENTS  
 STORMWATER FACILITIES CONSTRUCTION  
 MASS GRADING  
 TYPE S BUFFER OFF-SITE MITIGATION  
 BOUNDARY LINE ADJUSTMENT

**PHASE 2**  
 15,000 SQ FT COMMERCIAL VENUE SPACE  
 LANDSCAPE IMPROVEMENTS  
 OBSERVATION AREA AND BOAT RAMP RESTORATION AND  
 SAFETY IMPROVEMENTS

**PHASE 3**  
 5 STUDIO RENTALS  
 LANDSCAPE IMPROVEMENTS



ROCK CREEK COVE HOSPITALITY  
 MASTER PLAN  
 FDM DEVELOPMENT, INC.  
 STEVENSON, WA

ISSUE	DATE	DESCRIPTION
A	01/30/2020	PRELIMINARY

DESIGNED: Z. PYLE  
 SCALE  
 0' 40' 80'

SHEET TITLE  
**SITE PLAN**  
 SHEET  
**C2.0**



EXCELSA WESTERN RED CEDAR



GOLDEN DEODAR CEDAR



OREGON GREEN AUSTRIAN PINE



SCARLET OAK



PAIRIE GOLD ASPEN

TREES

PLANTING LEGEND

- TREES**
- PROPOSED EVERGREEN TREE
    - EXCELSA WESTERN RED CEDAR
    - GOLDEN DEODAR CEDAR
    - OREGON GREEN AUSTRIAN PINE
  - PROPOSED DECIDUOUS TREE
    - SCARLET OAK
    - VINE MAPLE
    - PRAIRIE GOLD ASPEN
  - EXISTING EVERGREEN TREE
  - EXISTING DECIDUOUS TREE

SCREENING & BUFFERING



SHAMROCK INKBERRY



CALIFORNIA LILAC



MOUNTAIN PEPPER



JAPANESE PRIVET

PLANTING ZONES

- 1** SCREENING & BUFFERING
  - JAPANESE PRIVET
  - MOUNTAIN PEPPER
  - SHAMROCK INKBERRY
  - CEANOTHUS
- 2** MITIGATION - BUFFER ENHANCEMENT
  - RED FLOWERING CURRANT
  - NOOTKA ROSE
  - SNOWBERRY
  - PACIFIC NINEBARK
  - OREGON GRAPE
  - GOAT'S BEARD
  - SALAL
- 3** STORMWATER FACILITY
  - DWARF BLUE ARCTIC WILLOW
  - RED TWIG DOGWOOD
  - GOLDMOUND SPIREA
  - COMMON RUSH
  - SLOUGH SEDGE
  - TUFTED HAIR GRASS
- 4** ORNAMENTAL
  - HARDY SCHEFFLERA
  - VARIEGATED DOGWOOD
  - KALEIDESCOPE ABELIA
  - SUNGOLD CYPRESS
  - MORNING LIGHT MAIDEN GRASS
  - RUSSIAN SAGE
  - JAPANESE FOREST GRASS
- 5** NATIVE GRASS SEED MIX

MITIGATION



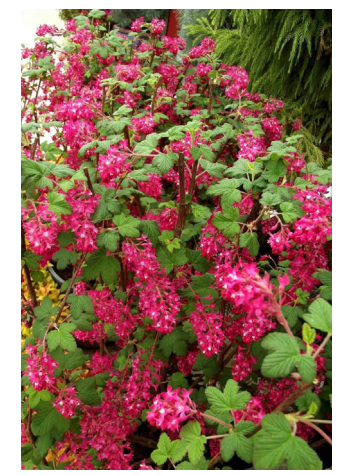
SNOWBERRY



PACIFIC NINEBARK



NOOTKA ROSE



RED FLOWERING CURRANT

STORMWATER



COMMON RUSH



GOLDFLAME SPIREA



RED TWIG DOGWOOD

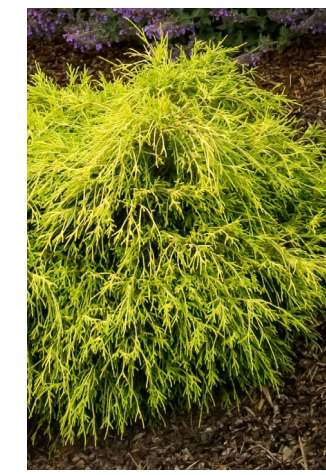


DWARF BLUE ARCTIC WILLOW

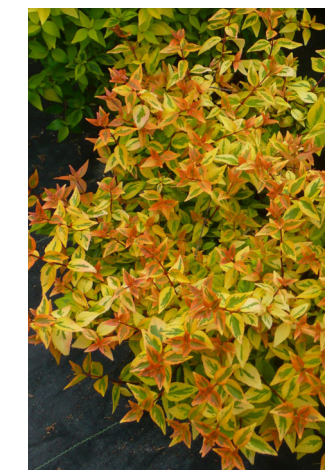
ORNAMENTAL



MORNING LIGHT MAIDEN GRASS



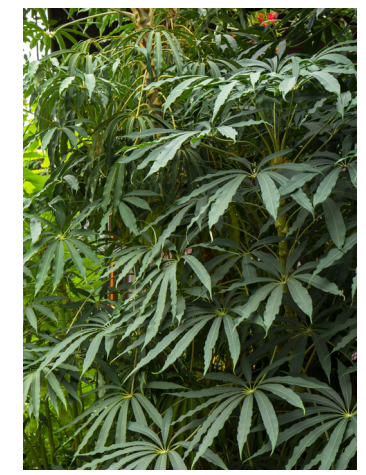
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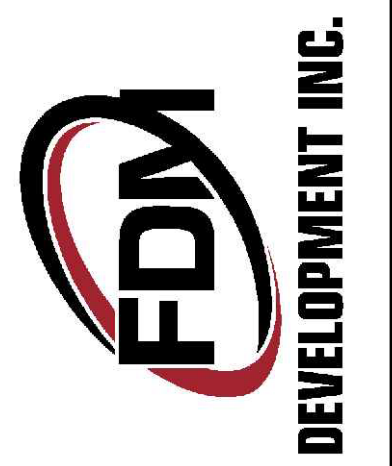
KALEIDESCOPE ABELIA



VARIEGATED DOGWOOD



HARDY SCHEFFLERA

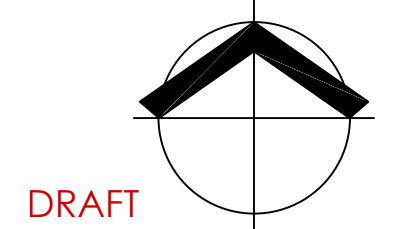


ROCK CREEK COVE HOSPITALITY  
 PHASE 1  
 STEVENSON, WA

ISSUE	DATE	CONCEPTUAL PLANTING PLAN	DESCRIPTION
A	6/17/2020		

PROJECT: 1416.09.01  
 DESIGNED: C. RILEY  
 DRAWN: C. RILEY  
 CHECKED:  
 SCALE  
 0 20' 40'  
 NOTE: BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY.  
 SHEET TITLE

CONCEPTUAL PLANTING PLAN  
 SHEET  
 L1



June 17, 2020

Ben Shumaker  
Community Development Director  
City of Stevenson  
7121 East Loop Road  
Stevenson, Washington, 98648

Re: SEPA 2020-01  
Rock Cove Hospitality Center  
SW Rock Creek Drive  
State Route 14, MP 43.09

Dear Mr. Shumaker:

Washington State Department of Transportation (WSDOT) staff have reviewed the pre-application materials for the proposal to construct 48 short term housing units and a 15,000 square foot commercial event space at parcels 02070100130200, 02070100130300 and 02070100130400 (State Route 14, MP 43.09). WSDOT would like to offer the following comments.

In order to evaluate the impacts of this development proposal to the state transportation system, WSDOT requests that the developer provide a traffic impact study which includes all state route corridors and intersections impacted by 10 or more peak hour trips. This traffic study should address the impacts to State Route 14 and suggest mitigation measures to maintain the current level of service and meet WSDOT safety requirements. Based on the number of vehicle trips cited on page 12 of the SEPA checklist, the study should analyze the need for a right turn deceleration lane at westbound State Route 14 at the intersection with SW Rock Creek Drive. WSDOT reserves the right to require additional mitigation based on the results or recommendations in the study.

These comments are based on a preliminary review of the project. As this project progresses, there may be need for additional information by this department for further review. There may be other issues and requirements by this department that are not stated here. *This review does not constitute final approval by WSDOT.*

Thank you for the opportunity to comment on this project. If you have any questions regarding these comments or need additional information, please contact Mr. Jeff Barsness, Development Services Engineer, at [BarsneJ@wsdot.wa.gov](mailto:BarsneJ@wsdot.wa.gov).

Sincerely,



Laurie Lebowsky  
Planning Director  
WSDOT Southwest Region



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300  
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

June 17, 2020

Ben Schumaker, Community Development Director  
City of Stevenson  
Community Development Department  
7121 East Loop Road  
PO Box 371  
Stevenson, WA 98648

Dear Ben Schumaker:

Thank you for the opportunity to comment on the mitigated determination of nonsignificance for the Rock Creek Cove Mixed-Use Hospitality Development Project (SEPA2020-01, SHOR2020-01) as proposed by FDM Development. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

**SHORELANDS & ENVIRONMENTAL ASSISTANCE:  
Miranda Adams, Wetlands/Shorelands Specialist (360) 690-7164**

Ecology staff appreciates the applicant's efforts to coordinate with permitting agencies early on during the project design process; the information submitted is an improvement over previous iterations of the proposal. However, it appears that certain aspects of the project may require a shoreline conditional use permit and possibly a shoreline variance from the regulatory agencies.

Please note that there's no legend on Site Plan Sheet C2.0 plan, and it is difficult to discern certain features from one another. Please ensure that the applicant includes a legend for the shoreline permit submittal. In addition, it is preferable to use different colors for the various dashed lines (e.g., 50-foot setback, 33-foot setback, phases, and unidentified lines). It is unclear what the "Type S Buffer" is on this sheet; this needs to be clarified. How will impacts to this buffer be "mitigated off-site" as noted on the plans?

It is unclear what is meant by "landscape improvements" and what areas of the property this includes. Is there an intent to plant along the shoreline and, if so, what types of plants will be used? Shoreline buffer impacts should be mitigated with addition of native plants to prevent and/or minimize future impacts from recreational users along the shoreline; traditional landscaping (e.g. lawn, ornamentals) should not be used as an alternative to providing an ecologically sound, functional shoreline buffer consisting of native vegetation.

It is unclear what is planned for the “observation area” on the small peninsula in Phase 2. The entire peninsula is within the 50-foot setback; therefore, development can only be allowed in that area with a shoreline variance. If development is proposed within the setback, it must meet all variance criteria in WAC 173-27-170. Development includes grading, placement of gravel, and placement of structures, among other things (see WAC 173-27-030(6) for a complete definition of development).

If the existing boat ramp and observation deck were legally authorized when they were first installed, then repair or replacement without a variance is generally allowed if the structure is in a degraded condition. However, they would have to meet the following exemption criteria:

WAC 173-27-040(2)(b) Normal maintenance or repair of existing structures or developments, including damage by accident, fire or elements. "Normal maintenance" includes those usual acts to prevent a decline, lapse, or cessation from a lawfully established condition. "Normal repair" means to restore a development to a state comparable to its original condition, including but not limited to its size, shape, configuration, location and external appearance, within a reasonable period after decay or partial destruction, except where repair causes substantial adverse effects to shoreline resource or environment. Replacement of a structure or development may be authorized as repair where such replacement is the common method of repair for the type of structure or development and the replacement structure or development is comparable to the original structure or development including but not limited to its size, shape, configuration, location and external appearance and the replacement does not cause substantial adverse effects to shoreline resources or environment.

**SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287**

All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from the local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department for proper management of these materials.

**WATER QUALITY/WATERSHED RESOURCES UNIT:**

**Greg Bengé (360) 690-4787**

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
  - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
  - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
  - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted.

Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at:

<https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx>.

The applicant may apply online or obtain an application from Ecology's website at:

<http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - [Application](#). Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.



Ben Schumaker  
June 17, 2020  
Page 4

Department of Ecology  
Southwest Regional Office

(GMP:202002917)

cc: Miranda Adams, SEA  
Derek Rockett, SWM  
Greg Bengé, WQ  
Zachary Pyle, FDM Development (Proponent)



June 17, 2020

Ben Shumaker  
Planning Director  
City of Stevenson  
7121 E. Loop Road  
PO Box 371  
Stevenson, WA 98648

In future correspondence please refer to:  
Project Tracking Code: 2020-02-01145  
Property: Formal Survey for the Proposed Rock Creek Cove Resort  
Re: Monitoring Requested

Dear Ben Shumaker:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. A desktop review of our Statewide Predictive Model has identified the proposed project area as having high potential for archaeological resources. This is due, in part, to the landform type, as well as the proximity of the proposed project area to the Columbia River, a resource known to have been important to both historic and prehistoric people.

Both the geotechnical report and the archaeological survey report provided to our agency on 6/3/2020 indicate that fill, variable in depth, is present across the entire site. Because of this, we do not believe that additional archaeological survey will be beneficial at the present time. In order to assess the archaeological potential of the proposed project area, we recommend that an archaeologist meeting the Secretary of the Interior's standards for prehistoric archaeology monitor the excavation of all soils with the potential to contain archaeological materials (i.e. native soils). We request to review the monitoring plan prior to the start of construction. All other aspects of this projects should follow an Inadvertent Discovery Plan.

We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.



Sincerely,

A handwritten signature in blue ink that reads "Sydney Hanson". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

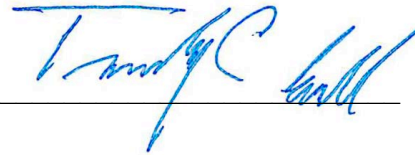
Sydney Hanson  
Transportation Archaeologist  
(360) 586-3082  
Sydney.Hanson@dahp.wa.gov



CITY OF STEVENSON  
**ROCK CREEK COVE HOSPITALITY SITE IMPROVEMENTS**  
SITE PLAN APPLICATION

**CONSULTING ENGINEER'S REPORT**

June 10, 2020



**A. GENERAL DISCUSSION**

**1. Description:** The request is to construct a hospitality facility on a vacant site between Rock Creek Drive and Rock Creek Cove. The site is currently undeveloped and was previously used for lumber operations of an unknown type. The development is proposed to occur in three phases. The first phase includes sixteen short-term rental units (four quad buildings). The second phase will include a commercial venue/meeting space of unknown size. The third phase is proposed as five townhouse units.

**2. Water Service:** Public water is available on Rock Creek Drive by means of a 6-inch ductile iron water main per City of Stevenson records. No modification to the public water system is proposed with this development. An on-site private water system and public fire service is proposed. All water improvements shall be designed and constructed in accordance with the City of Stevenson's Engineering Design and Construction standards (public) and the Uniform Plumbing Code (private).

**3. Sanitary Sewer Service:** Public sewer is available in Rock Creek Drive by means of an 8-inch sewer. No modification to the public sewer system is proposed with this development based on the preliminary plans. A private sewer system is proposed to serve the development. All sanitary sewer service improvements shall be designed and constructed in accordance with the City of Stevenson's Engineering Design and Construction standards and the Uniform Plumbing Code.

The sanitary sewer system is proposed to connect to the existing sewer pipe without a manhole. City engineering standards require connections to use manholes with pipe sizes 8" and larger.

**4. Street System:** Rock Creek Drive is classified as a major collector and has been improved with curb and sidewalk along the frontage of the site. The development proposes to use the existing driveway that swerves the site and the existing driveway has adequate sight distance in both directions. No improvements or modifications are proposed to the existing driveways.

On-site circulation appears adequate to serve the proposed development; however no turnaround is proposed. City of Stevenson Street Design Standards require cul-de-sacs on all public and private streets. The length of the dead-end access drive is approximately 450'. Hammerhead turnarounds may be used in lieu of a cul-de-sac provided that the street serves six or less lots and the street is less than 200' in length, and shall have a minimum depth of 30 feet. Although the length of the drive exceeds 200', since this development is not a single-family residential development, a hammerhead turnaround that is clearly signed as a "No Parking" area would also be appropriate.

**5. Storm Drainage:** All stormwater systems will need to be designed and constructed in accordance with City of Stevenson's Engineering Design and Construction standards, the Department of Ecology's 1992 Stormwater Management Manual for the Puget Sound Basin, and the Uniform Plumbing Code.

This project is considered a "New Development" project for stormwater thresholds, as the development is greater than 5000 square feet, with greater than One(1) acre of land disturbing activity. Minimum Requirements 1-11 apply.

A Preliminary TIR was submitted with the application providing additional information on the intended stormwater management approach. The preliminary application shows the site being managed through the use of new catch basins and bioretention/infiltration/treatment swales, with outfalls to Rock Creek Cove. The proposed bioretention facilities were designed using WWHM2012 per the DOE Stormwater Manual. They are designed to infiltrate at least 91% of the runoff through the treatment soil and are considered enhanced treatment. Per the DOE manual, the level of treatment required for the subject project is basic treatment.

The proposed biofiltration swales will treat stormwater runoff, which will be discharged to Rock Cove, a large water body along the north shore of the Columbia River. There are no negative water quality impacts anticipated downstream of the project site and no off-site analysis or mitigation is required.

All stormwater facilities constructed to manage runoff onsite shall be privately owned and maintained. Infiltration testing completed by GN Northern, Inc. on the proposed site indicated that subsurface soils have adequate infiltration capacity.

**6. Grading & Erosion Control:** A Geotechnical Engineering Report dated January 13, 2020, by GN Northern, Inc. was submitted for this development and provided information regarding subsurface conditions, infiltration, geologic hazards, slope stability, seismic design, and grading recommendations. A grading and erosion control plan shall be required, and proper erosion control measures shall be maintained throughout construction. The plan shall include all recommendations for grading provided in the Geotechnical Report.

## **B. CONCLUSIONS:**

1. The City's water and sanitary sewer systems currently have capacity available to provide the anticipated domestic and fire protection supply and sanitary sewer services necessary for the proposed development.
2. Stormwater facilities designed and constructed in accordance with the City's regulations can adequately manage and control runoff from this site.
3. The street system has capacity to serve the development and site access meets standards and the proposed access to the City street meets access standards.
4. Information contained within the provided Geotechnical Report indicate the development is feasible as proposed.

**C. RECOMMENDED CONDITIONS OF APPROVAL:**

1. The design and construction of water and sewer systems, streets, storm drainage systems, site grading and erosion control plans shall be in accordance with City of Stevenson Engineering Design and Construction Standards, and applicable provisions of the Uniform Plumbing Code.
2. The fire service line to the proposed fire hydrant shall be designed and constructed to City of Stevenson water standards for public facilities, and the applicant shall establish a 15'-wide public water easement encompassing the proposed fire hydrant service.
3. Either a cul-de-sac turnaround shall be provided at the end of the access drive having a curb radius of 41', or a hammerhead turnaround having a minimum depth of 30' shall be provided at the end of the access drive. The turnaround area shall be signed as a "No Parking" area, with curbs painted red.
4. The sanitary sewer connection to the public sewer shall be made using a manhole.
5. All recommendations provided in the Geotechnical Engineering Report dated January 13, 2020, by GN Northern, Inc. shall be followed for design and construction
6. All onsite stormwater facilities shall remain in private ownership and be maintained privately. Ownership and Maintenance responsibility shall be clearly shown on the Final Engineering plans.
7. An approved grading and erosion control plan shall be provided, and temporary sedimentation and erosion control measures shall be maintained throughout construction.

\*\*\*\*\*

By: Wallis Engineering

P:\City of Stevenson\Development Review\2020\STEV20DV02 Rock Creek Cove\Reports\Rock Cr Cove Hospitality Eng Rpt.docx



June 17, 2020

Mr. Ben Schumaker  
Planning Director  
City of Stevenson  
Stevenson, WA 98648

RE: Rock Creek Cove Hospitality Site – Critical Areas Review

Mr. Shumaker:

Olson Environmental (OE) has reviewed the Critical Areas Report dated June 16, 2020 to determine compliance with the City of Stevenson Municipal Code 18.13 which addresses Critical Areas and Natural Resource Lands. The report was prepared by Ecological Land Services (ELS) for the Applicant which is FDM Development. The Applicant is proposing a mixed-use hospitality development on the former Hegewald Lumber Mill site located between Rock Creek Drive and Rock Creek Cove. ELS identified riparian habitat associated with Rock Cove within the project area, therefore SMC 18.13.095 (Fish and Wildlife Habitat Conservation Areas – FWHCA) applies to this development. The Applicant is proposing minor encroachments into the riparian buffer which requires a Critical Areas Permit as outlined in SMC 18.13.035. In addition, an Oregon white oak tree was identified at the southeast end of the study area. This tree is not proposed to be removed for this project. The project area is also within a designated shoreline which is not part of this review. OE's findings are as follows:

#### Fish and Wildlife Habitat Conservation Areas Critical Areas Report

Critical Area report requirements are outlined in SMC 18.13.050 and specifically for FWHCA in SMC 18.13.095(C). ELS has identified a Type F stream in the north of the study area as shown in Figure 2 of their report. Rock Cove which surrounds three sides of the project area is a shoreline of the state (Type S) water. According to SMC Table 19.13.095-1, Type F streams have a 100 foot riparian buffer and Type S waters have a 150 foot riparian buffer. Riprap occurs along approximately 65 percent of the shoreline and maintained vegetation areas occur north and south of the existing entrance to the property (Fig. 2). The Applicant has presented the case that the riprap and maintained vegetation areas functionally isolate the 150 foot Type S riparian buffer (Fig. 2) based on SMC 18.13.095(D)(3) which identifies functionally isolated buffers as lawns, walkways, driveways, other mowed or paved areas, and areas which are functionally separated from a FWHCA and do not protect the FWHCA from

adverse impacts due to pre-existing roads, structures, or vertical separation, shall be excluded from buffers otherwise required by this chapter. If existing developments cause the width of the remaining buffer to be less than 50 percent of the base buffer, both conditions shall apply:

- a. If the reduced buffer exists in degraded condition, the reduced buffer shall be enhanced in accordance with 18.13.095D.5, unless the area in question is utilized for activities consistent with water dependent uses
- b. The buffer cannot be further reduced by averaging or on-site mitigation.

OE concurs that based on this definition the riprap functionally isolates the 150 foot buffer as shown in Figure 2. The maintained vegetation areas may functionally isolate however more detail needs to be provided to make that justification.

The remaining buffer in the riprap areas is less than 50 percent (75') of the base buffer (150'). If the maintained vegetation areas are considered functionally isolated the remaining buffer area north of the existing entrance and a portion of the buffer in the south-central portion of the project area are less than 50 percent (see attached graphic).

Based on ELS' description of the buffer at least portions of the remaining buffer are degraded. Therefore, SMC 18.13.095(D)(3)(a & b) apply. The degraded buffer in those areas where less than 50 percent of the base buffer remains shall be enhanced and the buffer cannot be further reduced by on-site mitigation.

OE recommends that the Applicant provide a more detailed habitat assessment report that includes the requirements of SMC 18.13.050, SMC 18.13.095(B)(1) and 18.13.095(C)(1) prior to final approval.

### Conceptual Mitigation Plan

The Applicant has provided a conceptual mitigation plan that outlines the enhancement of the remaining riparian buffer and onsite mitigation for further reducing the buffer for the development. Very little detail is provided in the conceptual plan. Based on the information provided above only the buffer areas that have not been reduced by 50 percent by functional isolation can be further reduced through onsite mitigation. As per SMC 18.13.095(D)(5) onsite mitigation can be used to reduce the base buffer to 70 percent of the base buffer. For this project that would reduce the 150 foot base buffer to 105 feet. To reduce the buffer further requires off-site mitigation. As per SMC 18.13.095(D)(6), the riparian buffer can be reduced to 33 percent of the base buffer width through off-site mitigation. This would reduce the base buffer from 150 feet to 49.5 feet. It is OE's opinion that this project can meet the buffer reduction criteria by utilizing the off-site mitigation option which would allow the development



to occur outside of the 50 foot setback as required under the City's SMP. The Applicant shall provide a detailed mitigation plan that includes the requirements of SMC 18.13.095(D)(6) and 18.13.095(F). The Applicant has previously been provided a list of off-site mitigation options that would meet the requirements of SMC 18.13.095(D)(6).

Should you have questions or need more information, please contact me.

Regards,

*Kevin L. Grosz*  
Kevin L. Grosz, S.P.W.S.  
Project Manager  
Wetland/Wildlife Biologist

DRAFT

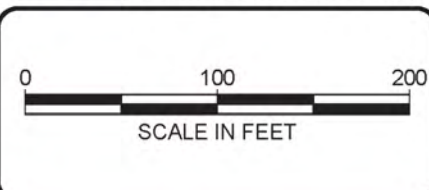


**LEGEND:**

- Site Boundary
- OHWM
- Stream with Flow Direction
- FWHCA Buffer for Type F
- Functionally Isolated FWHCA Buffer for Type S
- Reduced FWHCA Buffer For Type S (105')
- Shoreline Management Plan Setback
- Culvert
- Oak Tree Location
- Proposed Graveled Surfacing
- Proposed Storm Line
- Proposed Storm Outfall
- Proposed Impacts (0.12 ac.)
- Buffer Enhancement Area (1.03 ac.)  
(1:8.6 Impact to Enhancement Area Ratio)
- Associated Habitat Improvement (1.43 ac.)

**NOTE(S):**

1. Aerial from Google Earth™.
2. OHWM line was determined through a joint effort by Ecological Land Services and Washington Department of Ecology on December 30, 2019. OHWM flags were professionally surveyed by S&F Land Services December 30-31, 2019.
3. Site Plan provided by FDM Development, Inc.




 1157 3rd Ave., Suite 220A  
 Longview, WA 98632  
 Phone: (360) 578-1371  
 Fax: (360) 414-9305  
 www.eco-land.com

DATE: 6/11/20  
 DWN: EF  
 REQ. BY: AA  
 PRJ. MGR: AA  
 CHK: AA  
 PROJECT NO:  
 2682.02

Figure 3  
 PROPOSED CONDITIONS MAP  
 Rock Cove CAR  
 FDM Development  
 City of Stevenson, Skamania County, Washington  
 Section 1, Township 2N, Range 7E, W.M.

# DRAFT



**LEGEND:**

- Site Boundary
- OHWM
- Stream with Flow Direction
- FWHCA Buffer for Type F
- Functionally Isolated FWHCA Buffer for Type S
- Shoreline Management Plan Setback
- Culvert
- Oak Tree Location
- Existing Graveled or Concrete Surfacing
- Existing Rip Rap

**NOTE(S):**

1. Aerial from Google Earth™.
2. OHWM line was determined through a joint effort by Ecological Land Services and Washington Department of Ecology on December 30, 2019. OHWM flags were professionally surveyed by S&F Land Services December 30-31, 2019.



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DATE: 6/11/20  
 DWN: EF  
 REQ. BY: AA  
 PRJ. MGR: AA  
 CHK: AA  
 PROJECT NO:  
 2682.02

Figure 2  
 EXISTING CONDITIONS SITE MAP  
 Rock Cove CAR  
 FDM Development  
 City of Stevenson, Skamania County, Washington  
 Section 1, Township 2N, Range 7E, W.M.

**CITY OF STEVENSON**  
**SMC 18.08 – Shoreline Management**

Regarding a request by the FDM Development to construct )  
Phase 1 of a mixed-use hospitality development offering condo- )  
and studio-sized units and commercial venue space. Phase 1 )  
involves up to 16 condo-style units, operated by a single )  
ownership group, similar to a hotel, associated parking, utilities, )  
and other sitework. Project is located in the Urban Shoreline )  
Environment Designation adjacent to Rock Cove in Section 1 of )  
Township 2, Range 7, E.W.M, City of Stevenson, Skamania County,) )  
Washington, 98648. )

SHORELINE  
SUBSTANTIAL  
DEVELOPMENT PERMIT  
June 18<sup>th</sup>, 2020

**PROPOSAL:** The applicant proposes to construct a mixed-use hospitality development adjacent to Rock Creek Cove on the former Hegewald Lumber Mill Site in Stevenson, WA. The project seeks to complement the existing tourism industry in Stevenson by offering condo- and studio-sized units available for nightly and weekly rental, totaling 48 available bedrooms. A 15,000 square-foot commercial venue space will anchor the development and provide wide views of Rock Creek Cove and the Columbia River Gorge. The conceptual space planning of the commercial building consists of 5,000 open venue space, supported by 10,000 square feet of service, food preparation, and guest lounging area. The development seeks to attract both local and regional visitors, with venue space available for weddings, company parties, family reunions, and corporate retreats. The Applicant proposes a three-phased development, beginning with the condo-style units, operated by a single ownership group, similar to a hotel. Phase 2 will add the commercial venue space and restore waterside portions of the property for enhanced, publicly-accessible observation and enjoyment. Phase 3 completes the development with the studio-sized units, operated under the same ownership group as the remainder of the property.  
The request for a Shoreline Substantial Development Permit relates to Phase 1 only.

**LOCATION:** The site address has not yet been assigned for this location adjacent to SW Rock Creek Drive containing shorelands associated with Rock Cove (Stevenson Lake) a designated shoreline of the city. The site includes 3 legal lots assigned Tax Lot Numbers 02-07-01-0-0-1302, -1303, and -1304 by the County Assessor.

**ELEMENTS:** Economic Development, Public Access, Recreation, Shoreline Use, Conservation.

**USES:** Commercial/Industrial Development (Hotels, Motels, Condominiums).

**KEY ISSUES:** Public Access, Restoration, Construction and Operations, Scenic Vista and View Protection Regulations, Economic Development, Public Access, Circulation, Recreation, Shoreline Use, Conservation, Historical/Cultural.

**APPLICANT:** FDM Development  
Zachary Pyle

**Owner:** Erwin L & K, LLC & OPH DBD, LLC &  
Rawlings Family Investments, LLC

5101 NE 82<sup>nd</sup> Avenue, Suite 200  
Vancouver, WA 98662  
(360) 529-0987

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Vancouver, WA 98662  
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**CITY STAFF:** Ben Shumaker                      Leana Kinley                      Scott Anderson  
Shoreline Administrator                      City Administrator                      Mayor

**BACKGROUND:** The proposal occurs on 3 tax lots associated with 3 legal lots within the City of Stevenson. Prior to about 1975, the site had been developed as a veneer mill. The site has been vacant since the millwork was halted and the buildings removed. Prior to about 2019 the site had been owned by Skamania County. While under county ownership, the site served as an overflow parking area, an informal compost site, and an informal public non-motorized boat launch to the waters of Rock Cove. This proposal is the first reviewed by the City since the county transferred ownership. The proposal is subject to this review pursuant to the Shoreline Management Act of 1971 and other City development regulations (e.g., Critical Areas, Zoning, SEPA, etc.).

## **STANDARDS, FINDINGS AND CONCLUSIONS**

### **SMC 18 – ENVIRONMENTAL PROTECTION**

Title 18 of the Stevenson Municipal Code is separated into three chapters. Chapter 18.04 considers the City's procedures under the State Environmental Policy Act (SEPA). This Chapter is referenced based on previous, administrative reviews. Chapter 18.08 addresses Shoreline Management and, together with the adopted Shoreline Management Master Program, is the focus of this review. Chapter 18.13 focuses on Critical Areas and Natural Resources Lands and involves administrative review related to this project's location along a riparian habitat area. This chapter is referenced several times, but no findings or conclusions are incorporated herein.

### **SMC CH. 18.04 ENVIRONMENTAL POLICY**

This chapter considers whether projects are likely to have a probable significant adverse impact on the environment, requiring agencies to evaluate actions before they are taken. The chapter is separated into 11 articles covering various permitting and project review actions. Only 2 articles are relevant to this proposal as more fully discussed below.

CRITERION §18.04 ARTICLE III CATEGORICAL EXEMPTIONS AND THRESHOLD DETERMINATIONS This article adopts Washington Administrative Code (WAC) sections related to the applicability and review process for projects under SEPA.

CRITERION §18.04 ARTICLE V COMMENTING This article adopts Washington Administrative Code (WAC) sections regarding the acceptance and issuance of comments for proposals reviewed under SEPA.

- FINDING(S):
- a. The SEPA Responsible Official issued a "mitigated determination of nonsignificance" (MDNS) on 6/3/2020 for City File # SEPA2020-02.
  - b. The MDNS contained 16 mitigation measures which the proponents must satisfy to ensure the project will have no probable significant adverse environmental impacts.
  - c. The City received timely comments on the threshold determination from the Washington State Department of Transportation (WSDOT), Washington Department of Ecology (Ecology), and Washington Department of Archaeology &

Historic Preservation (DAHP).

d. Comments from WSDOT request a traffic impact study and traffic mitigation measures if the study identifies reduced levels of service state routes.

e. Comments from Ecology request clarification of the project site plan, phasing plan, habitat buffer mitigation, and landscape plantings.

f. Comments from DAHP acknowledge much of the grading will occur in the site's imported fill areas and request submittal and implementation of a cultural resources monitoring plan for excavations into native soils.

CONCLUSIONS OF LAW: This project will comply with SMC 18.04 upon satisfaction of mitigation measures adopted in SEPA2020-01 and the comments received and incorporated herein for convenience as conditions 1.1 through 1.16, 2 and 3 below, as well as other conditions contained herein.

CONDITIONS:

**1. Prior to the Start of Construction** the proponent shall incorporate and/or address all mitigation measures associated with the Mitigated Determination of Nonsignificance issued under the State Environmental Policy Act, City File # SEPA2020-01:

**1.1.** The design and construction of water connections, streets, street lights, stormwater drainage systems, and site grading and erosion control plans shall be in accordance with the City of Stevenson Engineering and Construction Standards.

**1.2.** Construction dust shall not become a nuisance to neighboring or down-wind properties; dust control shall comply with all applicable standards of the Southwest Washington Clean Air Agency (SWCAA), especially SWCAA 400-040. Contact SWCAA at 360-574-3058 for more information.

**1.3.** Project construction shall not commence until authorization is obtained pursuant to the City of Stevenson Critical Areas Code.

**1.4.** If any item of possible archaeological interest (including human skeletal remains) is discovered on site during construction or site work, all the following steps shall occur:

- a. Stop all work in the immediate area (initially allowing for a 100' buffer, this number may vary by circumstance) immediately.
- b. Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering.
- c. Take reasonable steps to ensure the confidentiality of the discovery site.
- d. Take reasonable steps to restrict access to the site of discovery.
- e. Notify the City, DAHP, and Yakama, Nez Perce, Warm Springs, Umatilla, and Cowlitz tribes of the discovery.
- f. A stop-work order will be issued.
- g. The approval will be temporarily suspended.
- h. All applicable state and federal permits shall be secured prior to commencement of the activities they regulate and as a condition for resumption of development activities.
- i. Development activities may resume only upon receipt of City approval.
- j. If the discovery includes human skeletal remains, the Skamania County Coroner and local law enforcement shall be notified in the most expeditious manner possible. The County Coroner will assume jurisdiction over the site and the human skeletal remains, and will make a determination of whether they are crime-related. If they are not, DAHP will take jurisdiction over the remains and report them to the

appropriate parties. The State Physical Anthropologist will make a determination of whether the remains are Native American and report that finding to the affected parties. DAHP will handle all consultation with the affected parties as to the preservation, excavation, and disposition of the remains.

- 1.5.** A site-specific Stormwater Pollution Prevention plans shall be developed for each phase. Such plans shall comply with the City of Stevenson Engineering Standards and must be implemented prior to any clearing, grading, or construction. Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW and WAC 173-201A, and is subject to enforcement action. Contact the Stevenson Public Works Department (509-427-5970) and Department of Ecology Water Quality/Watershed Resources Unit (360-407-6329) for more information.
- 1.6.** Re-vegetation of disturbed areas is necessary to reduce wind and water erosion, and the propagation of weeds. All undeveloped disturbed areas shall be reseeded and landscaped in conformity with the City of Stevenson Zoning and Critical Areas codes and the Skamania County Shoreline Management Master Program.
- 1.7.** A Construction Stormwater General Permit shall be obtained from Washington Department of Ecology for the grading of the site as necessary. A copy of the permit shall be provided to the City prior to the Pre-Construction Meeting. Contact 360-407-6329 for more information.
- 1.8.** The conclusions and recommendations of the January, 2020 geotechnical investigation shall be incorporated into the project plans and specifications.
- 1.9.** Construction shall occur within the hours of 7:00am and 10:00pm and according to the other noise control standards of SMC 8.08.
- 1.10.** The project's various components shall apply for and obtain all appropriate approvals required under the City's Shoreline Management Program.
- 1.11.** All stormwater management shall be provided on site of the development. A stormwater engineering report shall be provided meeting the requirements of the most current Puget Sound Stormwater Manual, as adopted by the Skamania County Stormwater Control Ordinance, Section 13.25.220A Quantity Control, dated January 26, 1994, or the latest edition, including any technical memorandum provided by the County that amends or clarifies the applicable sections of the ordinance.
- 1.12.** All stormwater facilities located on-site shall be privately owned and maintained. Easements shall be recorded for facilities serving multiple lots. Facility maintenance plans shall be developed to clearly identify the frequency and scope of maintenance to be completed.
- 1.13.** Public/pedestrian access to the shoreline shall be completed in pursuant to the shoreline substantial development permit issued for this project.
- 1.14.** This property is within a half mile of a known or suspected contaminated site. If contamination is currently known or observed during construction of this project, sampling of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily visible, or is revealed by sampling, Ecology must be notified. Contact the Department of Ecology Environmental Report Tracking System Coordinator's Southwest Regional Office (360-407-6300), for assistance and information about subsequent cleanup and to identify the type of testing that will be required.
- 1.15.** All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from the Skamania

County Environmental Health Department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the Skamania County Environmental Health Department (509-427-3900) and the Department of Ecology Solid Waste Management Division (360-407-6287) for more information.

**1.16.** During construction, all releases of oils, hydraulic fluids, fuels, other petroleum products, paints, solvents, and other deleterious materials must be contained and removed in a manner that will prevent their discharge to waters and soils of the state. The cleanup of spills should take precedence over other work on the site.

**2. Prior to the Start of Construction** the proponent shall prepare a traffic impact study evaluating the project according to the expectations expressed by WSDOT in its SEPA comment letter dated 6/17/2020.

**3. Prior to the Start of Construction** the proponent shall prepare a cultural resources monitoring plan according to the expectations expressed by DAHP in its SEPA comment letter dated 6/17/2020. The proponent shall then implement the approved monitoring plan.

### **SMC CH. 18.08 SHORELINE MANAGEMENT**

This chapter details the procedures for review according to the Shoreline Management Act. The chapter is separated into 25 sections detailing program administration and project review. Findings and conclusions are detailed below, and a greater focus is placed on the imperative sections of the project review process.

CRITERION §18.08.010 THROUGH .090 These provisions establish the authority to review shoreline proposals and detail the regulatory applicability of the Shoreline Management Master Program.

FINDING(S):

- a. Section 18.08.020 adopts the 1974 "Stevenson Comprehensive Plan" as a standard of review. The *maps* associated with the Skamania County Shoreline Management Master Program are then adopted, but not the required *text* of the program itself. This decision uses the *maps* and the *text* of the Shoreline Master Program as the standards of review.
- b. The shorelines management review applies to this proposal because it is located on lands and/or waters under the jurisdiction of the Shorelines Management Act of 1971 as described in SMC 18.08.050.
- c. Rock Cove adjacent to this site is designated as a "shoreline of the city" under SMC 18.08.060(B).
- d. The proposal is considered a Substantial Development and must be consistent with the City's adopted shorelines management standards.
- d. The proposal does not involve a timber cutting permit and SMC 18.08.090 does not apply.

CONCLUSIONS OF LAW: This project will comply with SMC 18.08.010 through 18.08.090 upon satisfaction of the conditions contained herein.

CRITERION §18.08.100 – PERMITS—APPLICATION PROCEDURE. "Any person required to comply with the Shorelines Management Act of 1971 and this title, in regard to permits for substantial development and timber cutting, shall obtain the proper application forms from the city planning department. The completed application shall then be submitted to the planning department."

FINDING(S):

- a. The proponent obtained the appropriate application form and submitted a complete application for substantial development on 3/27/2020.



CONCLUSIONS OF LAW: This project will comply with SMC 18.08.100 without conditions.

CRITERION §18.08.110 – PERMITS—NOTICE PUBLICATION. "A. Upon submittal and acceptance of a proper application for a permit, the applicant shall cause to be published notices of the application for a permit at least once a week, on the same day of the week, for two consecutive weeks in a newspaper circulating and published within the city. An affidavit of publication shall be transmitted by the applicant to the planning department and affixed to the application for a permit.

B. Notices of application for a permit shall not be published prior to actual submission and acceptance by the planning department. All notices of application for a permit shall be made on forms provided by the planning department."

FINDING(S): a. Notice of the application was published by City staff in the *Skamania County Pioneer* on 4/15/2020 and 4/22/2020.

CONCLUSIONS OF LAW: This project will comply with SMC 18.08.110 without conditions.

CRITERION §18.08.120 – PERMITS—FEES. "Upon submittal and acceptance of a proper application for a permit, the applicant shall pay a fee based upon the fair market value of the project to the clerk-treasurer as follows: [4 categories of fees listed]

B. Fees are not refundable."

FINDING(S): a. City Council Resolution 296 became effective on 8/1/2017 and supersedes the fees in this section.  
b. The proponent supplied the appropriate \$1,000 application fee for a Shoreline Substantial Development Permit together with other application fees and a deposit for outside professional assistance on 2/7/2020 and 3/27/2020.

CONCLUSIONS OF LAW: This project will comply with SMC 18.08.120 without conditions.

CRITERION §18.08.130 – PERMITS—APPLICATION DISTRIBUTION. "The application for a permit and related information shall be submitted to the council by the planning department at their first regular meeting after thirty days from the date of the last publication of the application for a permit."

FINDING(S): a. The complete application was provided to the City Council at its 5/21/2020 regular meeting.

CONCLUSIONS OF LAW: This project will comply with SMC 18.08.130 without conditions.

CRITERION §18.08.140 – PERMITS—INTERESTED PARTIES—TIME LIMIT FOR RESPONSE. "A. Within thirty days of the last publication of the notice of the application for a permit, any interested person may submit his views on the application in writing to the council, or may notify the council of his desire to be notified of the action taken by the council.

B. Within thirty days of the last date of publication of the notice of the application for a permit, any interested person may also make a written request to the council that a public hearing be held on the application, pursuant to this title."

FINDING(S): a. One timely response was submitted to the City Council. The response requested notice of the action taken, requested a public hearing prior to action, and commented on public access at the proposal site.

CONCLUSIONS OF LAW: This project will comply with SMC 18.08.140 without conditions.

CRITERION §18.08.150 – REVIEW OF APPLICATIONS BY COUNCIL. “The city council shall review all applications for permits under this title at a regular council meeting. The council may refer, at its option, any application back to the planning commission for a further recommendation and/or public hearing.”

- FINDING(S):
- a. At its 5/21/2020 regular meeting, the City Council reviewed the application, and responses from interested parties.
  - b. The City Council referred the application to the Planning Commission for review and recommendation at the regular 6/8/2020 Planning Commission meeting.
  - c. The Planning Commission reviewed the application along with additional materials prepared by the applicant and provided a recommendation of conditional approval to the City Council.

CONCLUSIONS OF LAW: This project will comply with SMC 18.08.150 upon satisfaction of the conditions contained herein.

CRITERION §18.08.160 – REQUIRED PUBLIC HEARINGS. “In the following cases, decisions on applications for permits shall not be made until at least one public hearing has been held:

- A. One or more interested persons has submitted to the council, within thirty days of the final publication of notice of the application, a written request for such a hearing together with a statement of reasons for the request; or
- B. The estimated total cost of the proposed development exceeds two hundred fifty thousand dollars; or
- C. The council determines that the proposed development is one of broad public significance.”

- FINDING(S):
- a. The City Council received a request for public hearing from an interested party.
  - b. The estimated total cost of the proposed development exceeds \$250,000.
  - c. The City Council has determined a public hearing must be held.

CONCLUSIONS OF LAW: This project will comply with SMC 18.08.160 without conditions.

CRITERION §18.08.170 – PUBLIC HEARING—NOTICE PUBLICATION. “A. After setting a date and time for a public hearing, the council shall cause to be published a notice of the hearing, along with a description of the project and the project location, in a newspaper circulating and published within the town. The public hearing shall be held no sooner than fifteen days after the final date of publication of the notice of public hearing.

- B. Ten days' written notice of the time and place of the public hearing shall be mailed or delivered to the applicant and to any interested persons who has notified the council in any of the ways specified in Section 18.08.140.”

- FINDING(S):
- a. At its 5/21/2020 regular meeting, the City Council set 6/18/2020 at 6:15 as the date and time when the public hearing for this project would occur.
  - b. Notice of the public hearing was published in the *Skamania County Pioneer* on 6/3/2020 and 6/10/2020.
  - c. Written notice of the public hearing was transmitted to the applicant and to the interested party on 6/2/2020.

CONCLUSIONS OF LAW: This project will comply with SMC 18.08.170 without conditions.

CRITERION §18.08.180 –COUNCIL ACTION. “A. At the public hearing scheduled for consideration of a permit by the council, the council shall, after considering all relevant information available and evidence presented to it, either grant, conditionally grant, or deny the permit.

- B. In granting or extending a permit, the council may attach thereto such conditions, modifications and restrictions regarding the location, character and other features of the proposed development as it finds necessary. Such conditions may include the requirement to post a performance bond assuring compliance with other permit requirements, terms and conditions.

C. The decision of the council shall be the final decision of the town on all applications for permits. The council shall render a written decision including findings, conclusions and a final order, and transmit copies of its decision to the persons who are required to receive copies of the decision pursuant to Section 18.08.190.”

FINDING(S): a. At the public hearing on 6/18/2020, the City Council reviewed all relevant information and evidence related to this proposal.  
b. Based on this review, the City Council is satisfied this proposal can proceed according to specific conditions to ensure compliance.

CONCLUSIONS OF LAW: This project will comply with SMC 18.08.180 upon satisfaction of the conditions contained herein.

CRITERION §18.08.190 THROUGH .220 These provisions include actions intended to occur after issuance of a permit by the City.

FINDING(S): a. The proposal is subject to the notice, appeal, revocation, and expiration provisions provided in these sections.

CONCLUSIONS OF LAW: This project will comply with SMC 18.08.190 through 18.08.220 upon satisfaction of conditions 4-6, below.

CONDITIONS:

- 4. Prior to the Start of Construction** the proponent shall not begin work until 45 days from the date of filing of the final order of the Council with the Washington State Department of Ecology and Attorney General or until all review proceedings initiated within 45 days from the date of such filing have been terminated.
- 5. Throughout the Duration of this Project** the proponent shall comply with requirements from other federal, state and county permits, procedures and regulations.
- 6. Throughout the Duration of this Project** this permit shall be valid for 2 years from the date of approval by the Council. If the proposal is not completed within the 2-year period, the proponent may request City Council review and extension of the permit. Such request shall be submitted within the 2-year period of validity. Requests for extension are limited to 1 year at a time and subject to a maximum of 5 total years from the date of approval by the Council (2-year initial period of validity and 3 1-year extensions). Extensions will be granted by the Council only after finding that the proponent has made progress toward completion of the permit or that some other good cause exists for the extension.

CRITERION §18.08.230 THROUGH .240 These provisions are related to the review of Shoreline Conditional Use Permits and Shoreline Variance requests.

FINDING(S): a. The proposal includes uses permissible in the Urban Shoreline Environment Designation and does not require a Shoreline Conditional Use Permit.  
b. The proposal does not include any structures requiring a Shoreline Variance.

CONCLUSIONS OF LAW: This project will comply with SMC 18.08.100 through 18.08.180 without conditions.

CRITERION §18.08.250 These provisions are related to violations of the City’s Shoreline Management Program.

FINDING(S): a. The proposal is not subject to enforcement or penalties based on violation at this time.

CONCLUSIONS OF LAW: This project will comply with SMC 18.08.250 upon satisfaction of the conditions contained herein.

**SKAMANIA COUNTY SHORELINE MANAGEMENT MASTER PROGRAM**

The Skamania County Shoreline Management Master Program (SMP) contains the policies applicable to proposals undertaken in shoreline areas. Key provisions related to this proposal include the Overall Goals of Shoreline Master Program, Master Program Elements, Use Activities, Environment Regulations, and Use Regulations. Findings and conclusions are detailed below based on the portions of the program that apply to this proposal.

CRITERION SMP OVERALL GOALS OF SHORELINE MASTER PROGRAM This section of the SMP contains 11 goals intended to reflect the aspirations of the citizens of Skamania County.

- FINDING(S):
- a. The proposal is located along the Rock Cove, a shoreline of the City.
  - b. The proposal is consistent with the goals for development in these areas because, as conditioned, it:
    - 1. Preserves natural shoreline character where it exists on the former industrial site.
    - 2. Protects shoreline ecology and resources consistent with the standards of this program, the City's Critical Areas Code, and other regulatory programs.
    - 3. Recognizes and protects private property rights consistent with public interest.
    - 4. Provides public visual access but not physical access for recreation opportunities on Rock Cove.
    - 5. Preserves and protects fragile natural resources and culturally significant features where they exist on this site.
    - 6. Is unrelated to the establishment of criteria for orderly residential growth.
    - 7. Promotes an allowed, water-related use which is reasonable and appropriate within the Urban Environment and promotes and enhances public interest.
    - 8. Maintains the existing quality of the shoreline environment, high as it may be.
    - 9. Protects shorelines against adverse effects to public health land, vegetation, wildlife, water and aquatic life.
    - 10. Includes water quality measures to maintain the state water quality classification of Rock Cove.
    - 11. Can provide public physical access to the shoreline in advancement of the public right of navigation.

CONCLUSIONS OF LAW: This project will comply with the SMP's Overall Goals of Shoreline Master Program upon satisfaction of the conditions contained herein.

CRITERION SMP MASTER PROGRAM ELEMENTS: ECONOMIC DEVELOPMENT This is one of 7 Program Elements and states: "For the location and design of industries, transportation facilities, port facilities, tourist facilities, commercial and other developments that are particularly dependent on shoreland locations".

- FINDING(S):
- a. The proposal involves water-related commercial development on a site with several peninsulas and inlets which limit upland areas (i.e., areas more than 200' from the Ordinary High Water Mark [OHWM]) on the site to a small area less than 50' wide at its widest point. Some development is located in the upland areas and the City Council is satisfied that the overall development is infeasible unless

shoreland areas (i.e., areas within 200' of the OHWM) are included.

b. Structures on the proposed site include buildings, access drives, utilities, and stormwater management facilities. The proposed structures on the site are subject to administrative review under the Zoning Code, the Critical Areas Code, and the Stevenson Engineering Standards. The City Council is satisfied that these reviews are sufficient, as conditioned, to ensure the structures will be situated so as not to decrease the quality of human or natural environments, or place an unreasonable demand upon facilities of adjacent areas.

c. The application narrative adequately demonstrates the proposed uses and facilities will be of benefit to the economic, social, and natural environment of the Mid-Columbia area.

d. The uses of the site are consistent with the permissible uses of the SMP and the Zoning Code and, as conditioned, contain appropriate considerations for compatibility with uses adjacent to the site.

e. The findings above are made in consideration of findings located elsewhere herein.

CONCLUSIONS OF LAW: This project will comply with the SMP's Economic Development Element upon satisfaction of the conditions contained herein.

CRITERION SMP MASTER PROGRAM ELEMENTS: PUBLIC ACCESS This is one of 7 Program Elements and states: "Assure safe, convenient and diversified access for the public to public shorelines of Skamania County."

FINDING(S):

- a. The proposal site is the subject of a public easement providing public visual access to the shoreline and located along the entire Rock Cove perimeter of the site.
- b. The public access easement was granted by Skamania County as the property owner when the site was divided in 1996, however, no pathway has been developed within the public access easement.
- c. The 50' shoreline setback of the Urban Environment applies to structures associated with development of the public pathway and a variance would be required prior to development of the pathway.
- d. The public has been using a portion of the site—without an easement to do so—for physical access to the shoreline as an informal non-motorized boat launch.
- d. The applicant has initiated a concurrent proposal to amend the plat recorded in 1996 to modify the location of the lot lines and the public easement. The intended modification should consider the provision public physical access to the shoreline in exchange for partially reducing public visual access. The public access includes foot trails and public right of ingress and egress. Conditions are necessary to ensure the above.
- e. The existing and proposed access will not endanger life or property nor interfere with the rights inherent with private property.
- f. The City Council encourages the public access areas which are planned features of the proposal.
- g. As conditioned, the proposal does not curtail or reduce the existing free movement of the public, as such, the proposal is not discouraged.
- h. [The Planning Commission recommends retaining public access between the](#)

construction phases until the accessible pathway is constructed, improving connectivity through the center of the property, retaining circulatory access around the property in place of out-and-back access.

i. The findings above are made in consideration of findings located elsewhere in this permit.

CONCLUSIONS OF LAW: This project will comply with the SMP's Public Access Element upon satisfaction of conditions 7, 8, and 8A below and the other conditions contained herein.

CONDITIONS:

**7. Prior to the Start of Construction** the proponent shall provide financial assurance that the public access components of the project will be completed.

**8. Within 3 years or prior to occupancy of future phases**, whichever occurs first, all facilities for public access shall be installed.

**8.A Prior to the Start of Construction** the proponent shall formalize all easements for public access. This may be done through the plat amendment process.

CRITERION SMP MASTER PROGRAM ELEMENTS: CIRCULATION This is one of 7 Program Elements and states: "Develop safe, convenient and diversified circulation systems to assure efficient movement of people during their daily and other activities with minimum disruptions to the shoreline environment and minimum conflict between the different users."

FINDING(S):

- a. The public pathway easement around the site is considered under the Public Access and Recreation elements of the SMP and is not considered a major thoroughfare, transportation route, terminal or other public facility.
- b. The proposal includes no other components considered major thoroughfares, transportation routes, terminals or other public facilities. As a result, the circulation element does not require in-depth findings by the City Council.

CONCLUSIONS OF LAW: This project will comply with the SMP's Circulation Element upon satisfaction of the conditions contained herein.

CRITERION SMP MASTER PROGRAM ELEMENTS: RECREATION This is one of 7 Program Elements and states: "Assure diverse, convenient, and adequate recreational opportunities along the shorelines of Skamania County for the local residents and a reasonable number of transient users."

FINDING(S):

- a. Recreational uses of the site include free public visual access along a pedestrian pathway and potential public physical access to Rock Cove. Recreational uses also include the fee-based operation of the water-related commercial use as a hotel for transient users.
- b. Development of these access/recreation amenities is subject to permitting under the Critical Areas Code and Stevenson Engineering Standards which will ensure the health and safety of the facilities and will preserve the integrity of the environment.
- c. The City Council encourages the proposed private recreational pathways which connect to the proposed public access areas.
- d. The inherent location of the proposal provides recreational opportunities for local citizens and tourist visitors.
- e. The proposed recreational amenities on the site are compatible with adjacent uses.
- f. There is no need for state or local government to acquire additional portions of

this shoreline property for recreational purposes.

g. The findings above are made in consideration of findings located elsewhere in this permit.

CONCLUSIONS OF LAW: This project will comply with the SMP's Recreation Element upon satisfaction of the conditions contained herein.

CRITERION SMP MASTER PROGRAM ELEMENTS: SHORELINE USE This is one of 7 Program Elements and states: "Assure appropriate development in suitable locations without diminishing the quality of environment along the shorelines of Skamania County."

FINDING(S):

- a. The proposal involves land use and no water use. The land use relates to and does not conflict with the existing uses of the water at the specific site.
- b. A publicly-funded analysis (EPA Vision to Action Program) of appropriate development for the site concluded the appropriateness of the proposed uses at this site.
- c. Specific land uses and location of structures is considered under the Urban Environment Regulations.
- d. The findings above are made in consideration of findings located elsewhere in this permit.

CONCLUSIONS OF LAW: This project will comply with the SMP's Shoreline Use Element upon satisfaction of the conditions contained herein.

CRITERION SMP MASTER PROGRAM ELEMENTS: CONSERVATION This is one of 7 Program Elements and states: "Assure preservation of unique, fragile and scenic elements, and of non-renewable natural resources; assure continued utilization of the renewable resources."

FINDING(S):

- a. The City has secured third-party consultant support to review the proposal's compliance with the Critical Areas Code and assure the site manages extant fish and wildlife habitat in accordance with the Conservation Element and its policies.
- b. The proposal, as conditioned, preserves scenic and aesthetic qualities of the shoreline.
- c. The findings above are made in consideration of findings located elsewhere in this permit.

CONCLUSIONS OF LAW: This project will comply with the SMP's Conservation Element upon satisfaction of conditions 9 through 11 below and the other conditions contained herein.

CONDITIONS:

- 9. Prior to the Start of Construction** a Critical Areas Permit shall be secured for the development and all pre-construction conditions of the permit shall be satisfied. Any offsite mitigation necessary to secure the critical areas permit may be located within the shoreline area, provided the offsite mitigation complies with the conditions contained herein.
- 10. Prior to Occupancy** all construction related conditions of the proposal's Critical Areas Permit shall be satisfied.

CRITERION SMP MASTER PROGRAM ELEMENTS: HISTORICAL/CULTURAL This is one of 7 Program Elements and states: "Protect, preserve and restore sites and areas having historical, cultural, educational and scientific values."

- FINDING(S):
- a. An Cultural Resources Study was completed on 2/4/2020 by Applied Archaeological Research Inc. (AAR), which concludes the site lacks buildings, structures, or sites that are listed in or eligible for listing in national, state, or local preservation registers.
  - b. The study by AAR also provides recommendations which are included as SEPA mitigation measures. Historical/Cultural Element.
  - c. The study by AAR identifies the previous uses of the site and its focus on eligibility for preservation registers does not consider the inherent historic, cultural, or educational value of the site's historic use, discontinuance, and proposed re-use.
  - d. The inherent historic, cultural, and educational value of the site's historic usage, discontinuance, and reuse can be preserved through the installation of an interpretive sign. .
  - e. The findings above are made in consideration of findings located elsewhere in this permit.

CONCLUSIONS OF LAW: This project will comply with the SMP's Historical/Cultural Element upon satisfaction of the conditions contained herein.

CONDITIONS:

**11. Prior to Occupancy** an interpretive sign shall be installed on the site within a public access area. The content of the sign shall address the site's history, complement, and not duplicate other signs within the system of interpretive signs existing in the city. The interpretive sign should incorporate the city's standard design elements and the applicant shall obtain approval from the Shoreline Administrator prior to sign fabrication.

CRITERION SMP SHORELINE POLICY STATEMENTS FOR THE USE ACTIVITIES This section of the SMP details specific policies for 21 types of use activities that serve as "the criteria upon which judgements [sic] will be based in granting shoreline permits".

- FINDING(S):
- a. Of the 21 specific uses identified in this section of the SMP, only 6 require detailed findings herein: Archeological Areas and Historic Sites, Commercial/Industrial Development, Recreation, Solid Waste Disposal, Utilities, and Wildlife.
  - b. Archeological Areas and Historic Sites.
    - 1. The Cultural Resources Report performed by AAR identifies no resources which are listed or eligible for listing in the national, state, or local historic registers.
    - 2. An inadvertent discovery policy is one of the 16 required SEPA mitigation measures which must be satisfied as part of the site's development.
    - 3. The Inadvertent Discovery Policy includes appropriate protocols for stopping and restarting work if archaeological or historic resources are found.
  - c. Commercial/Industrial Development.
    - 1. The proposed use (hotels, motels, condominiums) is considered water-enjoyment uses and benefits from its proximity to the shoreline.
    - 2. The proposal site is not owned by the Port District, however, it is encouraged because it is located in an Urban Environment where the use is permissible.
    - 3. The Council has assessed the scenic views of the area and concludes the proposal, as conditioned herein, has acceptable effects, *expecially from the County Fairgrounds across Rock Cove.*
    - 4. Parking facilities are located in appropriate places away from the immediate



water's edge and recreational areas.

5. Public visual public access, and potential public physical access, to the waterfront are integral parts of this proposal.

6. The new commercial/industrial facilities have proposed locations outside of the 50' shoreline setback and minimize unwarranted use of the shorelines.

7. Standards for building setbacks and design, site coverage and landscaping are dealt with through other sections of the SMP and through the City's Zoning Code.

d. Recreation.

1. The proposal includes public visual access, and potential public physical access, to the shoreline and facilitates recreational uses.

2. The proposed new public access relieves pressure from other, informal access points along the Rock Cove.

3. The proposal includes a pathway that provides linear access and linkage between other pathways and the site's public access points.

4. Standards for views and scenic vistas are dealt with through other sections of the SMP.

5. The location of parking facilities is dealt with through other sections of the SMP.

6. The proposed public access and pathway supplement the variety of recreational developments available to nearby population centers.

7. The potential recreation facilities involved with physical access help address an existing deficit in the overall supply of formal public physical access to Rock Cove.

8. No facilities for intensive recreation are proposed at this time.

9. No recreational facilities requiring large amounts of fertilizers or pesticides are proposed at this time.

10. Public health needs are an important part of developing recreational areas and should be considered in relation to this project.

e. Solid Waste Disposal.

1. Structures and devices related to solid waste storage, collection, and transportation are considered as part of the site's administrative review under the Zoning Code.

2. The proposed does not involve disposal of solid waste on site.

f. Utilities.

1. The proposal involves installation of utilities to serve the site's needs. All utilities serve the site are proposed to be underground.

2. Suitability of the utilities to serve growth at the site will be determined based on the administrative review under the Stevenson Engineering Standards.

3. No major transmission lines are proposed for the site, and the site's location and property line configuration make extension of transmission lines infeasible.

4. Revegetation of the site is subject to administrative review under the Critical Areas Code, Zoning Code, and Stevenson Engineering Standards.

g. Wildlife.

a. On behalf of the applicants, Ecological Land Services (ELS) prepared a Preliminary Critical Areas Assessment for the site to identify rare and endangered wildlife species habitat. The proposal is subject to evaluation of impacts to rare and endangered wildlife under the Critical Areas Code.

b. The assessment prepared by ELS did not identify winter range habitats

requiring protection from development beyond those protections required by the Critical Areas Code.

c. The assessment prepared by ELS did not identify nesting sites for waterfowl, hawks, owls and eagle species requiring protection from development beyond those protections required by the Critical Areas Code.

d. Review of the project's possible detrimental impacts on wildlife resources, including the fisheries resource and spawning areas for anadromous fish, is dealt with through the Critical Areas Code.

h. The findings above are made in consideration of findings located elsewhere in this permit.

CONCLUSIONS OF LAW: This project will comply with the SMP's Master Program Elements upon satisfaction of conditions 12 and 13 below and the other conditions contained herein.

CONDITIONS:

**12. Prior to the Start of Construction** the proponent shall evaluate the recreational facilities/sites in relation with all guidelines and standards of appropriate state and local public health officials.

**13. Prior to the Start of Construction** the proponent shall apply for and obtain all appropriate approvals required under the City's Building and Zoning codes and the Stevenson Engineering Standards.

CRITERION SMP ENVIRONMENT REGULATIONS This section of the SMP details regulations applicable within specific Shoreline Environment Designations. The proposal is located in the Urban Environment, and the other 3 designation types are not detailed.

FINDING(S):

a. Inapplicable Environment Regulations. The proposal is located within an Urban Environment and subject to regulation thereunder. The proposal has not been reviewed according to the regulations for Natural, Conservancy, or Rural environments.

b. Urban Environment Regulation.

1. Purpose. Based on the review below and elsewhere herein, this proposal advances the purpose of the Urban Environment.

2. Uses. The proposal includes the following principal use: Hotels, motels, condominiums. The use is permissible in the Urban Environment. The proposed parking is accessory to the proposed principal use and is not considered a stand-alone principal use subject to shoreline conditional use review. No unlisted uses or listed conditional uses are proposed.

3. Minimum shoreline Frontage and Lot Size. Changes proposed to shoreline frontage or lot size are subject to review under the Zoning Code and short plat amendment procedures.

4. Public Access. The commercial proposal includes areas for public visual and physical access to the shoreline which do not interfere with the primary commercial activity or endanger public safety.

5. Setbacks. No buildings or structures are proposed to be located closer than 50' to the ordinary high water mark nor over water.

6. Building Height. No proposed buildings exceed 35' in height.

7. Building Design. Site plans have been submitted which illustrate the access areas of the site and their relation to the buildings. The landscaping of the site is

subject to review under Restoration, below, and the Critical Areas and Zoning codes.

8. Side yards. No buildings are proposed within the 25 minimum required side yard.

9. Front yards. No front yard requirement is identified in the SMP. Minimum front yards are subject to review under the Zoning Code.

10. Parking and Loading. No parking areas are proposed within the 50' shoreline waterfront setback area. The anticipated plat amendment or boundary line adjustment procedure will ensure no parking areas are proposed within the 25' shoreline side yard area. Parking and loading areas are proposed upland of the buildings being served.

11. Signs. No signs are proposed at this time.

12. Restoration. The proposal includes limited detail on landscaping. Vegetation within Critical Area buffers are subject to review and approval under the Critical Areas Code. Vegetation located between the buildings and Rock Creek Drive is subject to review and approval under the Zoning Code. No vegetation, landscaping or screening has been proposed for the future development area. No dilapidated buildings exist on the site. Maintenance of the construction site has not been detailed as part of the proposal but is subject to limited controls under the SEPA mitigation measures.

c. The findings above are made in consideration of findings located elsewhere in this permit.

CONCLUSIONS OF LAW: This project will comply with the SMP's Master Program Environment Regulations upon satisfaction of conditions 14 through 15 below and the other conditions contained herein.

CONDITIONS:

**14. Prior to Completion of this Project** the proponent shall submit a landscaping and/or screening plan for the future development areas of this project. The plan shall comply with the Restoration regulations of the Shoreline Management Master Program. [The landscaping/screening plan shall provide photo simulations of the project from 2 sites on the County Fairgrounds demonstrating the landscaping, within 10 years, will screen at least 50% of the building walls and rooftops from view at each location. To achieve the screening within the required timeline, the proponents shall retain as many of the existing, native trees as practicable except as necessary for site improvements or for safety purposes. All retained trees shall be indicated on the landscape plan.](#)

**15. During the Duration of this Project** the proponent shall install temporary fencing/screening around the construction site to prevent public visual and physical access to the area. In order to explain the project and temporary blockages, the fencing may include signs on the landward sides of the project. Signs shall be temporary and shall not exceed 40 square feet.

CRITERION SMP SHORELINE USE REGULATIONS This section of the SMP details specific regulations for 6 categories of use and is "intended to govern the manner in which the particular use of [sic] type of development is placed in each environment so that these [sic] are no effects detrimental to achieving the objectives of the particular environment".

FINDING(S): a. Inapplicable Use Regulations. The proposal does not include components reviewable under the Renewable Resource; Flood Plain Development, Surface Mining, or Docks and Floating Structure regulations.

- b. Construction and Operations Regulations.
  - 1. No construction equipment is proposed to enter any shoreline body of water, and the City Council lacks the authority to permit this if the need arises.
  - 2. Vegetation from shoreline areas may be removed if authorized in compliance with the Critical Areas and Zoning codes.
  - 3. The proposal is subject to review under the Stevenson Engineering Standards to ensure measures are implemented to control land-borne and water-borne siltation and erosion and will also prevent waste materials and other foreign matter from entering the water.
  - 4. Fuel and chemicals are necessary to operate the equipment used in this proposal.
  - 5. Drainage for the land being prepared for development is subject to review and approval under the Stevenson Engineering Standards.
  - 6. Road building is not proposed at this time.
  - 7. Land clearing operations are not proposed at this time.
  - 8. Equipment, fuels and/or oil may be necessary to complete this proposal.
- c. Scenic Vista and View Protection Regulations.
  - 1. No signage is proposed at this time.
  - 2. The proposal and its installation of utilities is reviewed above.
  - 3. No buildings or structures higher than 35 feet are proposed at this time.

CONCLUSIONS OF LAW: This project will comply with the SMP's Use Regulations upon satisfaction of conditions 16 through 18 below and the other conditions contained herein.

CONDITIONS:

- 16. Throughout the Duration of this Project** construction equipment shall only enter the waters of Rock Cove if authorized to do so by the appropriate state and/or federal agencies.
- 17. Throughout the Duration of this Project** All fuel and chemicals shall be kept, stored, handled and used in a fashion which assures that there will be no opportunity for entry of such fuel and chemicals into the water.
- 18. Prior to Project Completion** the proponent shall ensure that all construction debris such as fuel and oil containers and barrels and other miscellaneous litter are removed from the shoreline area. No equipment shall be abandoned within the shoreline area.

**SMC CH. 18.13 CRITICAL AREAS AND NATURAL RESOURCE LANDS**

This chapter considers whether projects are located within or likely to impact Critical Areas (Critical Aquifer Recharge Areas, Fish & Wildlife Habitat Areas, Frequently Flooded Areas, Geologically Hazardous Areas, Wetlands), requiring mitigation if impacts are identified. The Chapter is subject to administrative review and approval.

FINDING(S): a. The proponent has submitted a Preliminary Fish & Wildlife Habitat Report and is working with staff and a third-party consultant to review and finalize the permit requirements.

CONCLUSIONS OF LAW: This project will comply with the Critical Areas Ordinance upon satisfaction of the conditions contained herein.

**SUMMARY DETERMINATION OF COMPLIANCE**

The preceding discussion describes the City Council’s review of the relevant information available and evidence presented regarding FDM Development’s proposal for the Rock Cove Hospitality Center (City file SHOR2020-01). The findings and conclusions of this document justify issuance of a Shoreline Substantial Development Permit under the Skamania County Shoreline Management Master Program. The Shoreline Substantial Development Permit for this proposal is being conditionally granted subject to the conditions established herein. For ease of readership, all conditions are repeated below:

Any person aggrieved by the granting of this permit by the Council may seek review from the Shorelines Hearings Board, pursuant to RCW 90.58.180.

**1. ...[To be added by staff upon Council Approval]...**

DATED this \_\_\_\_ day of June, 2020

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For the Council,  
Scott Anderson, Mayor  
City of Stevenson

**CITY OF STEVENSON  
RESOLUTION 2020-364**

**ADOPTING FINDINGS OF FACTS SUPPORTING SINGLE FAMILY RESIDENCES IN  
THE C1 ZONE MORATORIUM RENEWAL ORDINANCE**

**WHEREAS**, the City Council for Stevenson, Washington previously approved Single-Family Residences in the C1 Zone Moratorium Ordinance No. 2019-1143 on May 16, 2019; and

**WHEREAS**, the previous moratorium expired on May 16, 2020; and

**WHEREAS**, the City has not completed the downtown plan to address this issue; and

**WHEREAS**, the City Council for Stevenson, Washington approved a new Single-Family Residences in the C1 Zone Moratorium Ordinance No. 2020-1158 on May 21, 2020; and

**WHEREAS**, RCW 35A.63.220 requires a City to conduct a public hearing and adopt Findings of Fact supporting the moratorium; and

**WHEREAS**, on June 18<sup>th</sup> a public hearing was opened at a regular public meeting and the public and staff gave testimony concerning the single-family residences in the C1 zone construction moratorium.

**NOW THEREFORE**, the City Council of the City of Stevenson, Washington, does hereby resolve as follows:

The City Council of the City of Stevenson adopts the following findings of fact:

1. The City has listed in the 2013 Comprehensive Plan to, “consider allowing new single-family development in the downtown area as conditional uses according to specific criteria such as the presence of lot sizes to small to support new commercial uses.”
2. On October 19<sup>th</sup> and 20<sup>th</sup>, 2018 the City Council met and developed a strategic plan which included a goal for the downtown to increase the mixed-use development by 2024.
3. The look and feel of the City’s downtown and waterfront districts are vital to the overall health of the City’s community and residents’ quality of life.
4. Vacant lands within the downtown and waterfront districts are in very short supply.
5. The City has completed a downtown plan including a traffic study and design standards and was in the process of discussing a path forward when the COVID-19 emergency halted all in-person meetings of city commissions and subcommittees.
6. The current C1 zone allows single-family residences and any property owner submitting a complete application for a new single-family residence would be vested to the code at the time of application.

7. The city needs an opportunity to schedule and process additional public comments after the Governor lifts COVID-19 in-person meeting restrictions regarding Ordinance 2020-1157 regarding changes to zoning and adopt reasonable standards for conditional uses in the C1 zone for single-family residences as outlined in the Comprehensive Plan to better protect the character and vitality of the community.

Passed by a vote of \_\_\_\_\_ at the regular city council meeting of June 18, 2020.

\_\_\_\_\_  
Scott Anderson  
Mayor of Stevenson

\_\_\_\_\_  
Leana Kinley  
Clerk Treasurer

APPROVED AS TO FORM:

\_\_\_\_\_  
Kenneth B. Woodrich. City Attorney



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## Public Comment for City Council Meeting 6/18/2020

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**Monica Masco** <arrowhead.monica@gmail.com>  
To: Leana Kinley <leana@ci.stevenson.wa.us>

Thu, Jun 18, 2020 at 9:52 AM

Hello Leana

I will also read during the Public Hearing 6:30pm regarding Resolution 2020-364.

I take pride in my property (mixed use residence and accounting office) located at 235 First Street. I oppose the city's resolution 2020-364 – moratorium on new single family residences in the C1 zone. If my structure was destroyed due to a catastrophic event this city resolution/moratorium would prohibit me from replacing a similar dwelling. This is unsettling and seems an unfair interference/taking of property rights. Punishment for being a good neighbor.

The City's Comprehensive Plan states on page 1

*"Stevenson is a friendly, welcoming community that values excellent schools and a small town atmosphere."*

Page 28 Goal 4 Tactic 4.3-3 states *"Ensure the viability, salability, and re-buildability of existing single-family homes in the downtown area by including zoning provisions such as designating all home built prior to January 31, 2013 as permitted uses or incorporating generous continuation policies for nonconforming single-family uses."*

As well Tactic 4.3-4 states *"Consider allowing new single family development in the downtown area as conditional uses according to specific criteria such as the presence of lot sizes too small to support new commercial uses."*

It's one thing to dream about the future of Stevenson and it's another to be sensible and respect current residents' property uses. Development should create community not push residents out.

When it comes time to revisit the C1 zoning issues I hope the city will be creative and use suitable mechanisms such as grandfather clauses (a clause in prohibitive legislation that makes exceptions for those already engaged in the activity that it bans or regulates) to keep the uses consistent with property owners intentions. Allow the back and forth of residential and business use in existing single family dwelling structures. Strict zoning uses in the C1 are not justified. Please be a good neighbor.

Thank you,

Monica Masco





Leana Kinley <leana@ci.stevenson.wa.us>

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## Public Comment for June 18 Meeting

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Pat <pat@aqcbuilders.com>  
To: leana@ci.stevenson.wa.us

Thu, Jun 18, 2020 at 11:09 AM

Leana, I'd like to submit a comment for consideration during the meeting tonight. I'm sorry for the late email.

My name is Pat Price, I've been a citizen of Stevenson since 1997. I'm a small business owner and father of three children in the public school system here. I've been a builder for 33 years and have worked in communities all across Washington and Oregon. During this time I've worked with several dozen planning departments in as many counties. I've always been impressed with the various employees who have steadfastly been of assistance in helping to bring to fruition the many varied projects I've been involved with over the years. In several cases our project required a variance and the government agencies were quite keen to help us accomplish our goals. I have only encountered a couple of instances where it seems the department had an agenda which was not consistent with following existing guidelines and operating with the intent of helping the land owner accomplish their goal within those guidelines. In this case I see that a person's right to use their property is potentially being restricted and I have to ask the participants why? What sense is there in passing an ordinance which potentially does harm to a land owner? What is the aim of making the downtown area a strictly commercial zone? What are the benefits to the community? It's my impression that a city council and a city government work for the inhabitants of the community, not against them. Please reconsider this concept of removing the possibility of new residential structures from the downtown zone as it smacks more of totalitarianism than of the ownership of property rights we all enjoy as a Constitutional Republic.

Sincerely,

Pat Price



Virus-free. [www.avg.com](http://www.avg.com)

Hello Leana,

Please include these comments in the packet for tonights meeting. I intend to make these comments during the meeting as well.

Thank you,

Brian McNamara

After attending the video conference of the Stevenson City Council Meeting on May 21<sup>st</sup>, 2020 it is painfully clear that the City Council has a foregone conclusion that Stevenson desperately needs a moratorium against “new” Single Family Detached Dwellings (SFDD) in the C1 downtown area. There was no justification provided that this was somehow necessary to ensure new “affordable” downtown residential opportunities or would somehow increase construction of new businesses. Even after acknowledging that the original emergency moratorium was initiated without due public comment, and to the detriment of property owners, the Council went ahead and approved a new moratorium. The Council flat out said “We have already decided this and it should have already been done”. This after a poignant mia-culpa provided by Councilman Paul Hendricks. As noted in last week’s Skamania County Pioneer at least 20 constituents submitted comments against renewing the Emergency Moratorium. 11 of those comments were from affected property owners. Stakeholder feedback and public opinion and are falling on deaf ears. Many current residents and property owners are still unaware of the moratorium(s).

I highlighted some farcical jargon in the new moratorium below.

WHEREAS, the Stevenson City Council finds that the City's ability to preserve the look and feel of the city as outlined in the adopted Comprehensive Plan will be jeopardized unless this moratorium is authorized; and

The “look and feel” of Stevenson remains the same as it has for over 30 years, including the SFDD. The look of Stevenson will not be enhanced by empty businesses with apartments above them.

WHEREAS, the Stevenson City Council finds that the authorization of this moratorium is necessary to protect the health, welfare, safety and future economic viability of the City;

SFDD actually protect the health, welfare and safety of the City. As for the economic vitality of the City we have a hardware store, grocery store and a few viable restaurants. The rest of the marketplace are basically “dreamer” businesses which rarely survive even in good economic times. The 1991 Comprehensive Plan identifies the fact of “retail drain”, which means that residents are spending their retail money elsewhere due to multiple market factors. Walmart, Costco, Home Depot, Safeway etc. offer better selection and prices. Our population will not make a quantum leap to change this.

WHEREAS, the City has not completed the downtown plan to address this issue; and

The City Council and Planning Commission are moving ahead with the Plan for SUCCESS to the detriment of current property owners' rights. In fact, the Ten Year Build Out in the Plan for Success states;

“» Includes concepts for private parcels, with owner knowledge. Does not infer that property owners agree or disagree with each concept. » Existing uses are NOT displaced. Any future change would require owner consent, additional planning, design, and public review”.

WHEREAS, RCW 35A.63.220 requires a City to conduct a public hearing and adopt Findings of Fact supporting the moratorium; and

This is not a true “public meeting” but yet another virtual meeting. And the Council has not shown that the moratorium is an emergency or pressing issue. In fact, it is highly unpopular with affected property owners and the general public. The overwhelming negative stakeholder and public comments addressed to the Council were ignored by the Council when they reinstated the moratorium on May 21st. There were no advocates other than Council members. Unfortunately, the Council does not feel responsible to their constituents. Therefore, the Council will once again approve the Findings of Fact to ensure the continuation of the moratorium until the Planning Commission provides them with their recommendation to make the Council desired Zoning changes permanent.)

The City Council of the City of Stevenson adopts the following findings of fact:

1. The City has listed in the 2013 Comprehensive Plan to, “consider allowing new single family development in the downtown area as conditional uses according to specific criteria such as the presence of lot sizes too small to support new commercial uses.”

What the 2013 Comprehensive Plan actually says is “4.3-1– Protect commercial space from incompatible uses, such as industrial. 4.3-2– Encourage adaptive reuse in the design of new downtown buildings. 4.3-3– Ensure the viability, salability, and re-buildability of existing single-family homes in the downtown area by including zoning provisions such as designating all homes built prior to January 1st, 2013 as permitted uses or incorporating generous continuation policies for nonconforming single-family uses. 4.3-4– Consider allowing new single-family development in the downtown area as conditional uses according to specific criteria such as (inherent property rights granted at the time of purchase) the presence of lot sizes too small to support new commercial uses”.

The City Council needs to grandfather the rights of single family detached dwelling property owners as granted at the time of purchase.

Brian McNamara

Lynn Fielding, Attorney PLLC  
 116 Vista Way  
 Kennewick, WA 99336  
 509.528.6920

RECEIVED

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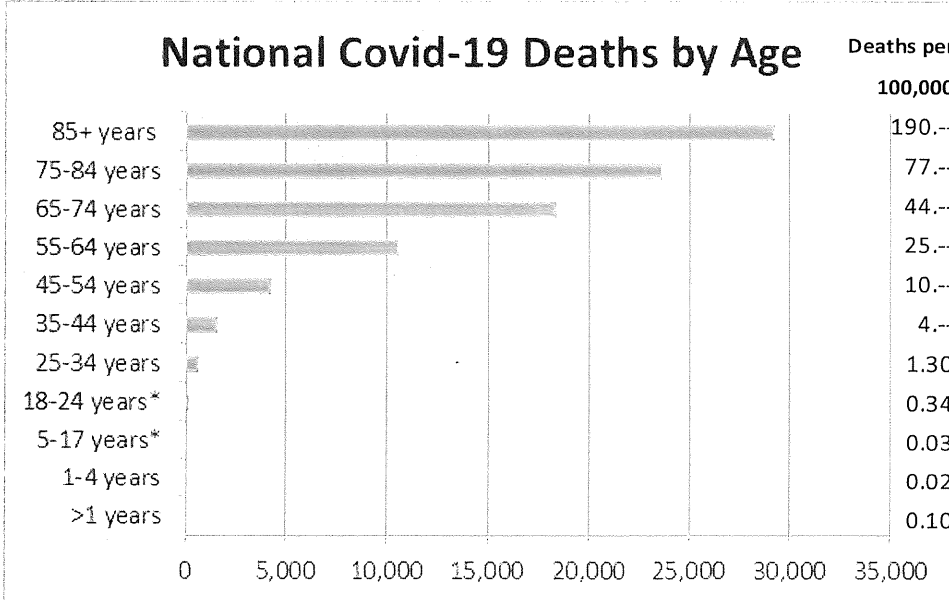
BY: \_\_\_\_\_

June 5<sup>th</sup>, 2020

Dear Mayors, County Commissioners and Council members,

As private citizens, we suggest that it is time for our locally elected officials in rural counties to take leadership roles in an increasingly rapid re-opening. We are not northern Italy, nor New York and not even Seattle. Three million Americans will not die from the Corona virus. New York did not need 40,000 respirators. And based on what we knew by April 1<sup>st</sup>, we could have adopted a surgical response directed at protecting the 75+ age cohort and immune compromised, nearly two months ago, which would have eliminated the need for an extended economic shutdown.

The coronavirus is a serious risk to the 7% of the population 75 and older, and a minimal risk to the other 93%. As the CDC based chart below shows, almost 30,000 of those over 85+ have died, which is 190 per 100,000, while 24,000 of those ages 75 to 84 have passed, (reduced down to 77 deaths per 100,000). We should be taking extra-ordinary care of those in nursing homes and those who are aging with lower respiratory and other problems. These are the populations that need screening, social separation, help shopping, and need to avoid closed, unventilated areas and contact with known carriers.



Instead, we shut down our national economy when the average risk of fatality for our working population, ages 18 to 64, is 1 in 11,700, which is about **52 times lower** than the highest risk population.<sup>1</sup>

For the K-12 school age kids, the risk of fatality is 0.03 per 100,000 students (see arrow on the chart), or 1 death per 3 million students. The risk is so small, it's not even visible when graphed.

Note that the risk of death decreases by about half for each decade age decreases.

<sup>1</sup> There are 200,061,000 adults between ages 18 to 65 with 17,031 deaths or 1 death per 11,747 persons (200,061,000 divided by 17,031 deaths equals on death per 11,747 persons). There are 6,655,000 adults who are 85 years and older with 29,214 deaths as of June 3, 2020 reported on the CDC website or one death each per 29,214 persons (calculated by dividing the 6,655,000 adults by 29,214 deaths).

Death per 100,000 will increase over time but the relationship of risk between age groups will probably not. And while you would think that the ways we count deaths would be immaculately scrubbed and nuanced - they are not. These death numbers include all deaths in some way related to Covid-19 if the virus anti-body or only symptoms were present, even if Covid-19 was not the sole, primary, or major contributor of death.

On a state level, what do we see? We see more of the same. As of May 25, according the CDC, Washington had 1,001 deaths, of which 90% (907) are from those ages 60 to 85+. There were no deaths from age 1-19 age group which includes our K-12 school population. We have only 94 deaths from our workforce age population, ages 20 to 59. Most of them were in the urban counties. Of the 94 deaths, 71% were in Snohomish and King Counties. There are 26 “no deaths” counties, and 8 “three or less deaths” counties.

<b>WA State Workforce, Death by County - Ages 20-59</b>	
<b>26 of 39 counties</b>	<b>0</b>
Stevens County	1
Whatcom County	1
Pacific County	1
Spokane County	1
Skagit County	1
Okanogan County	2
Benton County	3
Chelan County	3
Pierce County	5
Yakima County	9
Snohomish County	16
King County	51
<b>Total Deaths</b>	<b>94</b>

So, working with inadequate information, our experts erred. It happens to all of us when we work with insufficient information unless we are very lucky. But, since April 1<sup>st</sup> we have had much better information and we are still doing very little about it. Our hospitals are still shut down, (and laying off or in short census mode,) our local, small businesses and most of our personal services industries are still shut down, and our schools are not planning on re-opening. Olympia’s primary focus seems to be on finding new ways to slow-roll re-opening. It makes no sense to drag out the shutdown in 26 of our 39 counties with no deaths when the shutdown is causing more deaths, and more economic damage than it is saving.

**HOW COULD YOU AS ELECTED OFFICIALS PROVIDE LEADERSHIP?**

- A litigation fund to challenge the proposed Labor and Industry fines.
- A series of resolutions opposing slow re-openings.
- Investigation into local hospitals’ ongoing revenue decline due to non-reopening.
- Your projected revenue loss and resulting budget and program cuts.

**Thank you for your time and we thank you for your service.**

*Autumn Fielding*

President, CWAT  
(Citizens Want Action Today)

<b>CWAT will be emailing you about:</b>	
1.	WHEN PLEXI-GLASS AND SOCIAL DISTANCING DOESN’T HELP: UNDERSTAND AIR-BORNE TRANSMISSION
2.	K-12 EDUCATION
3.	THE UPCOMING UNEMPLOYMENT INSURANCE FUND CRISIS
4.	EIGHT YEARS OF “DEATH BY FLU” DATA
5.	THE VASTLY UNBALANCED COST TO RISK CALCULATION
6.	INEVITABLE CALLS FOR HIGHER FEES AND TAXES
7.	SUMMARY OF TESLA’S CAUSES OF ACTION IN CALIFORNIA

## Mid-Columbia Economic Resiliency Team Meeting June 5, 2020

Jessica Metta (MCEDD) started the meeting with introductions for guest speakers on the call.

### Reopening updates

Jessica introduced Dr. Tom Jeanne (Oregon Health Authority) to provide an overview of the updated Phase 2 guidelines that were recently released by Governor Kate Brown ([slides](#)). All reopening guidelines and county-specific reopening status can be found [here](#). Tom clarified that certain venues may have up to 250 people maximum only if physical distancing measures can still be maintained.

It was noted that COVID-19 is disproportionately affecting communities of color. Dr. Jeanne said that the state is aware of the inequities and is trying to address the issues, starting with clear communication. Oregon releases a [weekly report](#) reflecting COVID-19 case statistics for various demographics in Oregon, including race and ethnicity.

Dr. Jeanne was asked if we would be receiving more details on what “increased travel” guidance means in Phase 2. He noted that we should still be limiting non-essential travel and that Oregon will likely remain in Phase 2 until a vaccine or effective treatment is developed, and as such anticipates that more specific guidance around travel will be released at a later time.

More information can be found in the governor’s new [executive order](#). If the group has additional questions around Phase 2 guidance, contact Nate ([Nate.STICE@oregon.gov](mailto:Nate.STICE@oregon.gov)).

Jessica provided a brief update around Washington’s reopening status. Several counties, including Skamania, have been in Phase 2 for at least 21 days so are eligible to apply for Phase 3. Washington has a [risk-assessment dashboard](#) providing COVID-19 data by county. Reopening guidance can be found on the state’s [Safe Start](#) page.

**Outdoor Recreation:** Lynn Burditt (U.S. Forest Service) noted that many counties in Oregon and Washington are in different phases, leading to challenges in trying to align openings of county and state parks throughout the region. Last week a number of day-use sites were reopened and some campground sites will begin to reopen next week. Forest Service and land management agencies will hold another bi-state meeting next week and will continue conversations around plans for reopening the waterfall corridor in the Gorge. Visit [readysetgorge.com](http://readysetgorge.com) for updates on what is open. Lizzie Keenan (Mt. Hood & Columbia Gorge RDMO) mentioned that the Trail Ambassadors program will kick off again this weekend at a few trails in Hood River County.

**Ports:** Peter Mitchell (Port of Arlington) reported that the Port has opened its RV Park to overnight visitors. He noted there are a lot of out-of-state visitors starting to arrive in Oregon and are facing challenges in finding places to stay.

**Chambers:** Lizzie reported that the small business relief grant program that The Dalles Chamber is developing with Google should open up next week.

**Business Oregon:** Business Oregon recently announced the recipients in the first round of their matching small business relief program. Earlier this week MCEDD applied for the program’s second round of funding, open only to EDDs and CDFIs, to develop a grant program to support businesses that were unable to access PPP or EIDL funds. Recipients should be announced next week. Ryan DeGrofft

(Business Oregon) noted that the invitation to apply for the third round of funding for this program will likely be delayed as the agency works to disperse funds to the current grantees.

**Economic development agencies:** Dave McClure (Klickitat County Economic Development) reported that Klickitat County just released a competitive grant program to support small businesses in the County with up to \$5,000. However, since the program is using CARES Act funding, it comes with a number of regulations, and businesses should read eligibility guidelines. Find more information and apply to this program [here](#).

**Washington Department of Commerce:** Susan Nielson (Washington Department of Commerce) noted that seven counties in Washington have now moved to Phase 3. Starting June 8<sup>th</sup>, all employers will require employees to wear face masks at work. Refer to [Coronavirus Facial Covering and Mask Requirements](#) for additional detail.

**SBDC:** Greg Price (SBDC CGCC) reported that the PPP Flexibility Act has been signed into law. This bill extends the loan forgiveness time period from eight weeks to 24 weeks and extends the hire-back date for employees from June 30<sup>th</sup> until the end of the year. Additionally, eligible costs that can be submitted beyond payroll have been raised from 25% to 40% and the bill includes additional flexibility for rehiring employees. Greg also mentioned that the SBDC is hosting a webinar on Monday at 5:30p.m. with the Small Business Legal Clinic focused on legal questions for reopening in Phase 1 and 2 in Oregon. Find details and register for this webinar [here](#).

**Workforce agencies:** Heather Ficht (East Cascades Works) noted that bi-state conversations that were occurring pre-COVID-19 have restarted. Discussions are focused on how to better serve all residents and businesses on both sides of the river. Amy Martinez (South Central Workforce Council) stated that these efforts started over a year ago and workforce agencies in Oregon and Washington are communicating regularly as counties begin to reopen and workers and businesses need support. Amy noted that both states have disaster recovery funding to support these efforts. Mike Scroggs (Oregon Rapid Response Program, CGCC) mentioned that they are continuing to focus on worker reemployment training and that they have funds to support worker needs.

**Regional Economists:** Kale Donnelly (Oregon Employment Department) provided a report on Oregon's unemployment claims ([link](#)). Demographics of unemployment claims can be found [here](#). Economic indicators for the Columbia Gorge using April data can be found [here](#). Progress around unemployment claims in Oregon can be found [here](#). For more information regarding unemployment data and updates, contact Kale ([Kale.donnelly@oregon.gov](mailto:Kale.donnelly@oregon.gov), 541-206-1645). Scott Bailey (Washington Employment Security Department) noted that national data around employment in the U.S. was just released ([link](#)). Scott provided a report on Washington's unemployment claims ([weekly report](#)). Details for weekly claims for Skamania and Klickitat counties can be found on the Department's [dashboard](#) and a report on demographics can be found [here](#). Scott noted that additional resources have been put towards preventing fraudulent unemployment insurance claims, and Washington has recouped over \$300 million in claims benefits as a result. So far Washington has data for initial PUA claims by county, along with regular initial and initial PEUC claims but due to capacity restraints does not yet have data for continuing PUA or PEUC claims.

Jessica thanked the group for their work. If there are items you'd like communicated during next week's meeting, please send details to [jacque@mcedd.org](mailto:jacque@mcedd.org). This group will meet next Friday (June 12) at 11:00 a.m.

**MID-COLUMBIA ECONOMIC RESILIENCY TEAM**

**June 5**

Aaryn Rassmussen	Columbia Gorge Regional Airport	
Abe Friedman	Office of Senator Maria Cantwell	
Alberto Isiordia	Washington Employment Security Department	
Amy Gibbs	Oregon Employment Department	
Amy Martinez	South Central Workforce Council (WA)	x
Andrea Klaas	Port of The Dalles	x
Angie Weiss	Skamania County Chamber of Commerce	
Anna Osborn	The Next Door, Inc.	
Anne Medenbach	Port of Hood River	x
Arlene Burns	City of Mosier	
Ashley Huckaby May	Visit Hood River Council	
BJ Westlund	Office of Senator Jeff Merkley	
Bryan Stebbins	Office of Senator Patty Murray	
Buck Jones	Columbia River Inter-Tribal Fish Commission (CRITFC)	
Captain Tony Gilmer	Klickitat County	
Carrie Pipinich	Mid-Columbia Economic Development District, Wasco/Sherman EDO	x
Charlotte Bentley	USDA Rural Development - Oregon	
Chuck Thompson	Oregon State Senate	
Dallas Fridley	Oregon Employment Department	x
Dan Mahr	Office of Senator Jeff Merkley	
Dan Spatz	Columbia Gorge Community College	
Dana Peck	Goldendale Chamber of Commerce	
Dave McClure	Klickitat County Economic Development	x
David Kavanagh	Klickitat County Public Health	
Emily Reed	Columbia Gorge Tourism Alliance	x
Eric Nerdin	USDA Rural Development - Oregon	
Eric Proffitt	Worksource Oregon	
Erick Garman	Oregon Department of Agriculture (exports)	
Evan Bryan	Office of State Senator Bill Hansell	
Gabriel Muro	The Next Door, Inc.	
Gladys Rivera	One Community Health	
Gordon Zimmerman	City of Cascade Locks	x
Greg Price	Columbia Gorge Community College/Small Business Development Center	x
Greg Svelund	Oregon Department of Environmental Quality	x
Hannah Brause	WSU Extension, Klickitat and Skamania	x
Hannah Ladwig	Gorge Grown Food Network	
Heather Ficht	East Cascades Works (OR)	
Jacob Egler	Office of Senator Ron Wyden	
Jacque Schei	Mid-Columbia Economic Development District	x
Jarett Glibert	Columbia Gorge Community College	



Jennifer Toepke	Port of The Dalles	x
Jessica Metta	Mid-Columbia Economic Development District	x
John Huffman	USDA Rural Development - Oregon	
John Swanson	Office of State Senator Chuck Thompsen	
Jonathan Hale	Office of Senator Maria Cantwell	
Josh Bruce	UO/IPRE	
Justin Withem	Office of State Representative Anna Williams	
K'Lynn Lane	Condon Chamber of Commerce	x
Kale Donnelly	Oregon Employment Department	x
Kallie Kurtz	Washington Employment Security Department	x
Kate Schroeder	Hood River County Chamber of Commerce	x
Kathleen Cathey	Office of Senator Ron Wyden	x
Kevin Waters	Skamania Economic Development Council	
Kristy Beachamp	Oregon Health Authority	x
Krystyna Wolniakowski	Columbia River Gorge Commission	x
Leticia Valle	Washington Employment Security Department	
Liliana Justo-Bello	The Next Door, Inc.	x
Lisa Atkin	Gilliam County	
Lisa Farquharson	The Dalles Area Chamber of Commerce	
Lizzie Keenan	Mt. Hood & Columbia Gorge Regional Destination Management Organization	x
Lynn Burditt	U.S. Forest Service	x
Lynn Longan	WA Department of Commerce	
Marc Thornsby	Port of Klickitat County	x
Marla Keethler	City of White Salmon	
Matt Craigie	ECONorthwest	
Matt King	Wallowa Resources	
Michael Held	Business Oregon	
Michael McElwee	Port of Hood River	
Michelle Mulrony	Klickitat County	
Mike Scroggs	Oregon Rapid Response Program, Columbia Gorge Community College	x
Nate Stice	North Central Regional Solutions	x
Neita Cecil	North Central Public Health District	
Olga Kaganova	Port of Cascade Locks	
Pat Albaugh	Port of Skamania County	
Peter Mitchell	Port of Arlington	x
Rachael Fuller	City of Hood River	x
Rep. Anna Williams	Oregon House of Representatives	
Rep. Daniel Bonham	Oregon House of Representatives	
Richard Evans	Office of Senator Maria Cantwell	
Richard Foster	Klickitat County Economic Development	x
Ryan DeGrofft	Business Oregon	x
Sarah Kohout	Office of Senator Maria Cantwell	

Sarah Means	South Valley/Mid-Coast Regional Solutions	
Sarah Sullivan	Gorge Grown Food Network	
Scott Bailey	Washington Employment Security Department	x
Sean McCormick	Oregon Office of Emergency Management	
Sondra Pieti	Washington Employment Security Department	
Stephanie Anderson	Maupin Chamber of Commerce	
Stephanie Krell	Wasco County	
Stephanie Siebold	East Cascades Workforce Investment Board (OR)	
Steve Scardina	Oregon Restaurant & Lodging Association	
Susan Nielsen	Washington Department of Commerce	x
Tami Stockton	Wheeler County Economic Development	
Tammara Toppel	Mt. Adams Chamber of Commerce	
Tatiana Eckhart	Mid-Columbia Economic Development District	x
Teresa Cummings	Oregon Rapid Response Program, Columbia Gorge Community College	x
Teri Thalhofer	North Central Public Health District	
Tom Schnell	Business Oregon	
Wendy Popkin	Oregon Restaurant & Lodging Association	
Will Norris	City of Hood River	
<b>Guest</b>		
Dr. Tom Jeanne	Oregon Health Authority	x

**Mid-Columbia Economic Resiliency Team**  
**Weekly Digest – Tuesday, June 9**

*This digest is compiled weekly by the Mid-Columbia Economic Development District. It includes information and resources from Oregon, Washington, and the Mid-Columbia area related to employment, commerce and economic development issues surrounding COVID-19. If there are resources that you would like to share with the group or if you have questions, please contact Jacque ([Jacque@mcedd.org](mailto:Jacque@mcedd.org)). Resources related to employment, commerce, and economic development will be posted on the COVID-19 page at [mcedd.org/ready](http://mcedd.org/ready).*

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**The Paycheck Protection Program (PPP) Flexibility Act of 2020** has been passed. It provides borrowers additional time to qualify for forgiveness and eases the restrictions on how much of the forgivable portion of the loan proceeds must be used for payroll costs. The Small Business Administration, in consultation with Treasury, will issue rules and guidance, a modified borrower application form, and a modified loan forgiveness application implementing the legislative amendments. Read more details [here](#). The last day a [PPP](#) loan application can be approved is June 30, 2020.

**USDA is making available up to \$1 billion in loan guarantees** to help rural businesses meet their working capital needs during the coronavirus pandemic. Additionally, agricultural producers that are not eligible for USDA Farm Service Agency loans may receive funding under USDA [Business & Industry CARES Act Program](#) provisions. Application Deadline: September 15, 2021, or until funds are expended.

**OREGON:**  
**Oregon [reopening guidance](#)**

**In partnership with the Governor Brown’s Regional Solutions team, SEDCOR** will be hosting a webinar, June 11<sup>th</sup> at 8:30 am, about how to access the Governor’s \$30M Food Security and Farmworker Safety Project fund. [Register here](#).

**Governor Kate Brown approves 26 counties for Phase 2 of Reopening:** Governor Kate Brown approved 26 counties to move into Phase 2 of reopening on June 5, 6 and 8 under her framework for building a safe and strong Oregon. [Learn more](#).

**Governor Kate Brown announces Phase 2 of building a safe and strong Oregon:** Governor Kate Brown recently announced details about Phase 2 of reopening under her framework for building a safe and strong Oregon. There are 31 counties that can apply to enter Phase 2 on Friday, June 5. [Read more](#).

**Governor Brown** issued [executive order 20-27](#) to set baseline requirements that apply statewide and provides a statewide phased reopening process and guidelines that apply in Phase 1 and Phase 2..

**Oregon Health Authority** has issued mask and face covering [guidance](#) for businesses, transit, and the public.

**Economic Disparities, an Ongoing Discussion:** The Office of Economic Analysis writes about historical disparities in employment and how economic recession and recovery impacts different racial and ethnic groups across Oregon. The office will continue to analyze and write about the implications and

differences geographically, for various industries and occupations and for different socio-economic and racial groups across the state. [Read the blog post.](#)

## **WASHINGTON:**

### **Washington [reopening guidance](#)**

**The Yakama Nation’s Indian Health Service** has been offering drive-thru testing to expand service for their members. They have requested the assistance of the Washington National Guard’s Community Based Testing Team to help get their members tested. A temporary drive-thru testing site will be located in Goldendale on Thursday, June 11<sup>th</sup>, at the Goldendale Middle School. Any tribal member that is in need of a test will need to contact the Indian Health Service clinic (509-865-1708).

**Governor Inslee and the state’s Joint Information Center** launched an updated version of the state’s [COVID-19 risk assessment dashboard](#) last week. The dashboard provides researchers and the public a better ability to see what’s happening at the regional and county level when it comes to COVID-19 activity, testing, and healthcare system readiness.

**Governor Inslee** released a [template for businesses in Phase 3](#) of the Washington “[Safe Start](#)” plan. Each business or entity operating in Phase 3 must develop a written safety plan outlining how its workplace will prevent the spread of COVID-19. A business may fill out this template to fulfill the requirement or may develop its own safety plan.

**Beginning June 8, all employees in Washington** will be required to wear a cloth facial covering, except when working alone in an office, vehicle, or at a job site, or when the job has no in-person interaction. Employers must provide cloth facial coverings to employees, unless their exposure dictates a higher level of protection under the Department of Labor and Industries’ [safety requirements](#). Employees may choose to wear their own facial coverings at work, provided it meets the minimum requirements. The state also has [information](#) about cloth face coverings for the public.



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## Fwd: Common Sense Leadership: National COVID Deaths by Age

1 message

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**Matthew Knudsen** <matthew.knudsen@ci.stevenson.wa.us>  
To: Leana Kinley <leana@ci.stevenson.wa.us>

Fri, Jun 12, 2020 at 6:11 PM

As communication from CWAT is being included in the packet, I feel it important to include the below email exchange, as well.

Thank you.

----- Forwarded message -----

From: **Matthew Knudsen** <matthew.knudsen@ci.stevenson.wa.us>  
Date: Tue, Jun 9, 2020 at 10:49 AM  
Subject: Re: Common Sense Leadership: National COVID Deaths by Age  
To: autumn fielding <fielding.cwat@gmail.com>

I disagree with your data and logic. It is inappropriate and overlooks the after-effects that impact some even mild Covid cases in healthier and stronger individuals after they have recovered from the initial infection.

I don't disagree that things must move forward in some fashion, but these are uncertain times and absolutely there is not a clear answer for every situation. Wait too long and the economy and people are affected. Wait too little and people increase infection risks. We are seeing some outbreaks in our neighboring counties that have been pushing ahead with reopening (between increased workers on site and visitors flocking over).

I appreciate the sentiment and passion you bring to this, but I cannot share in it—as I find it encourages unnecessary health risks for too many until we find a way of moving forward while reducing undue exposure. Slow and modified interactions will be key in keeping the population across all states safe. We all are being impacted in some way, but better than some being crippled or dead.

On Tue, Jun 9, 2020 at 10:34 AM autumn fielding <fielding.cwat@gmail.com> wrote:

Dear WA state Mayors, County Commissioners and Council members,

**Citizens Want Action Now** is an association that is strongly advocating for common sense leadership during this unprecedented time.

We suggest that it is time for **locally elected officials in rural counties to take leadership roles in rapidly re-opening your local economy.**

The coronavirus is a serious risk to the 7% of the population 75 and older, and a minimal risk to the other 93%. As the CDC based chart below shows, almost 30,000 of those over 85+ have died, which is 190 per 100,000, while 24,000 of those ages 75 to 84 have passed, (reduced down to 77 deaths per 100,000). We should be taking extra-ordinary care of those in nursing homes and those who are aging with lower respiratory and other problems. These are the populations that need screening, social separation, help shopping, and need to avoid closed, unventilated areas and contact with known carriers. **The Virus specifically attacks 16% of the population, which accounts for 2-3% of America's workforce;** a group more able to stay at home and self-isolate.

Based on information provided by local health districts, we could have adopted a surgical response over two months ago directed at protecting the 75+ age cohort and immune compromised, which would have eliminated the need for an extended economic shutdown.

CWAT strongly advocates for a re-opening to minimize the host of secondary effects that may cost more lives than we save.

Please read the attached PDF and review our website for more information.

Autumn Fielding  
President, CWAT  
<https://www.citizenswantactiontoday.com>

--  
Matthew Knudsen  
City Council Member, Seat #5 | City of Stevenson, Washington  
PO Box 371 | Stevenson, WA | 98648-0371  
503-730-3827

--  
Matthew Knudsen  
City Council Member, Seat #5 | City of Stevenson, Washington  
PO Box 371 | Stevenson, WA | 98648-0371  
503-730-3827



# City of Stevenson

Leana Kinley, City Administrator

Phone (509)427-5970  
FAX (509) 427-8202

7121 E Loop Road, PO Box 371  
Stevenson, Washington 98648

To: Stevenson City Council  
From: Karl Russell, Public Works Director and Leana Kinley, City Administrator  
RE: Sewer Plant Update  
Meeting Date: June 18th, 2020

## **Executive Summary:**

This is an overview of items staff has been working on over the past month in line with the direction council gave to staff.

## **Overview of Items:**

**Plant Operations:** Through networking with the Department of Ecology, we have been put in contact with an individual that deciphers the microbiology of biosolids, Victor Cruz. He was willing to take a look at a sample that was taken from our oxidation ditch and give his opinion on what may be causing the lack of settling we are experiencing. Two types of filamentous bacteria were identified that are contributing to “bulking issues” (settling issues). We are currently following guidelines given by Victor Cruz and D.O.E. to remove/reduce these bacteria from our waste water treatment process. We started mitigation of these bacteria on 05/28. We have not seen any measurable results as of 06/11 but we don’t expect to see results right away. Results will vary depending on the number of bacteria and the amount of “food” in the system. The results of the examination are included in the council packet.

The plant continues to see marked improvement with the side streaming efforts of Backwoods Brewing, Walking Man and LDB, Inc. Walking Man has decided to temporarily halt brewing operations. They will evaluate whether to continue brewing in Stevenson, or arrange for some other option either off-site or contracted going forward.

The average monthly Influent BOD load has been:

### **2018**

- January 675 lbs/day – No Effluent Violations
- February 1,793 lbs/day – No Effluent Violations
- March 1,099 lbs/day – BOD and TSS Effluent Violations
- April 991 lbs/day – BOD and TSS Effluent Violations
- May 1,265 lbs/day – BOD and TSS Effluent Violations
- June 1,124 lbs/day – No Effluent Violations
- July 920 lbs/day – Low pH Violation (one day)
- August 1,113 lbs/day – No Effluent Violations
- September 1,439 lbs/day – Low pH Violation (one day)
- October 1,072 lbs/day – No Effluent Violations
- November 1,032 lbs/day – No Effluent Violations
- December 807 lbs/day – No Effluent Violations

## 2019

- January 776 lbs/day – Solids washout from clarifiers on 29<sup>th</sup> and 30<sup>th</sup>, TSS and BOD Effluent Violations
- February 749 lbs/day – Solids washout from clarifiers on the 18<sup>th</sup>.
- March 803 lbs/day – Solids washout from clarifiers on March 13<sup>th</sup>, TSS Effluent Violation
- April 589 lbs/day – Solids washout from clarifiers on April 1<sup>st</sup>
- May 1,067 lbs/day – No Effluent Violations
- June 897 lbs/day – No Effluent Violations
- July 785 lbs/day – No Effluent Violations
- August 833 lbs/day – No Effluent Violations
- September 720 lbs/day – No Effluent Violations
- October 810 lbs/day – No Effluent Violations
- November 620 lbs/day – No Effluent Violations
- December 588 lbs/day- No Effluent Violations

## 2020

- January 417 lbs/day- No Effluent Violations
- February 270 lbs/day- No Influent/Effluent Violations Inf Flow Total 7.532 Mil/Gal.
- March 324 Lbs/day No Influent/Effluent Violations Inf Flow Total 4.223 Mil/Gal.
- April 389 Lbs/day No Influent/Effluent Violations, Inf Flow Total 3.852 Mil/Gal.
- June 295 Lbs/day No influent/Effluent Violations, Inf Flow Total 3.315 Mil/Gal.

The current permit limit for Influent is 612 lbs/day and the current upgrades in the adopted General Sewer Plan call for a design max monthly BOD loading of 1,611 lbs/day.

### WWTP Design:

Final design of the WWTP will be delivered to D.O.E. in June of this year. D.O.E has 60 days to review and approve the design. We are currently at 50% design. 50% design for the Rock Creek Lift Station is complete and under review.

### Funding:

Both applications for USDA and EDA for the lift station project are moving forward. The EDA application is in the final review process at the state level. Once complete it will move on to DC and we should have an answer in July. The total project amount is \$5,068,000 and 80% would be covered by the grant and the remaining 20% will be covered by a USDA loan. The city received and signed off on the Letter of Conditions and is awaiting final obligation of funds.

The Department of Ecology loan for the design of the upgrades expires on June 30, 2020. Our extension request has been approved and we are awaiting final paperwork for council approval.

### Compliance:

The draft amendment to the Administrative Order is still in process. When it is finalized it will require additional testing.

The contracts with Significant Industrial Users are still in process. They have been reviewed and approved by Ecology. The contract with Backwoods is on the agenda for council approval.

### Action Needed:

None



*Victor Santa Cruz  
1341 Creekwood Court  
Perris, CA 92571-4935*

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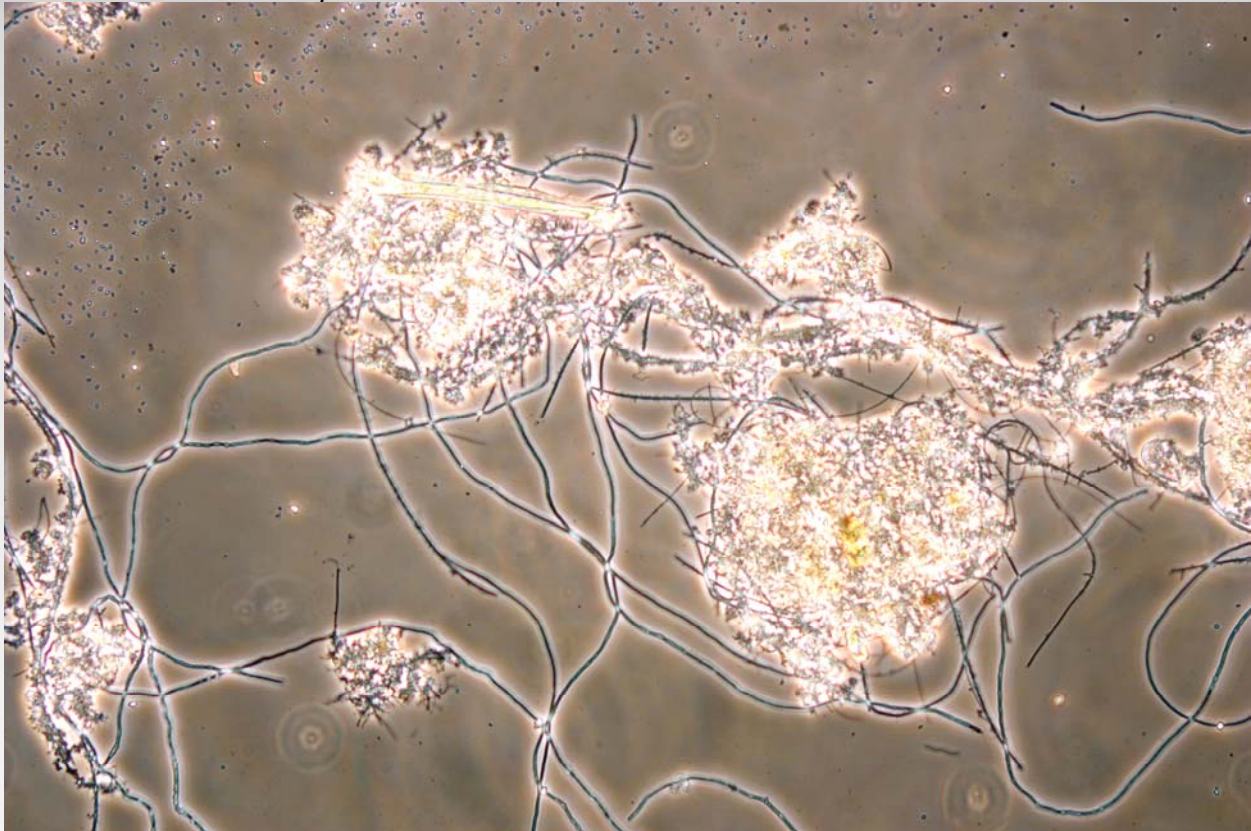
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Ian Lofberg  
City of Stevenson  
PO Box 381  
Stevenson, WA 98648-0371

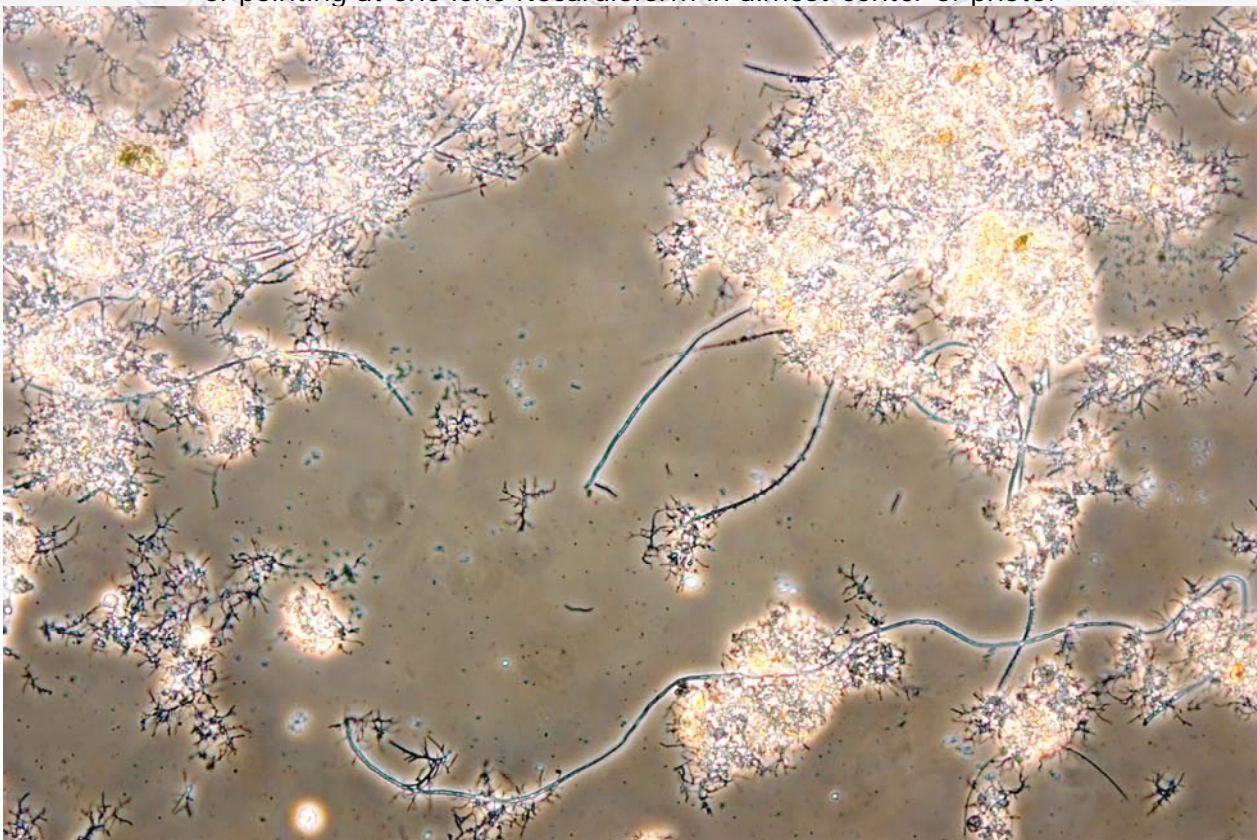
Ian:

Received one package on Friday 15 May 2020 via USPS with two samples. One sample was labeled as "mixed liquor" and second sample as "foam". Used a phase contrast microscope at 100x, 400x, and 1000x to identify any filamentous bacteria that might be causing bulking problems. Here is the summary: The filamentous bacteria that extends out of the floc is filament type 021N and Nocardioforms can be found in large concentrations in the foam sample. The following is a pictorial guide to both these organisms at various magnifications.

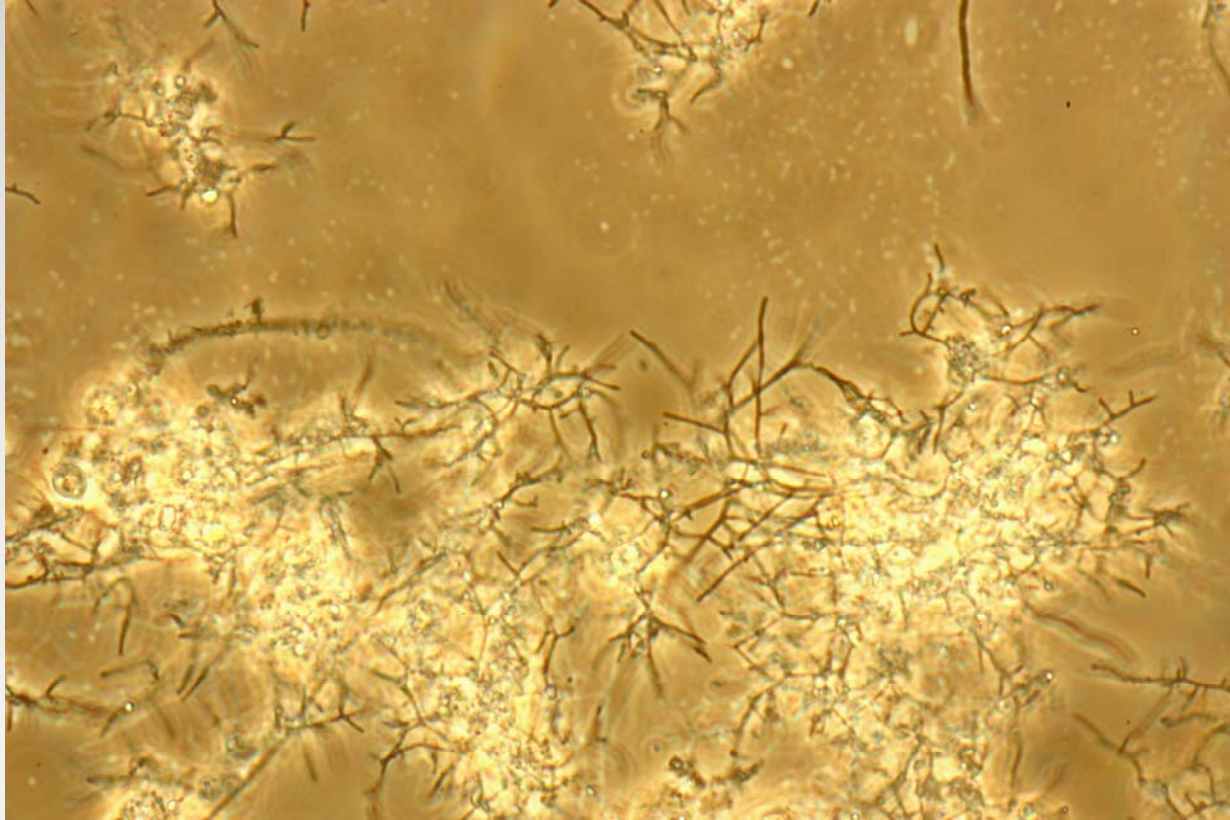
*Wet Mount, Mixed Liquor, 100x, Phase Contrast:*



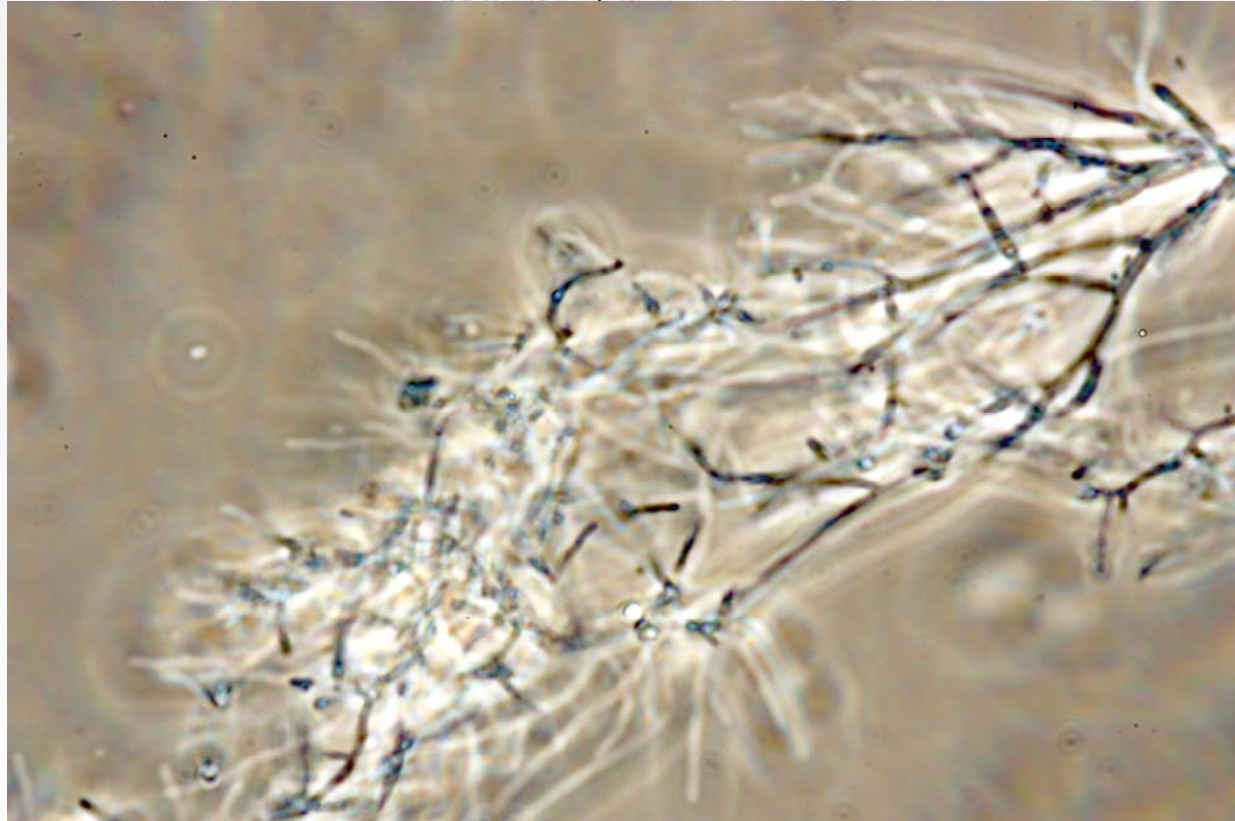
Both photos 100x. Top/Bottom photo show filament type 021N extending out of floc. Bottom photo displays branched, dispersed Nocardioforms found in bulk solution (one lone filament sort of pointing at one lone Nocardioform in almost-center of photo).



*Wet Mount, Mixed Liquor, 400x and 1000x, Phase Contrast:*



Nocardioforms. Top 400x, bottom 1000x.



*Ad*

*Wet Mount, Mixed Liquor, 1000x, Phase Contrast:*



Filament type 021N at 1000x. Distinctive beer barrel-shaped cells in filament.



## Summary:

Sample has two distinct filamentous bacteria present that are contributing to bulking issues. Filament type O21N extends out of floc slowing down settling and subsequently compaction of solids. Dispersed Nocardioforms found in bulk solution are extremely small; very fine solids that can be trapped on air bubbles as they rise to the surface (similar to a dissolved air floatation-DAF) system and creating foaming issues.

Filament type O21N has been associated with presence of organic acids that can be introduced into a treatment process from septic dumpers, equalization basin with no mixing, primary fermenters (holding solids for too long in primaries), any place that holds solids for too long that goes anaerobic. Busted bubble diffusers/aerators that are not adequately mixing and allow solids to settle in aeration basins. Keep an eye out for areas in treatment process where anaerobic conditions might be allowing solids to ferment and produce volatile organic acids.

Dispersed Nocardioforms need to be physically and permanently removed from treatment process and not be reintroduced back into the system. Mix removed foam and primary grit and dump. Dispersed Nocardioforms can be coaxed back into the floc through the use of high charge density, cationic polymer such as Clarifoc LA 2691 (see "The Role of Nocardioform Filaments in Activated Sludge Foaming").

**After recording return to:**

**City of Stevenson  
PO Box 371  
Stevenson, WA 98648**

## **AMENDMENT TO LICENSE AGREEMENT**

Amendment to that agreement dated January 1, 2018 by and between the City of Stevenson, a Washington Municipal Corporation, hereinafter referred to as Licensor, and Justin Gross, dba Big River Grill, hereinafter referred to as Licensee, effective January 1, 2020.

Recitals:

- A. Licensor is a Washington Municipal Corporation known as Stevenson, Washington.
- B. Licensee is an individual doing business as Big River Grill, and restaurant adjacent to a city park known as Walnut Park.
- C. By agreement, Licensor licensed Licensee to use part of Walnut Park for *al fresco* dining during a five-month period each year when the weather is typically warmer.
- D. Licensor granted this use according to the terms and conditions set forth in the original agreement in effect January 1, 2018 (the "Original Agreement").
- E. On March 16, 2020 Governor Jay Inslee issued proclamation 20-13 prohibiting the onsite consumption of food and/or beverages in a public venue, including restaurants.
- F. Skamania County entered into Phase 2 of the Safe Start plan on May 11, 2020, which allows for onsite restaurant dining at 50% capacity.
- G. Any further opening, or possible closing, of onsite dining at restaurants is dependent on the success of the health of the county.

### **Section 1. Amendment**

In consideration of the mutual promises contained in the Original Agreement, the parties agree to amend the terms of the original agreement as follows:

Key: New language: underlined  
Deleted language: ~~strikethrough~~

### **SECTION THREE** **Periodic Payments**

Licensee shall pay Licensor for this license at the rate of Five Hundred and 00/100 dollars (\$500.00) plus leasehold tax thereon, currently at the rate of 12.84% per RCW 82.29A.030, due and payable on the first day of each month, in advance and without notice. Partial or full month payments will be prorated and refunded if any restaurant closure occurs during the period of this agreement caused by the downgrading of the Phase in the Safe Start plan rendering the property unusable. Any payment made after the fifth day of each month shall bear a late payment charge of fifty dollars (\$50.00). Any extension or renewal of this license shall be at the same rate plus an annual adjustment for CPI (Portland Urban Index), unless otherwise agreed to by the parties. Licensor's license fee shall

be waived the first year (2018), provided Licensor completes the deliverables set forth on Exhibit “B”, attached, plus payment of the leasehold tax assessed at the \$500.00 per month rental rate.

**Section 2. Reaffirmation**

Except as so amended, the terms of the Original Agreement are reaffirmed in their entirety as though fully set forth herein.

[Signatures appear on following page]

In witness whereof, each party to this agreement has caused it to be executed at Stevenson, Washington on the date indicated below.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**LICENSOR:** **CITY OF STEVENSON, a Washington Municipal Corporation**

By \_\_\_\_\_  
**Scott Anderson, its Mayor**

**LICENSEE:** **Justin Gross, an individual, doing business as Big River Grill**

\_\_\_\_\_  
**Justin Gross**

**Approved as to form:**

\_\_\_\_\_  
**Kenneth B Woodrich, City Attorney  
for City of Stevenson**

STATE OF WASHINGTON )  
 ) ss:  
COUNTY OF SKAMANIA )

I certify that I know or have satisfactory evidence that Justin Gross is the person who appeared before me, and that person acknowledged signing this instrument, on oath stated he executed the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

SUBSCRIBED and SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

\_\_\_\_\_  
Name:  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
My Commission expires: \_\_\_\_\_



STATE OF WASHINGTON            )  
                                                  ) ss:  
COUNTY OF SKAMANIA         )

I certify that I know or have satisfactory evidence that Scott Anderson, as Mayor of the City of Stevenson, is the person who appeared before me, and that person acknowledged signing this instrument, on oath stated he executed the instrument as duly authorized by the agency and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

SUBSCRIBED and SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

\_\_\_\_\_  
Name:  
NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

**CITY OF STEVENSON  
RESOLUTION NO. 2020-363  
A RESOLUTION OF THE CITY OF STEVENSON  
ADOPTING A SOCIAL MEDIA USE POLICY**

**WHEREAS**, social media sites such as Twitter, Facebook, Pinterest, LinkedIn, Instagram, Google+, among others (collectively “Social Media Sites”) are being used by a growing number of people as a way to receive up to the moment information; and

**WHEREAS**, the public seeks information about the community through Social Media Sites and Social Media Sites provide a very informative way of relaying information about emergencies, local events, proposed resolutions, ordinances and any other information available; and

**WHEREAS**, the City has created a Facebook page as part of the COVID-19 response; and

**WHEREAS**, the City Council finds the adoption of this resolution to be in the best interest of all the city.

**NOW, THEREFORE**, be it resolved that the City Council of the City of Stevenson, Washington, hereby adopts the following policies as described in Exhibit A, attached hereto and incorporated by reference, for the benefit of the city.

APPROVED AND PASSED by the City Council of the City of Stevenson, Washington at its regular meeting this 21<sup>st</sup> day of May, 2020.

\_\_\_\_\_  
Mayor of the City of Stevenson

ATTEST:

\_\_\_\_\_  
Clerk of the City of Stevenson

APPROVED AS TO FORM:

\_\_\_\_\_  
Attorney for the City of Stevenson

## **Exhibit A**

### **City of Stevenson Social Media Use Policy**

#### **Purpose**

To address the fast-changing landscape of the Internet and the way residents communicate and obtain information online, City of Stevenson may consider using social media tools to reach a broader audience. The City encourages the use of social media to further the goals of the City and the missions of its departments, where appropriate.

The City of Stevenson has an overriding interest and expectation in deciding what is "spoken" on behalf of the City on social media sites. This policy establishes guidelines for the use of social media.

#### **General**

1. All City of Stevenson social media sites will be subject to approval by the Mayor.
2. The City of Stevenson's website [www.ci.stevenson.wa.us](http://www.ci.stevenson.wa.us) will remain the City's primary and predominant internet presence.
  - a. The best, most appropriate City of Stevenson use of social media tools fall generally into two categories:
    - i. As channels for disseminating time-sensitive information as quickly as possible (example: emergency information).
    - ii. As marketing/promotional channels which increase the City's ability to broadcast its messages to the widest possible audience.
  - b. Wherever possible, content posted to City of Stevenson social media sites will also be available on the City's main website.
  - c. Wherever possible, content posted to City of Stevenson social media sites should contain links directing users back to the City's official websites for in-depth information, forms, documents or online services necessary to conduct business with the City of Stevenson.
3. Wherever possible, all City of Stevenson social media sites shall comply with all appropriate City of Stevenson policies and standards.

#### **Public Records Act Compliance**

1. City of Stevenson social media sites are subject to State of Washington public records laws. Any content maintained in a social media format that is related to City business, such as posted communication, is a public record. The Department maintaining the site is responsible for directing any public records request for public records on social media to proper channels with the Public Records Request Officer. Content related to City business shall be maintained in an accessible format and so that it can be produced in response to a request.

2. Washington state law and relevant City of Stevenson records retention schedules apply to social media formats and social media content.

### **Open Public Meetings Act Compliance**

1. Communication between Council Members via social media, as with telephone and email, may constitute a “meeting” under the Open Public Meetings Act.
2. To avoid receiving any constituent comments on quasi-judicial matters that may violate the Appearance of Fairness Doctrine, Council Members are strongly encouraged to maintain any social media accounts with settings that can restrict users’ ability to post content.

### **Content Guidelines**

3. Users and visitors to social media sites shall be notified that the intended purpose of the site is to serve as a mechanism for informal communication between City Staff and members of the public. City of Stevenson social media site articles and comments containing any of the following forms of content shall not be allowed:
  - a. Potentially libelous comments
  - b. Profane language or content
  - c. Content that promotes, fosters or perpetuates discrimination on the basis of race, creed, color, age, religion, gender, marital status, status with regard to public assistance, national origin, physical or mental disability or sexual orientation
  - d. Obscene or racist comments
  - e. Sexual content or links to sexual content
  - f. Conduct or encouragement of illegal activity
  - g. Personal attacks, harassment, insults or threatening language
  - h. Comments not meaningfully related to the particular topic presented
  - i. Repetitive posts of the same material that disrupt normal operation of the forum
  - j. Hyperlinks to material not directly related to the discussion
  - k. Information that may compromise the safety or security of the public or public systems
  - l. Content that violates a legal ownership interest of any other party
  - m. Postings of, or requests for, other participants' personal information, such as phone number, address, financial accounts, etc.
  - n. Impersonation of someone else
  - o. Commercial messages, including advertisements and solicitations and spam
  - p. Support for or opposition to political campaigns or ballot measures

These guidelines must be displayed to users or made available by hyperlink. Any content removed based on these guidelines must be retained, including the time, date and identity of the poster when available.

4. The City reserves the right to restrict or remove any content that is deemed in violation of this social media policy or any applicable law.

**Mutual Aid and Assistance Agreement for Washington State for Intrastate  
Water/Wastewater Agency Response Network (WARN)**

*As of: 04/13/09*

This Agreement ("Agreement") is made and entered into by public water and wastewater utilities that have executed this Agreement.

**ARTICLE I**  
**PURPOSE**

Recognizing that emergencies may require aid or assistance in the form of personnel, equipment, and supplies from outside the area of impact, the signatories hereby establish an Intrastate Network for Mutual Aid and Assistance (the "Network"). Through the Network, Members (as further defined in this Agreement) may coordinate response activities and share resources during emergencies.

**ARTICLE II**  
**DEFINITIONS**

A. Authorized Official – An employee or officer of a Member agency that is authorized to:

1. Request assistance;
2. Offer assistance;
3. Decline to offer assistance;
4. Decline to accept offers of assistance, and
5. Withdraw assistance under this Agreement.

B. Emergency – A natural or human-caused event or circumstance causing, or imminently threatening to cause, loss of life, injury to person or property, human suffering, significant financial loss, or damage to environment. For example, Emergencies may include fire, explosion, flood, severe weather, drought, earthquake, volcanic activity, spills or releases of oil or hazardous material, contamination, utility or transportation emergencies, disease, blight, infestation, civil disturbance, riot, intentional acts, sabotage and war that are, or could reasonably be beyond the capability of the services, personnel, equipment, and facilities of a Member to fully manage and mitigate by itself.

C. Member – Any public agency which provides supply, transmission or distribution of water; or collection, conveyance or treatment services of storm water or waste water that executes this Agreement (individually a "Member" and collectively the "Members"). The Members are further classified as follows:

1. Requesting Member – A Member who requests aid or assistance under the Network.
2. Responding Member – A Member that responds to a request for aid or assistance under the Network.

D. Period of Assistance – The period of time when a Responding Member

assists a Requesting Member in response to a Request for Assistance. The Period of Assistance commences when personnel, equipment, or supplies depart from Responding Member's facility and ends when all of the resources return to the Responding Member's facility (*i.e.*, portal to portal).

E. National Incident Management System (NIMS): The national, standardized system for incident management and response that sets uniform processes and procedures for emergency response operations.

F. Associate – Any non-utility participant approved by the Statewide Committee that provides a support role for the Network (such as the State Department of Health). An Associate does not execute this Agreement.

### **ARTICLE III** **ADMINISTRATION**

The Network is administered through Regional Committees and a Statewide Committee.

A. Regional Committees. The State is divided into regions that are geographically the same as the existing Department of Health Office of Drinking Water regions of the state, with the exception that the eastern region is divided to create a central region. Each region has a Regional Committee. Each Member within a region may appoint one person to be a member of its Regional Committee. Only those Regional Committee members appointed by Members are entitled to vote on matters before the Regional Committee. An Associate may be a non-voting member of a Regional Committee. Each Regional Committee shall elect a Chair by majority vote of the voting members of that Regional Committee and shall meet annually to review the operations and procedures of the Network.

B. Statewide Committee. The Chairs of the Regional Committees are the voting members of the Statewide Committee. An Associate may be a non-voting member of the Statewide Committee. Further, the Statewide Committee also may include as non-voting members representatives from the Washington State Department of Health Office of Drinking Water, Washington State Department of Ecology, Washington State Emergency Management Division, Rural Community Assistance Corporation, Evergreen Rural Water of Washington, Washington State Public Health Laboratory, EPA Region 10, Washington Association of Sewer and Water Districts, and the Washington PUD Association. Under the leadership of a Statewide Committee Chair elected by majority vote of the voting members of the Statewide Committee, the Statewide Committee shall plan and coordinate emergency planning and response activities for the Network.

C. Members' administrative activities shall be voluntary and members shall not be required to finance the administration of the Network, nor shall the Network hold real or personal property.

## **ARTICLE IV** **PROCEDURES**

In coordination with the Regional Committees, and emergency management and public health systems of the State, the Statewide Committee shall develop and adopt operational and planning procedures for the Network that are consistent with this Agreement. The Statewide Committee shall review these procedures at least annually and shall update them as needed.

## **ARTICLE V** **REQUESTS FOR ASSISTANCE**

A. Member Information: Promptly after executing this Agreement, the signatory Member shall deliver the following to the Statewide Committee: (1) a certified copy of the action of Member's governing body that authorized the signing of this Agreement and (2) an original signed Agreement. Each Member shall identify an Authorized Official and one alternate Authorized Official. Each Member shall provide current 24-hour contact information for its Authorized Officials to the Statewide Committee, which shall maintain a current list of all Members and the contact information for their Authorized Officials. The Statewide Committee shall provide to all Members an updated version of this list annually and whenever there is an addition or withdrawal of a Member and whenever there is a change of Authorized Officials' contact information.

B. Request for Assistance. In the event of an Emergency, a Member's Authorized Official may request mutual aid and assistance from Members ("Request for Assistance"). Requests for Assistance may be made orally or in writing, provided that when a Request for Assistance is made orally, the Requesting Member shall, as soon as practicable, identify and transmit in writing the personnel, equipment and supplies requested. Requesting Members shall direct Requests for Assistance to Authorized Officials. The Statewide Committee shall provide specific protocols for Requests for Assistance as part of the procedures created pursuant to Article IV of this Agreement.

C. Response to a Request for Assistance – Members are not obligated to respond to a Request for Assistance. After a Member receives a Request for Assistance, the receiving Member's Authorized Official shall evaluate whether to respond to the Request for Assistance, whether resources are available to respond, or if other circumstances would hinder response. Following the evaluation, the Authorized Official shall inform, as soon as possible, the Requesting Member whether the Member will respond to the Request for Assistance. If the Member is willing and able to provide assistance, the Member shall inform the Requesting Member of the type of available resources and the approximate arrival time of such assistance.

D. Discretion of Responding Member's Authorized Official – No Member has any duty to respond to a Request for Assistance. When a Member receives a Request for Assistance, the Authorized Official shall have sole and absolute discretion

as to whether or not to respond to the Request for Assistance, and if responding in the affirmative, to determine the availability of resources to be made available to the Requesting Member. The response of a Member's Authorized Official regarding the availability of resources to a Requesting Member shall be final.

E. No Liability for Failure to Respond – No Member will be liable to any other Member for deciding not to respond to a Request for Assistance or otherwise failing to respond to a Request for Assistance. All Members hereby waive all claims against all other Members arising from or relating to any Member's decision to not respond to a Request for Assistance or to any Member's failure to respond to a Request for Assistance.

## **ARTICLE VI**

### **RESPONDING MEMBER PERSONNEL**

A. National Incident Management System-When providing assistance under this Agreement, the Requesting Member and Responding Member are encouraged (but are not obligated) to be organized and function under NIMS.

B. Coordination and Records – Employees of the Responding Member will remain under the direction and control of the Responding Member to the fullest extent possible. The Responding Member is an independent contractor at all times. The Requesting Member's Authorized Official shall coordinate response activities with the designated supervisor(s) of the Responding Member(s). The Responding Member's designated supervisor(s) shall keep accurate records of work performed by personnel during the Period of Assistance and for the equipment and supplies provided during work.

C. Food and Shelter – Whenever practical, Responding Member personnel must be self sufficient for up to seventy-two (72) hours. Whenever practical, the Requesting Member shall supply adequate food and shelter for Responding Member personnel. If the Requesting Member is unable to provide food and shelter for Responding Member personnel, the Responding Member's designated supervisor is authorized to secure the food and shelter necessary to meet the needs of its personnel.

D. Communication – The Requesting Member shall provide Responding Member personnel with communications equipment as available, radio frequency information to program existing radios if appropriate, or telephone contact numbers, in order to facilitate communications with local responders and utility personnel. Each Requesting Member shall provide contact information for an individual with whom Responding Member's personnel may coordinate while en-route for access, staging instructions and other logistical requirements.

E. Status - Unless otherwise provided by law, the Responding Member's officers and employees shall have the same powers, duties, rights, privileges, and immunities as if they were performing their duties in the jurisdiction in which they are



normally employed.

F. Licenses and Permits – To the extent permitted by law, Responding Member personnel that hold licenses, certificates, or permits evidencing professional, mechanical, or other skills shall be allowed to carry out activities and tasks relevant and related to their respective credentials during a Period of Assistance.

## **ARTICLE VII** **RIGHT TO WITHDRAW RESOURCES**

A. Right to Withdraw - A Responding Member may withdraw some or all of its resources at any time for any reason, as determined in the Responding Member's sole and absolute discretion. The Responding Member shall communicate written or oral notice of intention to withdraw all or some of a Responding Member's resources to the Requesting Member's Authorized Official as soon as practicable under the circumstances. To the greatest extent possible, but without limiting in any way a Responding Member's sole and absolute discretion, a Responding Member's determination to withdraw some or all of its resources provided to a Requesting Member should consider the status of the incident and incident stability, to minimize any adverse impacts from the withdrawal of resources by a Responding Member.

B. No Liability for Withdrawal - No Member will be liable to any other Member for first responding to a Request for Assistance by providing resources (such as personnel, materials, and equipment) and later withdrawing or refusing to continue to provide some or all of those resources. All Members hereby waive all claims against all Members arising from or relating to such a withdrawal or refusal.

## **ARTICLE VIII** **COST- REIMBURSEMENT**

The Requesting Member shall reimburse the Responding Member for all costs incurred by the Responding Member during a Period of Assistance, unless otherwise agreed in writing by both Members.

A. Personnel – The Requesting Member shall reimburse the Responding Member for personnel costs incurred for work performed during a Period of Assistance. Responding Member personnel costs will be calculated according to the terms provided in their employment contracts, hourly rate schedules or other conditions of employment. The Responding Member's designated supervisor(s) shall keep accurate records of work performed by personnel during a Period of Assistance. The Requesting Member shall include in its reimbursement of the Responding Member all personnel costs, including salaries or hourly wages, costs for fringe benefits, and indirect costs.

Unless otherwise agreed in writing, the Requesting Member shall reimburse the Responding Member for all reasonable and necessary costs associated with providing food and shelter for the Responding Member's personnel, if the food and shelter are

not provided by the Requesting Member. The Requesting Member is not required to reimburse the Responding Member for food and shelter costs in excess of State per diem rates unless the Responding Member demonstrates in writing that the excess costs were reasonable and necessary under the circumstances.

B. Equipment – The Requesting Member shall reimburse the Responding Member for the use of equipment during a Period of Assistance, including, but not limited to, reasonable rental rates, all fuel, lubrication, maintenance, transportation, and loading/unloading of loaned equipment. The Requesting Member shall return all equipment to the Responding Member in good working order as soon as is practicable and reasonable under the circumstances. If equipment cannot be returned in good working order, then Requesting Member shall either provide in-kind replacement equipment to Responding Member at no cost to Responding Member or pay to Responding Member the actual replacement cost of the equipment. Reimbursement rates for equipment use will be no less than the Federal Emergency Management Agency's (FEMA) Schedule of Equipment Rates. If a Responding Member uses rates different from those in the FEMA Schedule of Equipment Rates, the Responding Member shall provide such rates orally or in writing to the Requesting Member prior to supplying the equipment. If reimbursement rates are to be different than those in the FEMA Schedule of Equipment rates, Responding Member and Requesting Member shall agree in writing on which rates will be used prior to dispatch of the equipment to the Requesting Member. Requesting Member shall reimburse for equipment not referenced on the FEMA Schedule of Equipment Rates based on actual recovery of costs. If a Responding Member is required to lease equipment while its equipment is being repaired because of damage due to use during a Period of Assistance, Requesting Member shall reimburse Responding Member for such rental costs.

C. Materials and Supplies – The Requesting Member shall reimburse the Responding Member in kind or at actual replacement cost, plus handling charges, for use of expendable or non-returnable supplies by the Responding Member during a Period of Assistance. The Responding Member shall not charge direct fees or rental charges to the Requesting Member for other supplies and reusable items that are returned to the Responding Member in a clean, damage-free condition. Reusable supplies that are returned to the Responding Member with damage will be treated as expendable supplies for purposes of cost reimbursement.

D. Payment Period – In order to be reimbursed, the Responding Member shall provide an itemized bill to the Requesting Member no later than ninety (90) days following the end of the Period of Assistance for all expenses incurred by the Responding Member while providing assistance to a Requesting Member under this Agreement. The Responding Member may request additional time to submit the itemized bill, and Requesting Member shall not unreasonably withhold consent to such a request. The Requesting Member shall pay the itemized bill in full on or before the forty-fifth (45<sup>th</sup>) day following the billing date. The Requesting Member may request additional time to pay the itemized bill, and Responding Member shall not unreasonably withhold consent to such a request, but in no event will payment in full occur later than one year after the date a final itemized bill is submitted to the

Requesting Member. If a Responding Member disputes a portion of an itemized bill, the Requesting Member shall promptly pay those portions of the bill not under dispute, pending the resolution of the payment of the disputed portion of the bill.

E. Records - Where a Responding Member provides assistance to a Requesting Member under this Agreement, both Members shall provide the other Member access to the books, documents, notes, reports, papers and other records relevant to this Agreement for the purposes of reviewing the accuracy of a cost bill or making or undergoing a financial, maintenance or regulatory audit. Both Members shall maintain these records for at least three (3) years or longer where required by law.

## **ARTICLE IX** **DISPUTES** **NEGOTIATION**

Members shall first attempt to resolve any controversy, claim or other dispute arising out of or relating to this Agreement by direct negotiation.

### **MEDIATION**

To the extent not resolved by direct negotiation, Members shall mediate any controversy, claim or other dispute arising out of or relating to this Agreement. Mediation is a condition precedent to arbitration. Unless the disputing Members agree otherwise, the mediation will be administered by the American Arbitration Association (AAA) under its Construction Industry Mediation Procedures. The disputing Members shall pay in equal shares the mediator's fee and any filing fees. Unless otherwise agreed by the disputing Members, the disputing Members shall (1) hold the mediation no later than thirty (30) days after a disputing Member delivers a request for mediation to the other disputing Members and (2) hold the mediation at the location of the Requesting Member. Agreements reached in mediation will be enforceable as settlement agreements.

### **ARBITRATION**

To the extent not resolved by mediation, Members shall arbitrate all controversies, claims and other disputes arising out of or relating to this Agreement. Unless the disputing Members agree otherwise, the arbitration will be administered by the AAA in accordance with its Construction Industry Arbitration Rules in effect on the date a disputing Member makes a demand for arbitration. A disputing Member may make a demand for arbitration before negotiation or mediation if it appears that a claim might be barred by a statute of limitations if the demand were made after the negotiation or mediation. However, in such a case the arbitration will be stayed until the conclusion of negotiation and mediation. The decision and award rendered by the arbitrator(s) shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

**ARTICLE X**  
**DUTY TO INDEMNIFY**

To the extent of its fault, a Member shall defend, indemnify, and hold harmless all other Members, their elected officials, Authorized Officials, officers, employees and agents from any and all costs, claims, judgments, losses, awards of damage, injury, death and liability of every kind, nature and description, including the reasonable cost of defense and attorneys' fees, directly or indirectly arising from or relating to this Agreement (collectively, "Indemnified Claims"). This indemnity obligation extends to all Indemnified Claims against a Member by an employee or former employee of another Member, and for this purpose, by mutual negotiation, each Member hereby expressly waives, with respect to each other Member only, all immunity and limitation under any applicable industrial insurance act, including Title 51 of the Revised Code of Washington, other worker compensation acts, disability benefit acts or other employee benefit act of any jurisdiction which would otherwise be applicable in the case of Indemnified Claims.

**ARTICLE XI**  
**WORKER'S COMPENSATION AND SITE CONDITIONS**

The Responding Member is responsible for providing worker's compensation benefits and administering worker's compensation for its employees. The Requesting Member is responsible for providing worker's compensation benefits and administering worker's compensation for its employees.

Each Member shall promptly identify to the other Members concerns about site safety, environmental concerns, and other working conditions. The Safety Officer appointed within the Incident Command System during the Period of Assistance shall address specific safety conditions and mitigations.

**ARTICLE XII**  
**NOTICE**

Unless otherwise provided in this Agreement, all notices must be in writing. Notice to a Member must be delivered to the Member's Authorized Official.

**ARTICLE XIII**  
**EFFECTIVE DATE**

This Agreement shall be effective with respect to each Member when that Member's authorized representative executes the Agreement. The Statewide Committee shall maintain a master list of all Members.

**ARTICLE XIV**  
**WITHDRAWAL**

A Member may withdraw from this Agreement at any time by providing to the Statewide Committee Chair written notice of withdrawal signed by the withdrawing Member's Authorized Official or other person authorized by the withdrawing Member's governing body. Any withdrawal will be effective upon receipt by the Statewide Committee Chair of the notice of intent to withdraw. If there is no Statewide Committee Chair, the withdrawing Member shall provide written notice to each Member in its region, and the withdrawal will be effective upon delivery of those notices. Once withdrawal from this Agreement is effective, the withdrawing Member will have no further obligations under this Agreement, except that withdrawal from this Agreement will not affect any indemnification or reimbursement obligation under this Agreement that arises prior to the effective date of the withdrawal.

#### **ARTICLE XV TERMINATION**

This Agreement shall terminate in its entirety when there are less than two Members. Termination of this Agreement will not affect any indemnification or reimbursement obligation under this Agreement arising prior to the termination. The Statewide Committee Chair shall provide written notice of termination to all remaining Members of the Agreement.

#### **ARTICLE XVI AMENDMENT**

This Agreement may be amended if, after written notice of a proposed amendment to all Members, the proposed amendment is approved by a majority of Members in each region. The Statewide Committee Chair shall provide written notice to all Members of approved amendments. Approved amendments will take effect sixty (60) days after the date the notice is sent to the Members.

#### **ARTICLE XVII SEVERABILITY**

The parties agree that if any term or provision of this Agreement is declared by a court of competent jurisdiction to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular term or provision held to be invalid.

#### **ARTICLE XVIII PROHIBITION ON THIRD PARTIES AND ASSIGNMENT OF RIGHTS/DUTIES**

Notwithstanding rights of subrogation asserted by a Member's insurance provider, this Agreement is for the sole benefit of the Members and no other person or entity shall have any rights under this Agreement as a third party beneficiary nor shall any Member owe duty to a third party not a signatory of this Agreement by virtue of this Agreement. Assignments of benefits and delegations of duties created by this

Agreement are prohibited and of no effect.

**ARTICLE XIX  
GOVERNING LAW**

This Agreement is governed by the law of the State of Washington, specifically RCW 39.34, Interlocal Cooperation Act.

**ARTICLE XX  
EXECUTION IN COUNTERPARTS**

This Agreement may be executed in any number of counterparts and by different parties in separate counterparts. Each counterpart when so executed shall be deemed to be an original and all of which together shall constitute one and the same Agreement.

The water and wastewater utility listed below executed this Agreement on this \_\_\_\_\_ day of \_\_\_\_\_ 201 .

Water/Wastewater Utility: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title \_\_\_\_\_

\_\_\_\_\_  
Please Print Name

\_\_\_\_\_  
Please Print Name

Approved as to form

By: \_\_\_\_\_

Attorney for Member

\_\_\_\_\_  
Please Print Name



|                                                                                       |                                                                          |                                 |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------|---------------------------------|
| Contract Number<br>TA 6485                                                            | Contract Title<br>Russell Avenue Improvements                            | Federal Aid Number<br>STPR-B309 |
| Change Order Number<br>01                                                             | Change Description<br>Provide Modification to Awning Support @ Sta. 1+05 | Date<br>5/19/2020               |
| Prime Contractor / Design-Builder<br>Northwest Construction General Contracting, Inc. |                                                                          |                                 |

Ordered by Engineer under the terms of Section 1-04.4 of the Standard Specifications

Change proposed by Contractor / Design-Builder

**Change Description**

The existing awning supports in front of the building at North Bank Books (Sta. 1+05, east side of the roadway) are set on the existing sidewalk. When the existing sidewalk is replaced, the new finished grade elevation will be higher than the existing. If the sidewalk is reconstructed on the existing supports, the base of the support would be ~3/4" below the sidewalk and would eventually cause damage to the sidewalk surface, and the sidewalk would have to be removed if the supports are ever replaced. The solution is to shorten the awning supports and reset them on the new sidewalk surface.

The awnings are constructed of double 4x4 steel tubes. In order to reset the awning on the sidewalks, the steel tubes will need to be cut, re-welded, and repainted. The Plans directed the Contractor to provide temporary support to the awning but did not provide direction to modify the awning support because it was unknown during design that modifications would be required. Adding this modification is changed work that the contractor is being directed to provide.

|                                                                             |                                 |                       |
|-----------------------------------------------------------------------------|---------------------------------|-----------------------|
| Verbal Approval Given By<br>Karl Russell, PWD; Tim Shell, Construction Mgr. | Verbal Approval Date<br>5/19/20 | Working Days +/-<br>0 |
|-----------------------------------------------------------------------------|---------------------------------|-----------------------|

|                                          |                                         |                                         |                                      |
|------------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------|
| Original Contract Amount<br>\$712,957.65 | Current Contract Amount<br>\$712,957.65 | Est. Net Change This C.O.<br>\$1,468.80 | Est. Contract Amount<br>\$714,426.45 |
|------------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------|

|                                                                      |                                                                                    |                                                                              |
|----------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| Approval Recommended<br><br>Project Engineer<br>Date<br>May 19, 2020 | <input checked="" type="checkbox"/> Approved                                       | Approved<br><br>Approving Authority per C.A. Agreement<br>Date<br>05/26/2020 |
| Approval Recommended<br><br>By Prime Contractor<br>Date<br>5/27/2020 | Other Approval As Required<br><br>Signature _____ Date _____<br>Representing _____ |                                                                              |

**From:** [Robe, Nils](#)  
**To:** [Tim Shell](#); [Molyneux, Keith](#)  
**Cc:** [Williams, Michael A](#)  
**Subject:** RE: [EXTERNAL] Stevenson Russell Ave. Improvements - CO #1 for approval  
**Date:** Monday, June 01, 2020 9:28:54 AM

---

Tim,

SWR Local programs concurs with this change order. The City of Stevenson can proceed with executing the change order, and having the project work completed.

---

**From:** Tim Shell <tim.shell@walliseng.net>  
**Sent:** Wednesday, May 27, 2020 11:34 AM  
**To:** Robe, Nils <RobeN@wsdot.wa.gov>; Molyneux, Keith <MolyneK@wsdot.wa.gov>  
**Subject:** [EXTERNAL] Stevenson Russell Ave. Improvements - CO #1 for approval

**WARNING:** This email originated from outside of WSDOT. Please use caution with links and attachments.

Nils, Keith: attached is signed CO #1 with supporting information, for your approval. Please let me know if you have any questions or require additional information.

Tim

**Tim Shell, PE**  
Project Manager  
**Wallis Engineering**

*Direct: 360-852-9159*  
*Cell: 503-502-8941*  
[Tim.Shell@walliseng.net](mailto:Tim.Shell@walliseng.net)  
[www.walliseng.net](http://www.walliseng.net)





# Change Order

|                                                                                       |                                                           |                                 |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------|---------------------------------|
| Contract Number<br>TA 6485                                                            | Contract Title<br>Russell Avenue Improvements             | Federal Aid Number<br>STPR-B309 |
| Change Order Number<br>02                                                             | Change Description<br>Provide Cement Treatment to Ballast | Date<br>5/22/2020               |
| Prime Contractor / Design-Builder<br>Northwest Construction General Contracting, Inc. |                                                           |                                 |

Ordered by Engineer under the terms of Section 1-04.4 of the Standard Specifications

Change proposed by Contractor / Design-Builder

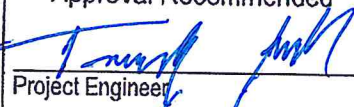

**Change Description**

This change order includes work to repair the road base from approximately Station 0+65 to 2+68, including removal of the crushed surfacing material previously placed, cement treatment of the ballast material per the attached specification, and replacement/compaction of the removed crushed surfacing. This change order also includes adding Section 4-05, In-Place Cement Treated Base, and acceptance of the crushed surfacing material that was placed within the limits of work as stated above.

(Description of work cont'd on next page)

|                                                                             |                                 |                       |
|-----------------------------------------------------------------------------|---------------------------------|-----------------------|
| Verbal Approval Given By<br>Karl Russell, PWD; Tim Shell, Construction Mgr. | Verbal Approval Date<br>5/19/20 | Working Days +/-<br>0 |
|-----------------------------------------------------------------------------|---------------------------------|-----------------------|

|                                          |                                         |                                         |                                      |
|------------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------|
| Original Contract Amount<br>\$712,957.65 | Current Contract Amount<br>\$714,426.45 | Est. Net Change This C.O.<br>\$7,000.00 | Est. Contract Amount<br>\$721,426.45 |
|------------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------|

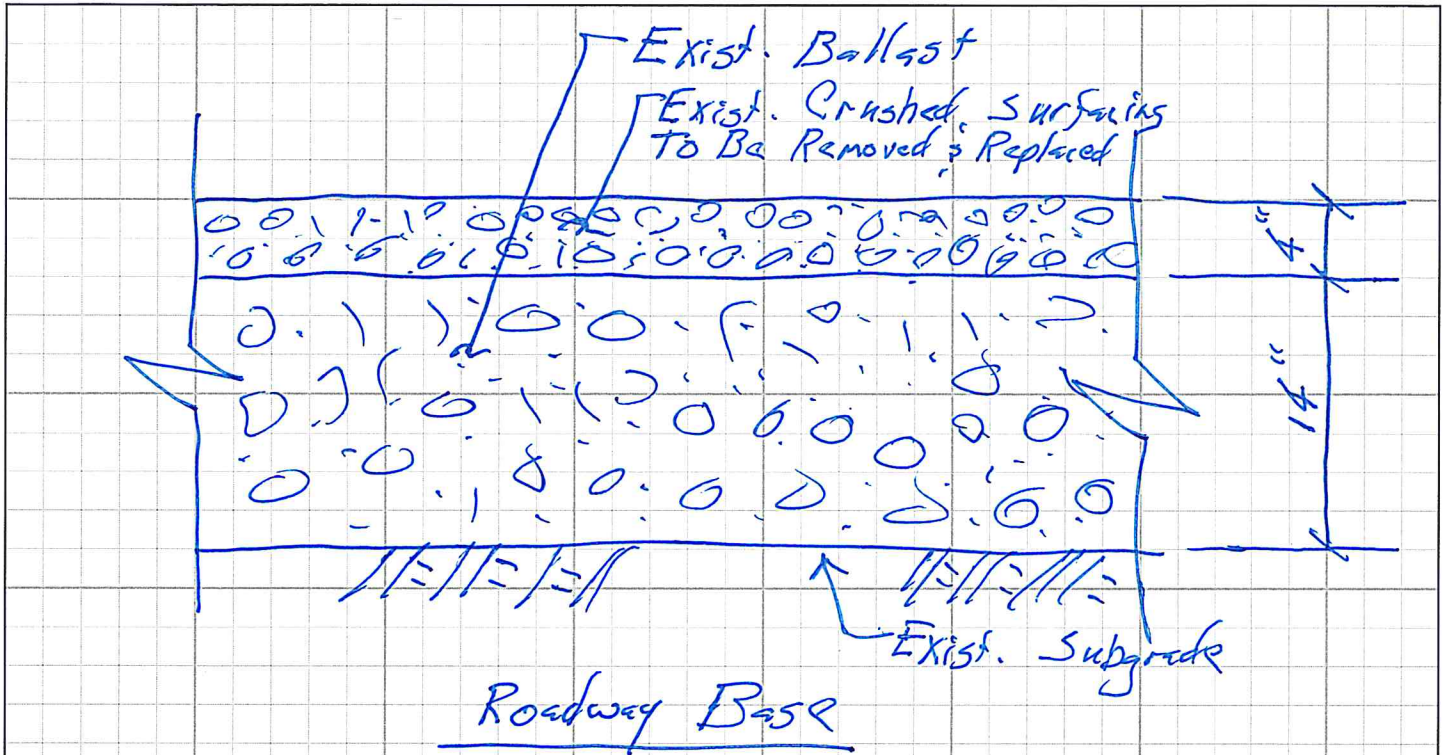
|                                                                                                            |                                                                                                                                |
|------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Approval Recommended<br><input checked="" type="checkbox"/> Approved                                       | Approved <input checked="" type="checkbox"/>                                                                                   |
| <br>Project Engineer    | <br>Approving Authority per C.A. Agreement |
| 5/22/20<br>Date                                                                                            | 05/26/2020<br>Date                                                                                                             |
| Approval Recommended                                                                                       | Other Approval As Required                                                                                                     |
| <br>By Prime Contractor | Signature _____ Date _____                                                                                                     |
| 5/27/2020<br>Date                                                                                          | Representing _____                                                                                                             |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                               |                           |
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| Contract Number<br>TA 6485                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Contract Title<br>Russell Avenue Improvements | Change Order Number<br>02 |
| <p>Change Description Cont.</p> <p>The road base was constructed on Tuesday, April 28, 2020. The Plans call for 14" of ballast and 4" of CSBC. The geotech report recommended proof rolling the subgrade but no construction traffic on or compaction of subgrade. During proof rolling (prior to placement of ballast) the subgrade was visibly seen to yield. After a discussion with the geotech engineer, the decision was to repair the proof roll-damaged subgrade by 6" over-excavation and replacement with ballast, place the 14" ballast, compact the ballast, then proof roll the ballast. The explanation from the geotech engineer was that the subgrade material was found to be of poor condition when the exploratory borings were taken and the roadway section was designed with the found subgrade material taken into consideration. Extra depth excavation would not be needed for the road base. Repair of the damaged subgrade and placement of the ballast was then completed, and the ballast material was placed, compacted and proof rolled with no visible deflection. The CSBC was then placed and compacted. Paving was scheduled to occur the next Tuesday, May 6, 2020.</p> <p>The weekend of May 2-3, 2020, it rained in excess of 1" at the project site.</p> <p>On Tuesday, May 6, 2020, the Contractor brought up in the weekly construction meeting that the road base was soft and stated they believed soft/wet subgrade was causing the pumping. After confirming the pumping condition in the field, a meeting was set up for Wednesday, May 7, 2020 for the geotech engineer to look at it and provide an opinion. During the geotech engineer inspection on 5/7/20 the contractor exposed the ballast for the geotech to look at the material and take a sample. The geotech engineer found the ballast material to be "wet and coated with what appeared to be an excessive amount of fine-grained material that had the consistency of sandy clay-clayey sand", and that the ballast material "did not appear to meet the gradation specification for ballast per Section 9-03.9(1)". Samples were taken of the ballast and CSBC material for laboratory analysis. Alternatives were also discussed with the geotech engineer and the Contractor, and consensus was the least expensive alternative for correcting the pumping would be to remove the CSBC, treat the ballast with 2% cement, let it cure for 4 days, then replace and compact the CSBC.</p> <p>Lab results for the ballast sample collected on 5/7/20 were 17% passing the #40 sieve (1% over specification) and 11% passing the #200 sieve (2% over specification). This contradicted the preliminary sample, which showed the ballast contained 6% passing the #4 sieve (within specification) and 3% passing the #200 sieve (6% under specification). Lab results for the CSBC showed 96% passing the 5/8" screen (16% over specification). When presented with the lab results the Contractor disagreed and stated that the material was within specification at the point of acceptance. A verification sample was not collected during placement at the source of the material to confirm. The geotech engineer's opinion was that the excessive fines in the ballast material was causing the pumping, however the Contractor stated that the wet subgrade was causing the pumping. The Contractor later revealed that CSTC material was placed instead of CSBC.</p> <p>Section 1-07.13(1) states that the Contractor shall rebuild, repair, restore or make good any work that is damaged before the physical completion date, and bear all costs for doing so. However, the Contractor was directed to proceed with excavating the roadway and constructing the road base as quickly as possible so that the roadway could be reopened to traffic as soon as possible. By providing said direction to the Contractor, he could argue that they are alleviated from the subsequent damage that the inclement weather caused to the road base and/or subgrade. Since it is not fully clear on the cause of the pumping and the cost to correct the situation is acceptable, this change order is written to compensate the Contractor for the added work rather than arguing responsibility for the damage.</p> <p>An independent cost estimate of this work was developed, dated 5/21/20, for \$9,078.</p> <p>This change adds no time to the contract.</p> |                                               |                           |

By: T. Shell Meeting Attendee(s)/Person(s) Called: \_\_\_\_\_

Date: 5/13/20 Time: \_\_\_\_\_ Location/Phone #: \_\_\_\_\_ Job #: 1465A

Job Name: Russell Ave. Imp'ts. Subject: Stabilization of Road Base



Construction Notes:

1. Remove 2-1/2" to 3-1/2" of existing crushed surfacing. Stockpile for replacement. Do not allow ballast material to intermingle and contaminate crushed surfacing material.
2. Provide In-Place Cement Treated Base to a depth of 12". Allow material to cure for a minimum of 4 days.
3. Replace crushed surfacing material. Grade per the Plans and compact to 95% maximum dry density per AASHTO T 180 Method D.
4. Crushed surfacing shall be protected while it is stockpiled.

## **4-05 IN-PLACE CEMENT TREATED BASE**

### **4-05.1 Description**

The In-Place Cement Treated Base (ICTB) work consists of constructing a reclaimed cement treated base by mixing the existing ballast with cementitious materials and water, and compacting and grading the treated base to the lines, grades, thicknesses and cross sections in accordance with these Specifications in conformity with the Plans or as established by the Engineer.

### **4-05.2 Materials**

Materials shall meet the following requirements:

Portland Cement. Portland cement shall be type I or II and shall be provided in accordance with Section 9-01.

Water. Water shall be provided by the Contractor and shall be free from substances deleterious to the hardening of the soil-cement. The Contractor may obtain water from a hydrant as designated by the City Water Department. The Contractor will be responsible for obtaining a hydrant use permit.

Base Material. Base material shall consist of reclaimed ballast. The reclaimed material shall conform to the gradation in the table below. All material larger than 3" shall be removed.

| Sieve Size | % Passing |
|------------|-----------|
| 3 inch     | 100       |

Cationic Emulsified Asphalt Cement for Curing Compound. Curing compounds shall be CSS-1 in accordance with Section 9-02.

Sand Blotter. Sand used for the prevention of pickup of curing materials shall be clean, dry, and non-plastic.

#### **4-05.2(1) Mix Design**

The mix design establishes the depth of the completed ICTB, the amount of added materials, the amount of portland cement stabilizing agent (cement) to be incorporated into the pulverized, mixed material, and the maximum dry density and optimum moisture content. The mix design is based on the materials that are found on the project site.

The Engineer may adjust the cement application rate based on observations and daily field samples.

The estimated mix design is as follows:

- ICTB mixture dry unit weight: 136 pcf
- Initial pulverization and mixing depth: 12 inches
- Cement Content: 2.0% +/- 0.50% (each)
- Finished ICTB compacted depth: 12 inches

- Predominate soil type: Ballast, no crushed surfacing or subgrade soil

The percentage of dry cement shall be based on the dry weight of compacted, reclaimed material.

The contractor shall determine the amount of additional water required to achieve specified compaction.

#### **4-05.3 Construction Requirements**

##### **4-05.3(1) Equipment.**

1. Pulverizing and Mixing Equipment - Furnish a self-propelled, single-shaft or multiple- shaft pulverizer mixer machine specifically made for reclamation and capable of reclaiming the existing material to a minimum depth of 16 inches. The machine shall be equipped with automatic depth control and maintain a constant cutting depth and width. It shall be capable of pulverizing and mixing existing asphalt concrete, base rock and soil, injecting water at controlled rates and mixing cement into the reclaimed material to produce a homogeneous mixture. All pulverizing and mixing shall be performed with this machine. Agricultural disks or motor graders are not acceptable mixing equipment.

Pulverizing and mixing equipment shall be approved by the Engineer prior to use.

2. Dry Cement Spreading and Cement Transfer Equipment - Furnish cement spreading equipment providing a positive means for accurately controlling the rate of delivery and total delivery of the cement onto the surface of the pulverized material in relation to the speed of the cement spreader and in relation to the quantity of reclaimed material. The cement spreading equipment shall be capable of being adjusted for the width of the reclaimed material surface such that the overlapped mixture maintains the designed residual cement content. Cement drop height from the spreader shall be less than 12 inches above the ground to minimize airborne cement dust. The cement spreading equipment shall be equipped with protective skirts which shall prevent excessive airborne cement dust during the spreading operation and shall extend down to within two inches or less of the ground. If the cement spreading equipment does not adequately prevent airborne cement dust, the Contractor shall immediately discontinue use of the equipment until adjustments to the equipment have been made to correct the excessive dust. If adjustments do not adequately correct the excessive dust, the Contractor shall immediately remove the non-compliant cement spreader and supply another which complies with these specifications.

Take measures to prevent airborne cement dust during the transfer of cement to the spreading equipment including but not limited to an expandable boot to provide a dust-tight seal between the cement transfer equipment and the receiver to the tank of the cement distributor. If the Contractor's measures do not effectively limit the airborne cement dust, immediately stop cement transfer until corrections have been made to prevent airborne cement dust. If the Contractor does not prevent airborne dust from the cement transfer operation, the Engineer will stop Work until adequate corrections have been made to prevent airborne cement dust.

3. Grading Equipment – Provide grading equipment capable of spreading the reclaimed material and striking it off to designated lines, grades, and transverse slopes without segregation, dragging or fracturing of aggregate.

4. Compaction Equipment – Provide self-propelled vibratory tamping foot and steel-wheel rollers capable of reversing without backlash.
5. Water Trucks – Provide a water truck with a maximum gross vehicle weight of 26,000 pounds to provide water used to keep the surface of the mixed material damp until the seal coat is applied.
6. 4-05.3(2) Seasonal and Temperature Limitations - The Contractor shall not perform reclaiming operations when the weather conditions are such that proper mixing, shaping, and compacting of the reclaimed material cannot be accomplished. In addition, no cement placement and mixing shall be performed when it is raining, or when wind causes the cement dust to become airborne.

#### **4-05.3(3) Pre-Reclamation Conference**

Supervisory personnel of the Contractor, including any subcontractors who are to be involved in the reclamation Work, shall meet with the Engineer at a mutually agreed time to discuss methods of accomplishing the Work. A representative of the Contractor responsible for the quality control on the project shall also attend.

At least two working days prior to the pre-reclamation conference the Contractor shall present the following:

- A list of proposed equipment
- A schedule showing phasing for each ICTB section
- A proposal for construction methodology
- Plan for review and potholing of subsurface utilities and any areas requiring special attention.
- A quality control plan
- A review of potential utility conflicts including location, depth to utilities, and a plan to protect existing utilities during construction.

#### **4-05.3(4) Pulverizing and Mixing**

Pulverize, mix, and compact the reclaimed base material in a single lift.

1. Initial pulverization, mixing, compacting, and grading:  
Pulverize and mix the existing materials in-place to the mix design depth. After initial pulverizing and mixing, grade and compact the material per Section 4-05.3(5). Excavate as necessary so that the finish grade after final mixing, shaping and compaction complies with the plans and specifications. Complete compaction after grading with a smooth wheel roller. Remove excess material in accordance with Section 2-03.
2. Final mixing, compacting and grading:
  - a). Immediately prior to final mixing operations, apply the dry cement to the reclaimed material at the specified rate that meets the mix design. The Engineer may vary the application rate of the dry cement based on the aggregate and subgrade materials and mixture moisture content. The dry cement shall be controlled within +/-0.50 percent of the target established by the mix design or as directed. The specified quantity of cement shall be applied uniformly in a manner that minimizes fugitive dust and is satisfactory to the Engineer. Do not allow vehicles to drive through the cement.

- b). Dry cement shall not be placed on the grade more than 200 feet in front of the mixing equipment. Do not allow vehicles to drive through the cement.
- c). Begin final mixing as soon as possible after the cement has been spread, and continue until a homogeneous mixture of aggregate, soil, cement and water is achieved which meets the gradation, cement content and moisture content requirements throughout the full design depth and width, and is free of soil clumps. The Engineer may require multiple mixing passes in order to achieve a uniform and homogeneously mixed material. If multiple passes of the equipment are required, overlap each pass a minimum 6 inches.
- d). Any cement treated material that has not been compacted and graded shall not be left undisturbed for longer than 30 minutes. If this time limit is exceeded, the Engineer may require the material to be remixed with fresh cement to allow for compaction and/or grading and to correct for partial cement hydration.
- e). Cement application, mixing, spreading, compacting, shaping, and finishing shall be continuous and completed within 3 hours from the start of mixing. The timing of the dry cement application and mixing shall be coordinated to allow compaction, shaping, and finishing of the treated material to occur prior to the end of the allowable 3 hour period. Sections of the ICTB Work that have not been completely shaped, compacted and finished within 3 hours of mixing the reclaimed material with cement, shall be re-treated with cement at a rate directed by the Engineer, and re-mixed, re-shaped and re-compacted to the requirements of this Section.
- f). The Contractor shall determine the amount of additional water needed to facilitate uniform mixing with the cement and to achieve a stable ICTB at or above the minimum specified density. Water shall be applied directly through the pulverizer mixer. The water shall be injected into the mixture in the mixing chamber of the pulverizer mixer so that it is added concurrently to the reclaimed materials as they are mixed with the cement. Water quantities shall be controlled to allow proper hydration of the cement. However, excessive water shall not be applied so as to result in a visually unstable mixture.
- g). Following mixing in the cement, the surface of the treated material shall be kept continuously moist using a fine water spray until completion of the curing seal application.

Failure to comply with any of the above specifications is cause for the Engineer to order any or all portions of the Work to stop until the Work is brought into compliance or to repeat the treatment of the material at no additional cost to the Agency.

#### **4-05.3(5) Shaping and Compaction**

Immediately following initial and final mixing/shaping, the ICTB layer shall be compacted to at least 95 percent of maximum density. The determination of field in-place density shall be made by proof rolling the entire surface after the 4-day cure period in accordance with Section 4-05.3(8).

At the start of compaction the moisture content shall be within 2% of the optimum moisture. No section shall be left undisturbed for longer than 30 minutes during compaction operations. All compaction operations shall be completed within 2 hours from the start of mixing. Discontinue

any type of rolling resulting in cracking, movement, or other types of distress until such time that the problem can be resolved. If there is a significant change in mix proportions, weather conditions, or other controlling factors, the Engineer will require construction of test strips to check target density.

The completed layer shall have a smooth, tight, uniform surface true to the line, grade, and cross-section shown in the Plans, or as staked.

#### **4-05.3(7) Curing:**

1. After completion of final grading and compaction of the ICTB, finished portions shall be protected in such a manner as to prevent equipment from marring, permanently deforming, or damaging completed work.
2. The surface shall be cured by being kept continuously moist for a period of 4 days. This shall be accomplished by covering the surface with fabric and applying water, or sealing the surface for curing with CSS-1 emulsified asphalt cement at a uniform application rate of 0.20 to 0.25 gallons per square yard (diluted 1:1 with water) to create a sealing membrane.
3. Allow ICTB to cure in place for 4 days following final grading. Re-route all vehicles during curing time as part of the quality control plan.

#### **4-05.3(8) Preparation for Paving**

1. Proof roll the ICTB base under the observation of the Engineer. Areas exhibiting deflection, reaction, or pumping shall be repaired according to Section 4-04.
2. Sawcut and remove damaged or uplifted pavement adjacent to the ICTB base. Sawcut and replace curbs and gutters damaged by the pulverizing operation. Repair to pavement and structures damaged by ICTB process shall be at no additional cost to Agency.
3. Remove loose sand, dust, and debris prior to paving.

#### **4-05.3(9) Maintenance**

Care and Maintenance of Work - Maintain the ICTB base in good condition until all Work is completed and accepted at the Contractor's expense. Maintenance shall include immediate repairs of any defects that may occur. If it is necessary to replace any ICTB base, the replacement depth shall be the design depth of the ICTB or match the depth of the adjacent ICTB, whichever is greater. Replace the ICTB base with crushed surfacing material complying with Section 4-04 at equal depth. No skin patches will be permitted.



**From:** [Robe, Nils](#)  
**To:** [Tim Shell](#); [Molyneux, Keith](#)  
**Cc:** [Williams, Michael A](#)  
**Subject:** RE: [EXTERNAL] Stevenson Russell Ave. Emp'ts - CO #2 for Approval  
**Date:** Wednesday, May 27, 2020 1:18:57 PM

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The WSDOT SW Region Local Programs concurs with change order #2. The City of Stevenson can proceed with executing the change orders, and having the project work completed.

Please place a copy of this email in the project files for this change order.

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**From:** Tim Shell <tim.shell@walliseng.net>  
**Sent:** Wednesday, May 27, 2020 11:48 AM  
**To:** Robe, Nils <RobeN@wsdot.wa.gov>; Molyneux, Keith <MolyneK@wsdot.wa.gov>  
**Subject:** [EXTERNAL] Stevenson Russell Ave. Emp'ts - CO #2 for Approval

**WARNING:** This email originated from outside of WSDOT. Please use caution with links and attachments.

Nils, Keith: attached is signed CO #2 with supporting information, for your approval. Please let me know if you have any questions or require additional information.

Tim

**Tim Shell, PE**  
Project Manager  
**Wallis Engineering**

*Direct: 360-852-9159*  
*Cell: 503-502-8941*  
[Tim.Shell@walliseng.net](mailto:Tim.Shell@walliseng.net)  
[www.walliseng.net](http://www.walliseng.net)



**Washington State  
Department of Transportation**

|                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                                                                  |                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------|-------------------------------|
| <b>Supplemental Agreement<br/>Number</b> <u>05</u>                                                                                                                                                                                                                                                                                                                                                             |  | Organization and Address                                                         |                               |
| Original Agreement Number<br>LA 9422                                                                                                                                                                                                                                                                                                                                                                           |  | Wallis Engineering PLLC<br>215 West 4th Street, Suite 200<br>Vancouver, WA 98660 |                               |
| Project Number<br>STPR-B309(001)                                                                                                                                                                                                                                                                                                                                                                               |  | Execution Date<br>8/9/2018                                                       | Completion Date<br>12/31/2021 |
| Project Title<br>Russell Avenue Improvements                                                                                                                                                                                                                                                                                                                                                                   |  | New Maximum Amount Payable<br>\$315,703.86                                       |                               |
| Description of Work<br>This project consists of providing design services for Russell Avenue Improvements Project. The project will reconstruct Russell Avenue, enhance the aesthetic appeal of the corridor by matching themes from adjacent improvements on 2nd Street and Cascade Avenue, and improve the safety and operational characteristics of the corridor between 2nd Street and the BNSF rail line. |  |                                                                                  |                               |

The Local Agency of City of Stevenson  
desires to supplement the agreement entered in to with Wallis Engineering, PLLC  
and executed on 8/9/2018 and identified as Agreement No. LA 9422.

All provisions in the basic agreement remain in effect except as expressly modified by this supplement.

The changes to the agreement are described as follows:

I

Section 1, SCOPE OF WORK, is hereby changed to read:

See Exhibit A5

II

Section IV, TIME FOR BEGINNING AND COMPLETION, is amended to change the number of calendar days for completion of the work to read: no change

III

Section V, PAYMENT, shall be amended as follows:

additional funds of \$9,974.63

as set forth in the attached Exhibit A, and by this reference made a part of this supplement.

If you concur with this supplement and agree to the changes as stated above, please sign in the Appropriate spaces below and return to this office for final action.

By: Wallis Engineering, PLLC

By: \_\_\_\_\_

Consultant Signature

Approving Authority Signature

\_\_\_\_\_ Date

Exhibit "A"  
Summary of Payments

|                                        | Basic<br>Agreement  | Supplement<br>#1     | Supplement<br>#2    | Supplement<br>#3   | Supplement<br>#4    | Supplement<br>#5   | Total                |
|----------------------------------------|---------------------|----------------------|---------------------|--------------------|---------------------|--------------------|----------------------|
| Direct Salary Cost                     | \$ 16,215.74        | \$ 24,098.02         |                     | \$ 1,824.20        | \$ 20,018.36        | \$ 2,115.20        | \$ 64,271.52         |
| Overhead (Including Payroll Additives) | \$ 25,568.98        | \$ 37,997.76         |                     | \$ 3,389.36        | \$ 37,194.11        | \$ 3,930.04        | \$ 108,080.25        |
| Direct Non-Salary Costs                | \$ 7,055.00         | \$ 78,518.20         | \$ 22,676.34        | \$ -               | \$ 12,526.26        | \$ 3,294.83        | \$ 124,070.63        |
| Fixed Fee                              | \$ 4,864.72         | \$ 7,229.41          |                     | \$ 547.26          | \$ 6,005.51         | \$ 634.56          | \$ 19,281.46         |
| <b>Total</b>                           | <b>\$ 53,704.44</b> | <b>\$ 147,843.39</b> | <b>\$ 22,676.34</b> | <b>\$ 5,760.82</b> | <b>\$ 75,744.24</b> | <b>\$ 9,974.63</b> | <b>\$ 315,703.86</b> |

**Exhibit D4**  
**Prime Consultant Cost Computations**

CONSULTANT: Wallis Engineering  
PROJECT: Russell Avenue Improvements

DIRECT SALARY COST (DSC):

| <u>Classification</u> | <u>Man Hours</u> | x | <u>Rate</u> | = | <u>Cost</u>       |
|-----------------------|------------------|---|-------------|---|-------------------|
| Senior Engineer       |                  | x | \$59.32     | = | \$0.00            |
| Engineer 1            | 40               | x | \$52.88     | = | \$2,115.20        |
| Engineer 2            |                  | x | \$51.20     | = | \$0.00            |
| Engineer 3            |                  | x | \$42.31     | = | \$0.00            |
| Engineer 4            |                  | x | \$38.94     | = | \$0.00            |
| Engineer 5            |                  | x | \$37.50     | = | \$0.00            |
| Engineer 6            |                  | x | \$27.88     | = | \$0.00            |
| Engineer 7            |                  | x | \$20.00     | = | \$0.00            |
| Senior Designer       |                  | x | \$75.00     | = | \$0.00            |
| Inspector             |                  | x | \$50.00     | = | \$0.00            |
| Technician 1          |                  | x | \$33.00     | = | \$0.00            |
| Technical Writer      |                  | x | \$35.00     | = | \$0.00            |
| Clerical 1            |                  | x | \$32.00     | = | \$0.00            |
| Clerical 2            |                  | x | \$16.00     | = | \$0.00            |
|                       |                  |   | TOTAL DSC   |   | <u>\$2,115.20</u> |

OVERHEAD (OH COST - Including Salary Additives):

OH Rate x DSC of 185.80% x \$2,115.20 TOTAL OH = \$3,930.04

FIXED FEE (FF):

FF Rate x (DSC) of 30.00% x \$2,115.20 TOTAL FF = \$634.56

REIMBURSABLES:

Printing & Mileage \$800.00

Testing Services-CWE \$1,000.00

TOTAL REIMBURSABLES: \$1,800.00

SUBCONSULTANT COSTS:

GRI \$1,494.83

TOTAL SUBCONSULTANT COSTS: \$1,494.83

TOTAL NONDIRECT COSTS: \$3,294.83

GRAND TOTAL = \$9,974.63

PREPARED BY: Erin Kingsley

DATE: 6/5/2020

CONSULTANT: Wallis Engineering  
 SUBCONSULTANT: Geotechnical Resources Inc.  
 PROJECT: Russell Avenue Improvements

DIRECT SALARY COST (DSC):

| <u>Classification</u>        | <u>Man Hours</u> | x | <u>Rate</u> | = | <u>Cost</u>     |
|------------------------------|------------------|---|-------------|---|-----------------|
| Principal                    | 0.75             | x | \$78.37     | = | \$58.78         |
| Associate                    | 7                | x | \$58.17     | = | \$407.19        |
| Senior Engineer / Geologist  |                  | x | \$50.48     |   | \$0.00          |
| Project Engineer / Geologist |                  | x | \$43.63     | = | \$0.00          |
| Staff Engineer / Geologist   |                  | x | \$39.06     | = | \$0.00          |
| Engineering Assistant        |                  | x | \$27.04     | = | \$0.00          |
| CADD / Drafter               |                  | x | \$24.64     |   | \$0.00          |
| Technical Editor             |                  | x | \$31.25     |   | \$0.00          |
| Contract Admin / Accountant  |                  | x | \$48.08     |   | \$0.00          |
| Production / Clerical        |                  | x | \$35.58     | = | \$0.00          |
| TOTAL DSC =                  |                  |   |             |   | <u>\$465.97</u> |

OVERHEAD (OH COST - Including Salary Additives):

|         |   |    |                |   |                 |            |                 |
|---------|---|----|----------------|---|-----------------|------------|-----------------|
| OH Rate | ) | of | <u>190.80%</u> | x | <u>\$465.97</u> | TOTAL OH = | <u>\$889.07</u> |
|---------|---|----|----------------|---|-----------------|------------|-----------------|

FIXED FEE (FF):

|         |   |    |               |   |                 |            |                 |
|---------|---|----|---------------|---|-----------------|------------|-----------------|
| FF Rate | x | of | <u>30.00%</u> | x | <u>\$465.97</u> | TOTAL FF = | <u>\$139.79</u> |
|---------|---|----|---------------|---|-----------------|------------|-----------------|

REIMBURSABLES:

- Printing & Mileage
- FWD Mobilization
- FWD Equipment
- Core Patching Material
- Driller
- Traffic Control
- Traffic Counts
- Laboratory Testing
- Regulatory Database Vendor

|                      |               |
|----------------------|---------------|
| TOTAL REIMBURSABLES: | <u>\$0.00</u> |
|----------------------|---------------|

|             |                            |
|-------------|----------------------------|
| GRAND TOTAL | = <u><u>\$1,494.83</u></u> |
|-------------|----------------------------|

PREPARED BY: Lindsy Hammond

DATE: 6/5/2020

## GENERAL SCOPE OF PROJECT

This project consists of providing design services for Russell Avenue Improvements Project. The project will reconstruct Russell Avenue, enhance the aesthetic appeal of the corridor by matching themes from adjacent improvements on 2nd Street and Cascade Avenue, and improve the safety and operational characteristics of the corridor between 2nd Street and the BNSF rail line. Improvements will include replacement of existing sidewalks and pavement, bulb-outs at the 1st Street intersection, installation of aesthetic amenities matching adjacent improvements, new decorative street lighting, replacing approximately 140 linear feet of asbestos cement waterline, installation of drainage improvements, and undergrounding of existing overhead utilities as necessary to accomplish the goals of the project.

- Supplement No.1: Execution of the Prime Agreement was expedited in an effort to begin conceptual design and prepare conceptual graphic renderings of the proposed improvements to support City outreach events. As such, the tasks included in the Prime agreement are limited to project management, NEPA coordination, topographic survey, and conceptual design efforts, but does not include design, preparation of PS&E documents, cultural resource investigations, right-of-way acquisition, or construction support. Supplement No. 1 amends existing tasks and creates new tasks necessary to deliver the design and construction documents for the project. Construction support services will be contracted under a future contract supplement.
- Supplement No. 2: During design development, final Right of Way acquisition needs were identified that differ from the original scope of work. Additional Right of Way files will be required to obtain approval from WSDOT Local Programs. This supplement will also include legal descriptions of all required Right-of-Way acquisition which was previously omitted and additional graphic preparation to support public outreach efforts.
- Supplement No. 3: During design development, the City elected to modify the proposed roadway geometry to include a 10-foot-wide sidewalk instead of the 8-foot-wide sidewalk previously included. This supplement includes the additional design efforts to modify the sidewalk and roadway geometry to fit the City's goals and to adjust utility improvements to fit the new geometry.
- Supplement No. 4: This supplement added project bidding support, construction management services (assumed half-time for the duration of the project), construction inspection support to supplement City Staff resources (assumed 8 hours per week for the duration of the project), and preparation of as-built drawings.

## SUPPLEMENTAL NO. 5 SCOPE OF WORK

Soft subgrade soils were discovered during construction of the roadway base. To remedy the soft subgrade, additional services were required to develop a cement-treated base (CBT) alternative. This included in-field assessment of the condition with a geotechnical engineer, material testing, discussions with the material supplier, contractor, and geotechnical and materials testing engineers, design of the CBT, negotiation of the change order with the contractor, and gaining change order approval from WSDOT. A total of 40 hours was expended on this work, in addition to subconsultant costs for the geotechnical engineer and materials testing engineer.

## **CONTRACT DURATION**

Contract term is unaffected by this supplemental scope of work.



## Stevenson City Council SMART Goals for 2019-2024

### Vision

Those citizens have now spoken, and their vision for the future is to proudly look out their window, walk down their street, or return for a visit in 2030 and honestly say:

“Stevenson is a friendly, welcoming community that values excellent schools and a small-town atmosphere. The natural beauty is enjoyed by residents and visitors through a network of recreational opportunities. The strength of Stevenson’s economy is built upon high quality infrastructure and a vibrant downtown that provides for residents’ daily needs. Stevenson takes advantage of our unique location on the Columbia River by balancing jobs, commerce, housing, and recreation along the waterfront.”

### Mission

Stevenson is committed to investing in improved infrastructure, stewardship, community & human development. We will adapt, evolve, and progress to maintain our resilient and inviting small-town feel in an agile/nimble and fiscally responsible way.

### Goals

1. **Wastewater Upgrades:** The city will continue working toward lifting the commercial sewer connection moratorium, building efficient, sustainable and affordable wastewater system upgrades with added BOD capacity by the end of 2021.
  - a. **Complete CERB Feasibility Study** on the Alternatives Analysis by the end of Feb, 2019 and implementation of proposed alternatives by August, 2019.
  - b. Contract with DOE for design funding by Jan 31, 2019.
  - c. Advertise for Design Engineer immediately upon contract with DOE. Phase Design Engineering contract as necessary to address collection system (including pump stations and geotechnical study) prior to performance on WWTP design.
  - d. **Complete Design** of the project to apply to DOE for construction funding by Oct, 2019.
  - e. **Update Facilities Plan** with the CERB Study and design work by Oct, 2019.
  - f. Plan for the relocation of Public Works equipment with the expansion of the WWTP to be implemented with construction of the upgrades by the end of 2021.
  - g. Continue with the **Sewer Lining** project to reduce Infiltration and Inflow at the wastewater treatment plant during rain events by inspecting 10% of the wastewater collection system each year and repairing as needed and as budget allows. Contract for Geotech report as identified in GSP before repairs are made in Montell neighborhood.



## Stevenson City Council SMART Goals for 2019-2024 (cont.)

- h. Enter into agreements with all Significant Industrial Users for individual discharge limits and rates by the end of the second quarter 2019.
  - i. Update FOG program to improve compliance by 90% by the end of 2019 and 100% by 2020. Updates shall include clear instructions of how the proposed escalating fees/fines will be imposed.
  - j. Continue with minor improvements in both collection system and plant and encouraging BOD reduction to reach a goal of 0 NPDES effluent violations.
- 2. **Fire Hall:** The city will partner with Skamania County Fire District 2 and the Skamania County Department of Emergency Management to build a new fire hall that meets the needs of the agencies, is affordable to the community and is a valued asset of Rock Creek Drive by the end of 2020.
  - a. **Design Completion** by first quarter 2019
  - b. Apply for and secure **Construction Funding** by the end of 2019
  - c. Enter into interlocal agreements between various agencies for the funding and/or maintenance of the property.
  - d. Complete construction by Fair 2020.
- 3. **Downtown Planning:** The downtown corridor will be thoughtfully planned to encourage utilization of the entire downtown, allow for safe and easy flow of traffic, and support mixed-use development by the end of 2024.
  - a. A **Traffic Study** will be completed by the end of 2019.
  - b. **Design Standards** will be updated by the end of 2019.
  - c. **Mixed-Use** – The city will reduce barriers to mixed use to encourage increase mixed use development by the end of 2024
  - d. **Aesthetic Improvements** -Vacant/derelect/unkept property ordinances will be in place by the end of 2020, a list of nuisance properties will be created in coordination with the Stevenson Downtown Association by the end of 2019 and nuisance properties will be enforced for a reduction of nuisances by 75% by 2024.
  - e. **East-side Downtown Improvements** will be made to encourage development with an increase of developed or utilized properties of 25% by 2024. This will start with the development of a list of improvements needed by the end of 2019.
- 4. **Unimproved Street Plan:** The city will develop an unimproved street plan to include funding mechanisms and opportunities by the end of 2019 and begin construction on at least one project by the end of 2021.
  - a. **Del Ray** - The city will work property owners to determine development opportunities for public and private uses by the end of 2020.
  - b. **Lotz Road Improvements** will be included in the unimproved street plan.
- 5. **Housing Affordability:** The city will work with private and public partners to increase the availability of attainable housing by 20 units, reduce the unhoused population by 20% and increase temporary shelter availability by 75% by the end of 2024.
  - a. **Homeless/Temporary Housing** funding initiatives will be explored to in 2019 to obtain resources to help fund the goal with funds being collected in 2020 and utilized by 2022.
  - b. The city will partner with the EDC to complete a **Buildable Lands Inventory** by the end of 2019.

## Stevenson City Council SMART Goals for 2019-2024 (cont.)

- c. The city will partner with other agencies to complete a **Housing Needs Assessment** by the end of 2020.
  - d. Obtain property and develop infrastructure to support a Cascade Columbia Housing Corporation project. CDBG, WSHFC, and partner agency funds will be pursued as necessary.
  - e. Reconsider zoning standards for configuration of ADUs (attached vs unattached) by March, 2019.
6. **Russell Ave Rebuild:** Russell Avenue will be rebuilt from the Waterfront to Vancouver Ave to underground utility lines, improve pedestrian safety and enhance the experience by installing landscaping with **irrigation** to include **trees and planter boxes, benches and wayfinding signs** and have a completed **maintenance plan** by the end of 2024.
- a. Phase I of the project, Waterfront to Second Street will be completed by the end of 2019 with minimal impact to the downtown during the peak summer months, pending the acquisition of required easements.
  - b. Phase 2 of the project, Second Street to Vancouver Ave, will be completed by 2024 and tie in with the Courthouse Plaza project if funding allows.
7. **Aggressive Conduit Plan/Undergrounding:**
- a. The city will revise construction standards and practices by the end of 2021 to require undergrounding of utilities on street projects, develop rationale for variances, discuss reimbursement from utility companies on use of city installed conduit and review the reduction of separation standards for utilities within narrow road corridors.
  - b. The city will proactively install conduit for future use in all open ditches and boring projects.
8. **City Owned Facilities, ROW, Roads and Streets Continued Maintenance/Improvements:** the city will **be a leader in aesthetic improvements** and maintain facilities, property and Rights of Way.
- a. **Landscaping** – The city will create a plan for landscaping and maintenance for city property and rights of way, which may include agreements with adjacent property owners, by the end of 2020.
  - b. Fill hole in front of high school and vegetate with trample-resistant, maroon and/or blue plantings that can survive without water by November 30, 2018.
  - c. Trim/Remove damage to all remaining city trees caused by the 2017 ice storms by March, 2019.
  - d. Replace dead plants from the Lodge Trail, Cascade Avenue and Kanaka Creek Road projects by March, 2020.
9. **Collaborative Meetings:** Set up a meeting for twice a year with elected representatives from the PUD, County, School District, EMS, City Council to begin in 2019.
10. **Exploring Industrial Sites:** Apply for a CERB grant to evaluate the feasibility of additional industrial sites away from the Waterfront by the end of 2019.
11. **Broadband**
- a. The city will work with the Broadband Action Team to complete the Broadband Strategic Plan by the end of 2019.

## Stevenson City Council SMART Goals for 2019-2024 (cont.)

- b. The city will work with regional, state and federal agencies for funding and advisory roles to facilitate the completion and implementation of the Strategic Broadband Plan starting in 2020.
- 12. Waterfront Development**-The City will work with the Port of Skamania to develop a waterfront development plan by the end of 2021.
- 13. City Property Security** - The city will evaluate security needs at all city facilities and begin implementing security enhancements in 2019.
- 14. Water System Continued Maintenance**
  - a. **SMART Meter Completion** – Select and install smart meters and begin monthly excess water usage charging by the end of 2019.
  - b. **Replace** most of the failing **AC Pipes**, about 30% of the city waterlines, by 2030.
- 15. Parks Plan** Develop a park plan to include maintenance of current parks and standards by the end of 2020.
  - a. **Pebble Beach/Slaughterhouse Point Trail** – Work with the Port of Skamania to develop the trail to link with the trail network throughout town by the end of 2024.
  - b. **Wayfinding Waterfront-Rock Creek** – Install wayfinding signage along the waterfront and Rock Creek by the end of 2021.
  - c. **Parks and Rec District** – Develop committee to research and evaluate interest for a park and recreation district by the end of 2020. Determine a way forward go/no go by 2021.
  - d. **Courthouse Plaza Agreement** – Work with Skamania County and Stevenson Downtown Association to develop an agreement for maintenance and park management by the end of 2019 or before construction begins.
- 16. Improve Financial Software System** Research new software options and ways to maximize current software with a recommendation to council on whether or not to change systems by the end of 2019.
- 17. Develop Deliberate Growth Strategy** by the end of 2020.
- 18. Partner with School District on Workforce Education Development** by the end of 2021.
- 19. Road Diet** – Study, review and revised road standards to reduce required rights of way for street development by the end of 2020.
- 20. Communication Plan** – Include a communication plan for projects going forward and ensure it includes multiple medias-newspaper, website, Facebook, flyers, etc.
- 21. Develop Youth Leadership Process** to include honorary student councilmembers by the end of 2020.
- 22. Internship Program** –Annually reach out to universities and the high school regarding internship opportunities to work on projects that further the goals of the city.
- 23. Post Office/Home Delivery** – Work with the post office to evaluate the options for expansion of home delivery and possible relocation of the post office by the end of 2024.
- 24. Remodel City Hall** – remove surplussed items by the end of 2019, reduce and organize city records by the end of 2022 to optimize the usable space for a remodel of city hall by the end of 2024.
- 25. Work with the Stevenson Downtown Association, Stevenson Business Association, and Skamania Economic Development Council to Create a Guide for Businesses/Outside Resource** by the end of 2021.

## City of Stevenson 2021 Budget Calendar

|                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>September 17, 2020</b><br>Regular Council Meeting | <b>Preliminary Budget Presented to Council and updated current year</b><br>Council direction on cost of living increase for City staff and confirm council priorities. <i>(Prior to October 1-No later than the first Monday in October)</i>                                                                                                                                                                                                                                                                      |
| September 30 2020                                    | Publish notice of Public Hearing on Proposed Budget (1 <sup>st</sup> Budget Meeting).                                                                                                                                                                                                                                                                                                                                                                                                                             |
| October 7, 2020                                      | Publish second notice of Public Hearing on Proposed Budget (1 <sup>st</sup> Budget Meeting).                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>October 15, 2020</b><br>Regular Council Meeting   | <b>Public Hearings (two):</b><br><b>1<sup>st</sup> Budget Meeting / Public Hearing</b> on Proposed Budget.<br><i>(Prior to the Final Hearing)</i> <ul style="list-style-type: none"> <li>➤ Receive Budget Message <i>(Prior to November 2-At least 60 days prior to the beginning of the next fiscal year)</i></li> <li>➤ Presentation of Proposed Budget</li> <li>➤ Public Comment</li> <li>➤ City Council Deliberations &amp; Questions</li> </ul>                                                              |
| November 4, 2020                                     | Publish first notice of Final Hearing on Proposed Budget <i>(for two consecutive weeks)</i> and Public Hearing on Proposed Property Tax Levy.                                                                                                                                                                                                                                                                                                                                                                     |
| November 11, 2020                                    | Publish second notice of Final Hearing on Proposed Budget <i>(for two consecutive weeks)</i> and Public Hearing on Proposed Property Tax Levy.                                                                                                                                                                                                                                                                                                                                                                    |
| <b>November 19, 2020</b><br>Regular Council Meeting  | <b>Final Hearing on Budget:</b> <i>(On or before December 3-prior to the first Monday in December)</i><br>Public Comment <ul style="list-style-type: none"> <li>➤ Continue City Council budget deliberations &amp; questions</li> <li>➤ Approve Budget or schedule additional meetings</li> </ul><br><b>Property Tax Levy Public Hearing:</b> <i>(Prior to November 30)</i> <ul style="list-style-type: none"> <li>➤ Public Comment</li> <li>➤ Set Property Tax Levy, approve Resolution and Ordinance</li> </ul> |
| November 30, 2020                                    | File Property Tax Levy Certification with County Tax Assessor                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>December 17, 2020</b><br>Regular Council meeting  | <b>Budget Adoption</b><br><i>(Prior to December 31)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| January 31, 2021                                     | Submit Copies of Final Budget to State Auditor's Office and MRSC.<br><i>(After Adoption)</i>                                                                                                                                                                                                                                                                                                                                                                                                                      |

## Six Year Transportation Improvement Program Instructions for Completing the Form

Include all projects regardless of location or source of funds.

Complete the form for the six year program in accordance with the following instructions.

### Heading

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Agency            | Enter name of the sponsoring agency.                                                         |
| County Number     | Enter the OFM assigned number (see LAG Appendix 21.44).                                      |
| City Number       | Enter the OFM assigned number (see LAG Appendix 21.45).                                      |
| MPO/RTPO          | Enter the name of the MPO (if located within urbanized area) or RTPO (if in the rural area). |
| Hearing Date      | Enter the date of the public hearing.                                                        |
| Adoption Date     | Enter the date this program was adopted by council or commission.                            |
| Resolution Number | Enter Legislative Authority resolution number if applicable.                                 |
| Amendment Date    | Enter the date this program was amended by council or commission.                            |

### Column Number

**1. Functional Classification.** Enter the appropriate 2-digit code denoting the Federal Functional Classification. (Note: The Federal Functional Classification must be approved by FHWA.)

#### Description

00 - No Classification

#### Rural (under 5,000 population)

- 01 - Interstate
- 02 - Principal Arterial
- 06 - Minor Arterials
- 07 - Major Collector
- 08 - Minor Collector
- 09 - Local Access

#### Urban (over 5,000 population)

- 11 - Interstate
- 12 - Freeways & Expressways
- 14 - Other Principal Arterials
- 16 - Minor Arterial
- 17 - Collector
- 19 - Local Access

**2. Priority Numbers.** Enter local agency number identifying agency project priority (optional).

**3. Project Identification.** Enter (a) Federal Aid Number if previously assigned; (b) Bridge Number; (c) Project Title; (d) Street/Road Name or Number/Federal Route Number; (e) Beginning and Ending Termini (Mile Post or Street/Road Names); and (f) Describe the Work to be Completed.

**4. Improvement Type Codes.** Enter the appropriate federal code number(s).

#### Description

|                                        |                                   |                                  |
|----------------------------------------|-----------------------------------|----------------------------------|
| 01 - New construction on new alignment | 07 - Resurfacing                  | 14 - Bridge Program Special      |
| 02 - Relocation                        | 08 - New Bridge Construction      | 21 - Transit Capital Project     |
| 03 - Reconstruction                    | 09 - Bridge Replacement           | 22 - Transit Operational Project |
| 04 - Major Widening                    | 10 - Bridge Rehabilitation        | 23 - Transit Planning            |
| 05 - Minor Widening                    | 11 - Minor Bridge Rehabilitation  | 24 - Transit Training/Admin      |
| 06 - Other Enhancements                | 12 - Safety/Traffic.Operation/TSM | 31 - Non Capital Improvement     |
|                                        | 13 - Environmentally Related      | 32 - Non Motor Vehicle Project   |

**5. Funding Status.** Enter the funding status for the entire project which describes the current status.

**S** - Project is **selected** by the appropriate selection body & **funding is secured.**

**P** - Project is subject to selection by an agency other than the lead and is listed for planning purposes and **funding has not been determined.**

**6. Total Length.** Enter project length to the nearest hundredth mile (or code "00" if not applicable).

**7. Utility Code(s).** Enter the appropriate code letter(s) for the utilities that would need to be relocated or are impacted by the construction project.

|              |                                     |
|--------------|-------------------------------------|
| C - Cable TV | S - Sewer (other than agency-owned) |
| G - Gas      | T - Telephone                       |
| O - Other    | W - Water                           |
| P - Power    |                                     |

## Six Year Transportation Improvement Program Instructions for Completing the Form

8. **Project Phase.** Select the appropriate phase code of the project.

- PE - Preliminary Engineering, including Design (or Planning)
- RW - Right of Way or land acquisition
- CN - Construction only (or transit planning or equipment purchase)
- ALL - All Phases from Preliminary Engineering through Construction  
(Use only in Years 4, 5, & 6)

9. **Phase Start Date.** Enter the month/day/year (in MM/DD/YY format) that the selected phase of the project is actually expected to start.

10. **Federal Fund Sources.** Enter the Federal Fund Source code from the table below.

|               |                                                                          |           |                                                   |
|---------------|--------------------------------------------------------------------------|-----------|---------------------------------------------------|
|               |                                                                          |           | <b>FTA Discretionary for Capital Expenditures</b> |
| BIA           | - Bureau of Indian Affairs                                               | 5307      | - FTA Urban Areas                                 |
| BR            | - Bridge Replacement or Rehab.                                           | 5309(Bus) | - Bus                                             |
| CBDG          | - Community Development<br>Block Grant (HUD)                             | 5309(FG)  | - Fixed Guideways                                 |
|               |                                                                          | 5309(NS)  | - New Starts                                      |
| CMAQ          | - Congestion Mitigation Air Quality                                      | 5310      | - FTA Elderly/Disabled                            |
| DEMO          | - TEA-21 Demo Projects (Selected)                                        | 5311      | - FTA Rural Areas                                 |
| Discretionary | - Ferry Boat Discretionary, Public Lands<br>Highway, Scenic Byways, etc. | REV       | - Rural Economic Vitality Program                 |
| DOD           | - Department of Defense                                                  | STP(C)    | - STP Statewide Competitive Program               |
| IC            | - Interstate Construction                                                | STP(E)    | - STP Transportation Enhancements                 |
| IM            | - Interstate Maintenance                                                 | STP(S)    | - STP Safety Including Hazard and RR              |
| NHS           | - National Highway System                                                | STP(R)    | - STP Rural Regionally Selected                   |
| 3037          | - FTA Job Access/Reverse Commute                                         | STP(U)    | - STP Urban Regionally Selected                   |
|               |                                                                          | STP       | - STP (WSDOT Use Only)                            |

11. **Federal Cost.** Enter the total federal cost (in thousands) of the phase regardless of when the funds will be spent.

12. **State Fund Code.** Enter the appropriate code for any of the listed funds to be used on this project.

|      |                                         |       |                                              |
|------|-----------------------------------------|-------|----------------------------------------------|
| CAPP | - County Arterial Preservation Program  | PWTF  | - Public Works Trust Fund                    |
| CHAP | - City Hardship Assistance Program      | RAP   | - Rural Arterial Program                     |
| TPP  | - Transportation Partnerships Program   | SCP   | - Small City Program                         |
| AIP  | - Arterial Improvement Program          | WSDOT | - WSDOT funds                                |
| PSMP | - Pedestrian Safety & Mobility Program  | OTHER | - Any other <u>unlisted</u> state fund codes |
| PTSP | - Public Transportation Systems Program |       |                                              |

13. **State Funds.** Enter all funds from the State Agencies (in thousands) of the phase regardless of when the funds will be spent.

14. **Local Funds.** Enter all the funds from Local Agencies (in thousands) of the phase regardless of when the funds will be spent.

15. **Total Funds.** Enter the sum of columns 10, 12, and 14.

16-19. **Expenditure Schedule - (1st, 2nd, 3rd, 4th thru 6th years).** Enter the estimated expenditures (in thousands) of dollars by year. (*For Local Agency use.*)

20. **Environmental Data Type.** Enter the type of environmental assessment that will be required for this project. (This is required for *Federally funded* projects.)

- EIS - Environmental Impact Statement
- EA - Environmental Assessment
- CE - Categorical Exclusion

21. **R/W Certification.** If Right of Way acquisition is required, enter R/W Certification Date if known. (This is required for *Federally funded* projects.)

# 2021-2026 TIP

## Project Identification

**Hearing Date: 7/18/2020**

**Adopted on**

### Expenditure Schedule

1st 2nd 3rd 4th-6th

Environmental Type

R/W Required?

| Functional Class | Index Number | Project Identification                                                                                                      | Improvement Types | Status | Total Length | Utility Codes      | Phase | Phase Start | Federal Fund Code | Federal Cost by Phase | State Fund Code | State Funds | Local Funds | Total Funds | 1st | 2nd | 3rd | 4th-6th | Environmental Type | R/W Required? |
|------------------|--------------|-----------------------------------------------------------------------------------------------------------------------------|-------------------|--------|--------------|--------------------|-------|-------------|-------------------|-----------------------|-----------------|-------------|-------------|-------------|-----|-----|-----|---------|--------------------|---------------|
|                  |              |                                                                                                                             |                   |        |              |                    |       |             |                   |                       |                 |             |             |             |     |     |     |         |                    |               |
|                  |              |                                                                                                                             |                   |        |              |                    |       |             |                   |                       |                 |             |             |             |     |     |     |         |                    |               |
| 08               | 22           | Transportation Circulation Study<br>Phase 2                                                                                 | 23                | P      | 0            |                    |       | Jan 2021    |                   |                       |                 |             | 40          | 40          | 40  |     |     |         | CE                 | No            |
|                  |              | <b>Totals</b>                                                                                                               |                   |        |              |                    |       |             |                   | 0                     |                 |             | 40          | 40          |     |     |     | 0       |                    |               |
| 02               | 9            | First Street<br>From Second Street to Second Street<br>Construct traffic calming, sidewalks, and new<br>surfacing           | 06<br>07<br>12    | P      | 0.68         | C,P,W,T            | ALL   | Jan 2021    |                   |                       |                 |             | 800         | 800         | 150 | 150 | 100 | 400     | CE                 | NO            |
|                  |              | <b>Totals</b>                                                                                                               |                   |        |              |                    |       |             |                   |                       |                 |             | 800         | 800         |     |     |     |         |                    |               |
| 07               | 27           | Loop Road Grind and Inlay<br>From: Columbia to Frank Johns<br>Engineering, grind & inlay, stormwater                        | 03<br>07<br>06    | P      | 0.29         | T,W,P,<br>C,G,S    | All   | June 2021   |                   |                       | TIB             | 360         | 30          | 390         |     |     |     | 390     | CE                 | No            |
|                  |              | <b>Totals</b>                                                                                                               |                   |        |              |                    |       |             |                   |                       |                 | 360         | 30          | 390         |     |     |     |         |                    |               |
| 08               | 26           | School Street Grind and Inlay<br>From: Hot Springs to Kanaka Creek Avenue<br>Engineering, grind & inlay, stormwater         | 03<br>07<br>06    | P      | 0.24         | T,W,P,<br>C,G,S    | All   | June 2022   |                   |                       | TIB             | 400         | 40          | 440         |     |     |     | 440     | CE                 | No            |
|                  |              | <b>Totals</b>                                                                                                               |                   |        |              |                    |       |             |                   |                       |                 | 400         | 40          | 440         |     |     |     |         |                    |               |
| 09               | 10           | Kanaka Creek Phase Underpass 1<br>From SR 14 to Cascade Ave<br>Rebase, surface road, modify drainage,<br>prime and chipseal | 03<br>06<br>07    | P      | 0.2          | S                  | All   | Jan 2022    |                   |                       |                 |             | 88          | 88          |     |     |     | 88      | CE                 | Yes           |
|                  |              | <b>Totals</b>                                                                                                               |                   |        |              |                    |       |             |                   | 0                     |                 |             | 88          | 88          |     |     |     | 88      |                    |               |
| 09               | 11           | Kanaka Creek Underpass Phase 2<br>From SR 14 to Cascade Ave<br>Improve Underpass bridge                                     | 09                | P      | 0.01         | S                  | All   | Jan 2022    |                   |                       |                 |             | 320         | 320         |     |     |     | 320     | EA                 | No            |
|                  |              | <b>Totals</b>                                                                                                               |                   |        |              |                    |       |             |                   | 0                     |                 |             | 320         | 320         |     |     |     | 320     |                    |               |
| 07               | 5            | Roosevelt Street Overlay<br>From Hot Springs to High School<br>Engineering, sidewalks, stormdrain, overlay                  | 07<br>06<br>03    | P      | 0.13         | C, P, T<br>G, S, W | All   | Jan 2022    |                   |                       |                 | 80          | 20          | 100         |     |     |     | 100     | CE                 | No            |
|                  |              | <b>Totals</b>                                                                                                               |                   |        |              |                    |       |             |                   | 0                     |                 | 580         | 90          | 670         |     |     |     | 670     |                    |               |

| Functional Class | Index Number | 2021-2026 TIP<br>Project Identification       | Improvement Types | Status | Total Length | Utility Codes | Phase | Phase Start | Federal Fund Code | Federal Cost by Phase | State Fund Code | State Funds | Local Funds | Total Funds | Expenditure Schedule |     |     |         | Environmental Type | R/W Required? |
|------------------|--------------|-----------------------------------------------|-------------------|--------|--------------|---------------|-------|-------------|-------------------|-----------------------|-----------------|-------------|-------------|-------------|----------------------|-----|-----|---------|--------------------|---------------|
|                  |              |                                               |                   |        |              |               |       |             |                   |                       |                 |             |             |             | 1st                  | 2nd | 3rd | 4th-6th |                    |               |
|                  |              |                                               |                   |        |              |               |       |             |                   |                       |                 |             |             |             |                      |     |     |         |                    |               |
| 09               | 4            | Leavens Overlay                               | 06                | P      | 0.05         | C, P, T       | ALL   | Aug 2022    |                   |                       |                 | 200         | 20          | 225         |                      |     |     | 225     | CE                 | No            |
|                  |              | From First Street to Second Street            | 07                |        |              | G, S, W       |       |             |                   |                       |                 |             |             |             |                      |     |     |         |                    |               |
|                  |              | Remove/grind deteriorated sections of asphalt |                   |        |              |               |       |             |                   |                       |                 |             |             |             |                      |     |     |         |                    |               |
|                  |              | Add sidewalk on West side                     |                   |        |              |               |       |             |                   |                       |                 |             |             |             |                      |     |     |         |                    |               |
|                  |              | <b>Totals</b>                                 |                   |        |              |               |       |             |                   | 0                     |                 | 200         | 20          | 225         |                      |     |     | 225     |                    |               |
| 08               | 14           | Iman Loop-Iman Cemetery Sidewalk              | 06                | P      | 0.1          | W, C, S       | All   | Sept 2022   |                   |                       |                 |             | 75          | 75          |                      |     |     | 75      |                    | No            |
|                  |              | Continue sidewalk and curbing                 | 32                |        |              | T             |       |             |                   |                       |                 |             |             |             |                      |     |     |         |                    |               |
|                  |              | <b>Totals</b>                                 |                   |        |              |               |       |             |                   | 0                     |                 |             | 75          | 75          |                      |     |     | 75      |                    |               |
| 07               | 21           | Storm water System Repair and Upgrade         | 06                | P      | 0            |               | PE    | July 2022   |                   |                       |                 |             | 500         | 500         |                      |     |     | 500     | CE                 | No            |
| 09               |              | Repair and upgrade failing storm water        |                   |        |              |               |       |             |                   |                       |                 |             |             |             |                      |     |     |         |                    |               |
| 08               |              | system in the City                            |                   |        |              |               |       |             |                   |                       |                 |             |             |             |                      |     |     |         |                    |               |
|                  |              | <b>Totals</b>                                 |                   |        |              |               |       |             |                   | 0                     |                 |             | 500         | 500         |                      |     |     | 500     |                    |               |
| 09               | 6            | Lakeview Street                               | 07                | P      | 0.05         | W, P          | All   | July 2022   |                   |                       |                 |             | 74          | 74          |                      |     |     |         | CE                 | No            |
|                  |              | Rebuild and pave Lakeview, improve            |                   |        |              | C, T          |       |             |                   |                       |                 |             |             |             |                      |     |     |         |                    |               |
|                  |              | Storm drainage                                |                   |        |              |               |       |             |                   |                       |                 |             |             |             |                      |     |     |         |                    |               |
|                  |              | <b>Totals</b>                                 |                   |        |              |               |       |             |                   | 0                     |                 |             | 74          | 74          | 0                    | 0   |     |         |                    |               |
| 07               | 7            | Foster Creek Road                             | 31                | P      | 0.38         |               | RW    | Jan 2023    |                   |                       |                 |             |             |             |                      |     |     |         | CE                 | Yes           |
|                  |              | From Rock Creek Dr. to Ryan Allen Rd          |                   |        |              |               |       |             |                   |                       |                 |             |             |             |                      |     |     |         |                    |               |
|                  |              | Acquire additional Right Of Way               |                   |        |              |               |       |             |                   |                       |                 |             |             |             |                      |     |     |         |                    |               |
|                  |              | <b>Totals</b>                                 |                   |        |              |               |       |             |                   | 0                     |                 |             | 0           | 0           |                      |     |     | 0       |                    |               |
| 09               | 8            | Chipseal Program                              | 07                | P      | 0.55         | S, P, T       | All   | July 2023   |                   |                       |                 |             | 18          | 18          |                      |     |     | 18      | CE                 | No            |
|                  |              | McEvoy Lane, Wisteria Way, Ridgecrest Dr      |                   |        |              | G, W          |       |             |                   |                       |                 |             | 18          | 18          |                      |     |     | 18      |                    |               |
|                  |              | <b>Totals</b>                                 |                   |        |              |               |       |             |                   | 0                     |                 |             | 36          | 36          |                      |     |     | 36      |                    |               |
| 07               | 15           | Loop Road Sidewalk                            | 06                | P      | 0.2          | S, W          | All   | July 2023   |                   |                       |                 | 160         | 40          | 200         |                      | 200 |     |         | CE                 | No            |
|                  |              | From McEvoy Lane to Bone Road                 | 32                |        |              |               |       |             |                   |                       |                 |             |             |             |                      |     |     |         |                    |               |
|                  |              | Construct Sidewalk between McEvoy & Bone Road |                   |        |              |               |       |             |                   |                       |                 |             |             |             |                      |     |     |         |                    |               |
|                  |              | <b>Totals</b>                                 |                   |        |              |               |       |             |                   | 0                     |                 | 160         | 40          | 200         |                      |     |     | 0       |                    |               |
| 09               | 16           | Chipseal                                      | 07                | P      | 0.95         | S, W          | All   | July 2023   |                   |                       |                 |             | 45          | 45          |                      |     |     | 45      | CE                 | No            |
|                  |              | Vancouver Ave                                 |                   |        |              |               |       |             |                   |                       |                 |             |             |             |                      |     |     |         |                    |               |
|                  |              | <b>Totals</b>                                 |                   |        |              |               |       |             |                   | 0                     |                 |             | 45          | 45          |                      |     |     | 45      |                    |               |
| 09               | 17           | Frank Johns Sidewalk                          | 06                | P      | 0.24         | C,G,P,        | PE    | Sep 2023    |                   |                       |                 | 68          | 7           | 75          | 10                   | 30  | 20  | 15      | CE                 | No            |
|                  |              | From Loop Rd to Second Street                 |                   |        |              | S,T,W         | CN    | June 2024   |                   |                       |                 | 340         | 34          | 374         |                      |     |     | 374     |                    |               |
|                  |              | Construct new sidewalk along east side        |                   |        |              |               |       |             |                   |                       |                 |             |             |             |                      |     |     |         |                    |               |
|                  |              | <b>Totals</b>                                 |                   |        |              |               |       |             |                   | 0                     |                 | 408         | 41          | 449         | 10                   | 30  | 20  | 389     |                    |               |



| Functional Class | Index Number | 2021-2026 TIP<br>Project Identification                                                                                                              | Improvement Types | Status | Total Length | Utility Codes   | Phase          | Phase Start                         | Federal Fund Code | Federal Cost by Phase | State Fund Code | State Funds | Local Funds      | Total Funds           | Expenditure Schedule |     |     |            |     | Environmental Type | R/W Required? |
|------------------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|--------------|-----------------|----------------|-------------------------------------|-------------------|-----------------------|-----------------|-------------|------------------|-----------------------|----------------------|-----|-----|------------|-----|--------------------|---------------|
|                  |              |                                                                                                                                                      |                   |        |              |                 |                |                                     |                   |                       |                 |             |                  |                       | 1st                  | 2nd | 3rd | 4th-6th    |     |                    |               |
| 09               | 19           | Monda Road<br>Straighten out the intersection where<br>Monda and Iman Cemetery Road meet                                                             | 01<br>12          | P      | 0.01         | P, T            | All            | Aug 2023                            |                   |                       |                 |             | 80               | 80                    |                      |     |     |            | 80  | CE                 | No            |
|                  |              | <b>Totals</b>                                                                                                                                        |                   |        |              |                 |                |                                     | 0                 |                       |                 |             | 80               | 80                    |                      |     |     |            | 80  |                    |               |
| 07               | 12           | Vancouver Sidewalk East End<br>From Columbia Ave to City Hall<br>Install sidewalks and curbs                                                         | 06<br>32          | P      | 0.1          |                 | All            | July 2024                           |                   |                       |                 |             | 125              | 125                   |                      |     |     |            | 25  | CE                 | Yes           |
|                  |              | <b>Totals</b>                                                                                                                                        |                   |        |              |                 |                |                                     | 0                 |                       |                 |             | 125              | 125                   |                      |     |     |            | 25  |                    |               |
| 07               | 13           | Rock Creek Bridge Replacement<br>Bridge Replacement                                                                                                  | 08                | P      | 0.01         | S,W,P,<br>C,T,G | PE<br>RW<br>CN | May 2024<br>June 2024<br>March 2025 | BR                | 931<br>195<br>5,968   |                 |             | 145<br>30<br>931 | 1,076<br>225<br>1,301 | 1076                 |     |     | 225<br>931 |     | EIS                | Yes           |
|                  |              | <b>Totals</b>                                                                                                                                        |                   |        |              |                 |                |                                     |                   | 7,094                 |                 |             | 1,106            | 1,301                 |                      |     |     |            | 0   |                    |               |
| 09               | 18           | Chipseal<br>Major St, Hillcrest and E Loop Road                                                                                                      | 07                | P      | 1.08         | W, T, S<br>P, G | All            | July 2025                           |                   |                       |                 |             | 35               | 35                    |                      |     |     |            | 35  | CE                 | No            |
|                  |              | <b>Totals</b>                                                                                                                                        |                   |        |              |                 |                |                                     |                   | 0                     |                 |             | 35               | 35                    |                      |     |     |            | 35  |                    |               |
| 09               | 20           | Chipseal<br>Lasher, Roselawn                                                                                                                         | 07                | P      | 0.71         | W,S,P<br>G,T    | ALL            | July 2025                           |                   |                       |                 |             | 23               | 23                    | 23                   |     |     |            |     | CE                 | No            |
|                  |              | <b>Totals</b>                                                                                                                                        |                   |        |              |                 |                |                                     |                   | 0                     |                 |             | 23               | 23                    |                      |     |     |            | 0   |                    |               |
| 09               | 24           | Roselawn Avenue Overlay<br>From: Willard to McKinley<br>Engineering, sidewalks, storm drain and<br>ramps. Overlay entire street                      | 03<br>06<br>07    | P      | 0.09         | W, S, G         | All            | July 2025                           |                   |                       |                 |             | 165              | 165                   |                      |     |     |            | 65  | CE                 | No            |
|                  |              | <b>Totals</b>                                                                                                                                        |                   |        |              |                 |                |                                     |                   | 0                     |                 |             | 165              | 165                   |                      |     |     |            | 65  |                    |               |
| 09               | 23           | Del Ray Avenue<br>From Kanaka Creek Road to School<br>Construct new road, sidewalks, street lights<br>and storm drains                               | 01<br>06<br>07    | P      | 0.13         | C,G,P,<br>S,T,W | ALL            | Jan 2026                            |                   | 400                   |                 |             |                  | 400                   |                      |     |     |            | 400 | CE                 | No            |
|                  |              | <b>Totals</b>                                                                                                                                        |                   |        |              |                 |                |                                     |                   | 400                   |                 |             |                  | 400                   |                      |     |     |            | 400 |                    |               |
| 25               |              | Phase 3 Waterfront Trail Construction<br>Stevenson Shoreline Restoration and<br>Enhancement Project. PORT OF SKAMANIA<br>PROJECT, NO FUNDS FROM CITY | 03                | S      | 0.1          |                 | ALL            | 9/1/2016                            | TAP               | 200                   |                 |             | 145              | 345                   |                      |     |     |            | 345 | EIS                |               |
|                  |              | <b>Totals</b>                                                                                                                                        |                   |        |              |                 |                |                                     |                   | 200                   |                 |             | 145              | 345                   |                      |     |     |            | 345 |                    |               |
|                  |              | Public.Streets.TIP.2021                                                                                                                              |                   |        |              |                 |                |                                     |                   |                       |                 |             |                  |                       |                      |     |     |            |     |                    |               |



# *City of Stevenson*

## Public Works Department

(509)427-5970

7121 E Loop Road, PO Box 371  
Stevenson, Washington 98648

**TO:** Stevenson City Council

**FROM:** Karl Russell, Public Works Director and Leana Kinley, City Administrator

**DATE:** 6/18/20

**SUBJECT:** Transportation Improvement Program (TIP)

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All Cities, Towns, and Counties are required to adopt a 6-year Transportation Improvement Program. Elements of the program should contain fiscally constrained projects for the first four years, and projects of regional significance shall be submitted to the Regional Transportation Planning Organization (RTPO) for inclusion in their respective TIP's, where applicable. The RTPO then submits their regional TIP to Washington State Department of Transportation (WSDOT) for inclusion into the Statewide Transportation Improvement Program (STIP).

Programs are required to be adopted by July 1st of each year and requires at least one public hearing (RCW 35.77.010). Copies shall be submitted to WSDOT within 30 days of adoption. Due to COVID-19, the public hearing for this year's update will take place on July 16, 2020. We have confirmed this delay will not impact the city's projects.

All projects receiving Federal Highway Administration (FHWA) or Federal Transit Administration (FTA) funds must be in the regional TIP and STIP in order to authorize the funds. In addition, all regionally significant projects in the state (whether state or federally funded), including WSDOT projects, that have committed or reasonably available funding and are expected to begin within the next four years from STIP adoption are required to be in the regional TIP and STIP.

The transportation projects that are listed in TIP go through a process in which the City of Stevenson uses a prioritization system to determine which road systems will be upgraded/rebuilt and in what order. Road projects may not always take place in order of prioritization due to funding eligibility and grant program criteria. The City Council has the ultimate say in which projects are approved and the order in which these projects will be completed.

The initial plan for this revision was for inclusion in the Capital Improvement Program project, which has been delayed. The projects reflected are a continuation from last year's approved TIP, with date changes. We recommend a transportation study be completed next year for a comprehensive picture on the condition of the infrastructure and to inform project prioritization.

Please see attached sheet for description of acronyms used in the TIP worksheet.

**CITY OF STEVENSON, WASHINGTON  
ORDINANCE 2020-1159**

**AN ORDINANCE OF THE CITY OF STEVENSON, WA AUTHORIZING THE  
MAXIMUM CAPACITY OF A LOCAL SALES AND USE TAX TO FUND  
INVESTMENTS IN AFFORDABLE AND SUPPORTIVE HOUSING IN ACCORDANCE  
WITH SUBSTITUTE HOUSE BILL 1406 (CHAPTER 338, LAWS OF 2019), AND  
ADDING CHAPTER 3.10 SALES AND USE TAX FOR AFFORDABLE HOUSING;  
PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE**

**WHEREAS**, in the 2019 Regular Session, the Washington State Legislature approved, and the Governor signed, Substitute House Bill 1406 (Chapter 338, Laws of 2019) (“SHB 1406”); and

**WHEREAS**, SHB 1406 authorizes the governing body of a city or county to impose a local sales and use tax for the acquisition, construction or rehabilitation of affordable housing or facilities providing supportive housing, and for the operations and maintenance costs of affordable or supportive housing; and

**WHEREAS**, the tax will be credited against state sales taxes collected within the City and, therefore, will not result in higher sales and use taxes within the City and will represent an additional source of funding to address housing needs in the City; and

**WHEREAS**, the tax must be used to assist persons whose income is at or below sixty percent of the City median income; and

**WHEREAS**, the City has a lack of available affordable housing and has determined that imposing the sales and use tax to address this need will benefit its citizens; and

**WHEREAS**, in order for a city or county to impose the tax, within six months of the effective date of SHB 1406, or January 28, 2020, the governing body must adopt a resolution of intent to authorize the maximum capacity of the tax, and within twelve months of the effective date of SHB 1406, or July 28, 2020, must adopt legislation to authorize the maximum capacity of the tax; and

**WHEREAS**, resolution 2019-345 was adopted on September 19, 2019 and constitutes the resolution of intent required by SHB 1406; and

**WHEREAS**, the City of Stevenson intends to impose the maximum local sales and use tax authorized under Chapter 338, Laws of 2019 within one year of the date on which said law takes effect; and

**WHEREAS**, the Department of Revenue requires 30 days' notice of adoption of sales tax credits and the credit will then take effect on the first day of the month following the 30-day period; and

**WHEREAS**, Chapter 338, Laws of 2019 authorizes the City of Stevenson to issue general obligation or revenue bonds to carry out the purposes of the legislation and to pledge the revenue collected by the local sales and use tax to repay the bonds; and

**WHEREAS**, there exists a Skamania County Homeless Housing Council consisting of area partners such as the Columbia Cascade Housing Corporation, Washington Gorge Action Programs, Skamania County and the City of Stevenson; and

**WHEREAS**, there have been discussions considering cooperative action and pooling public and private resources to address affordable housing needs in Skamania County; however, no decisions have been made at this time; and

**WHEREAS**, the City has determined it is in the best interest of the City and its residents to begin implementation of the tax and then later determine the process for the distribution of the funds collected by a resolution of the Stevenson City Council to meet the requirements of Chapter 338, Laws of 2019.

**NOW, THEREFORE**, the City Council of the City of Stevenson do hereby ordain as follows:

**Section 1. Chapter 3.10 of the Stevenson Municipal Code Established.** A chapter of the Stevenson Municipal Code entitled "Sales and Use Tax for Affordable Housing," to be codified as Stevenson Municipal Code (SMC) Chapter 3.10, is hereby established to read as set forth on Exhibit "A" attached hereto and by this reference incorporated herein:

**Section 2. Notice to Department of Revenue.** The City Administrator is authorized to provide any necessary notice to the Department of Revenue to effectuate the tax enacted by this ordinance and to execute, for and on behalf of the City of Stevenson, any necessary agreement with the Department of Revenue for the collection and administration of the tax enacted by this ordinance.

**Section 3. Corrections by City Clerk or Code Reviser.** Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

**Section 4. Severability.** If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance.

**Section 5. Effective Date.** This ordinance shall become effective following passage and publication as provided by law.

PASSED by the City Council of the City of Stevenson and approved by the Mayor this 18<sup>th</sup> day of June, 2020.

\_\_\_\_\_  
Mayor of the City of Stevenson

ATTEST:

\_\_\_\_\_  
Clerk of the City of Stevenson

APPROVED AS TO FORM:

\_\_\_\_\_  
Attorney for the City of Stevenson

Exhibit "A"

**CHAPTER 3.10**  
**SALES AND USE TAX FOR AFFORDABLE HOUSING**

Sections:

- 3.10.010 Imposition of Sales and Use Tax for Affordable Housing
- 3.10.020 Purpose of Tax
- 3.10.030 Administration and Collection - Statutory Compliance

**3.10.10 Imposition of Sales and Use Tax for Affordable Housing**

A. There is imposed a sales and use tax as authorized by Washington State Legislature Chapter 338, Laws of 2019, which shall be codified in Chapter 82.14 RCW, upon every taxable event, as defined in Chapter 82.14 RCW, occurring within the City of Stevenson. The tax shall be imposed upon and collected from those persons from whom the State sales tax or use tax is collected pursuant to Chapter 82.08 and 82.12 RCW.

B. The rate of the tax imposed by SMC Section 3.10.010 shall be 0.0073 percent of the selling price or value of the article used.

C. The tax imposed under SMC Section 3.10.010 shall be deducted from the amount of tax otherwise required to be collected or paid to the Department of Revenue under Chapter 82.08 or 82.12 RCW. The Department of Revenue will perform the collection of such taxes on behalf of the City of Stevenson at no cost to the City.

D. The Department of Revenue will calculate the maximum amount of tax distributions for the City of Stevenson based on the taxable retail sales in the City in State Fiscal Year 2019, and the tax imposed under SMC Section 3.10.010 will cease to be distributed to the City of Stevenson for the remainder of any State Fiscal Year in which the amount of tax exceeds the maximum amount of tax distributions for the City as properly calculated by the Department of Revenue. Distributions to the City of Stevenson that have ceased during a State Fiscal Year shall resume at the beginning of the next State Fiscal Year.

**3.10.20 Purpose of Tax**

A. The City may use the moneys collected by the tax imposed under SMC Section 3.10.20 or bonds issued only for the following purposes:

1. Acquiring, rehabilitating, or constructing affordable housing, which may include new units of affordable housing within an existing structure or facilities providing supportive housing services under RCW 71.24.385; and
2. Providing the operations and maintenance costs of new units of affordable or supportive housing; and
3. Providing rental assistance to tenants.

B. The housing and services provided under SMC Section 3.10.020 may only be provided to persons whose income is at or below 60 percent of the median income of the City.

C. In determining the use of funds under SMC Section 3.10.020, the City must consider the income of the individuals and families to be served, the leveraging of the resources made available under SMC Section 3.10.010, and the housing needs within the City.

D. The City Administrator must report annually to the Washington State Department of Commerce, in accordance with the Department's rules, on the collection and use of the revenue from the tax imposed under SMC Section 3.10.010.

E. The tax imposed by the City under SMC Section 3.10.010 will expire 20 years after the date on which the tax is first imposed. The City Administrator shall provide notice to the City Council and the Mayor of the expiration date of the tax each year beginning three years before the expiration date, and shall also promptly notify the City Council and the Mayor of any changes to the expiration date.

### **3.10.030 Administration and Collection - Statutory Compliance**

The administration and collection of the tax imposed by Chapter 3.10 shall be in accordance with the provisions of Washington State Legislature Chapter 338, Laws of 2019, which shall be codified in Chapter 82.14 RCW.



# City of Stevenson

Leana Kinley, City Administrator

Phone (509)427-5970  
FAX (509) 427-8202

7121 E Loop Road, PO Box 371  
Stevenson, Washington 98648

To: City Council  
From: Leana Kinley, City Administrator  
RE: Walking Man Tourism Contract Amendment  
Meeting Date: June 18, 2020

## **Executive Summary:**

On the March 19<sup>th</sup> agenda, the Council was presented with an amendment to the Walking Man tourism contract for the Fools Fest event. In looking back on the agenda, council packet and the minutes, there was an error that slipped by and needs to be corrected. The contract was in the packet, yet the agenda and minutes reflect language used in the approval of TAC contracts on December 19, 2019.

## **Overview of Items:**

In the beginning of the year, Walking Man requested a change to their tourism contract from the Fools Fest event in April to a 20<sup>th</sup> Anniversary event held in the fall. The agenda item for the amendment for the Walking Man contract was in the March 19<sup>th</sup>, 2020 Consent Agenda. Unfortunately, the language on the Consent Agenda read, “**Tourism Funding Contracts** – City Administrator Leana Kinley requests approval of the Tourism Funding contracts as detailed in the staff memo for a total of \$558,250.” The only document linked to the agenda item was the amended contract. All documents remain as originally presented online at <https://meetings.municode.com/PublishPage/index?cid=STEVWA&ppid=0c407be1-1c62-45e8-b64f-81816aee037c&p=-1>.

The way to correct the mistake is to approve the contract and have the minutes reflect the correct approval.

## **Action Needed:**

Approve the amendment to the Walking Man agreement regarding Fools Fest.



**AMENDMENT TO AGREEMENT BETWEEN THE CITY OF STEVENSON  
AND WALKING MAN BREWING, LLC RE FOOLS FEST**

This Amendment is made and entered into this 19<sup>th</sup> day of March, 2020 between the City of Stevenson, a municipal corporation of the State of Washington, hereinafter referred to as “City”, and Walking Man Brewing, LLC, hereinafter referred to as “Walking Man”.

**Recitals**

- 1) WHEREAS, in December, 2019 the City Council approved the expenditure of the sum of \$2,500 in Lodging Tax Fund appropriations for marketing, advertising and promoting the Fools Fest event; and
- 2) WHEREAS, Walking Man will be celebrating their 20<sup>th</sup> anniversary this fall and requests the event be changed from Fools Fest held in April to an anniversary celebration held in October or November and requests a change to the contract.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree that Sections of the Interlocal Agreement be amended as follows:

Key: Added language underlined  
Deleted language ~~strikethrough~~

1. Performance. Walking Man will perform the work set forth below and submit requests for payment within forty-five days of each accepted task:
  - a. Walking Man will plan and operate the ~~Fools Fest~~ 20<sup>th</sup> Anniversary event as described on Exhibit A, incorporated herein by reference.
  - b. Walking Man will complete the tourism funding expenditure report(s) required by the Washington State Legislature. All required reports are to be submitted before final payment under this contract is made.

The parties ratify the above described Amendment in its entirety and accept the Agreement as amended.

**IN WITNESS WHEREOF**, the parties hereto have set their hands and seals the day and year first above written.

CITY OF STEVENSON

WALKING MAN

\_\_\_\_\_  
Scott Anderson, Mayor

\_\_\_\_\_  
Tabatha Wiggins, Owner


ATTEST:

\_\_\_\_\_  
Leana Kinley, City Administrator

## Exhibit A

The 20<sup>th</sup> Anniversary event will be held at Walking Man Brewery on a Saturday in October/November from 2:00 pm to 10:00 pm. The event will feature local musicians through live music performances throughout the day, a silent auction to highlight local businesses and artists, food, craft beer, bubbles, lights and folly for all ages. We will have heaters and a fire, weather permitting, to create a cozy environment to celebrate the fall season in Stevenson. This will leverage our 20 years of experience in creating craft brews and hosting similar events.

By advertising for and promoting the event, we also promote Stevenson as a destination and encourage visitors to take advantage of all we have to offer. Our intent is to encourage out of town attendees to enjoy the weekend in our community, increasing overnight accommodations and commerce.



The Columbia River Gorge Commission  
has proposed amendments to the  
National Scenic Area Management Plan  
which may impact the value and use of  
your property and future development in  
your community.

**ALL COMMENTS DUE  
JUNE 30, 2020**

Learn more at <http://www.gorgecommission.org/management-plan/go>

Para obtener información en español, visite: <https://bitly.com/3naK3a4>



Wasco County Planning  
2705 E 2nd St  
The Dalles, OR 97058  
541-506-2560



Proposed Amendments include:

- Changes to land use regulations for private properties and public lands that may restrict future uses
- Changes to regulations that protect Scenic, Natural, Cultural and Recreation resources
- Limiting future expansion of Urban Area boundaries to a cumulative maximum of 1% or 20 acres, whichever is less
- Adding a new Climate Change chapter
- Revisions to the Economic chapter
- Changes to public recreation opportunities and protections

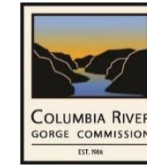
Approved changes will become federal law.

Please follow the link on the front of this postcard or contact the Gorge Commission at 509-493-3323 to learn more and share any comments or concerns. Final comments are due June 30, 2020.

- 5:15 p.m.**      ***Begin Call/Sign-in Testing for Video and Audio***
- 5:30 p.m.**      **Overview of Agenda:** Lynn Burditt, Forest Service and Krystyna Wolniakowski, Gorge Commission
- 5:45 p.m.**      **Economic Development Chapter Overview:** Krystyna Wolniakowski, Gorge Commission
- 6:00 p.m.**      **Land Uses Chapter Overview:** Joanna Kaiserman, Gorge Commission
- 6:15 p.m.**      **Recreation Chapter Overview:** Casey Gatz, Forest Service
- 6:30 p.m.**      **Urban Area Boundary Revision Overview:** Aiden Forsi, Gorge Commission
- 6:45 p.m.**      **Climate Change Chapter Overview:** Lisa Naas Cook, Gorge Commission
- 7:00 p.m.**      **Natural Resources Technical Edits Overview:** Jessica Olson, Gorge Commission
- 7:10 p.m.**      **Scenic Resources Technical Edits Overview:** Casey Gatz, Forest Service
- 7:20 p.m.**      **What's Next:** Invitation to join the ***ZOOM Webinar on June 25, 2020*** from 5:30 p.m. to 7:30 p.m. to provide public comments.

**For additional information, questions, or to submit written comments, please email**  
**[gorge2020@gorgecommission.org](mailto:gorge2020@gorgecommission.org)**

# GORGE 2020



## STATUS UPDATE: DRAFT MANAGEMENT PLAN REVIEW AND REVISION

June 11, 2020



# Purposes of NSA Act (Sec. 3)

(1) to establish a national scenic area to protect and provide for the enhancement of the scenic, cultural, recreational, and natural resources of the Columbia River Gorge; and

(2) to protect and support the economy of the Columbia River Gorge area by encouraging growth to occur in existing urban areas and by allowing future economic development in a manner that is consistent with paragraph (1).

# Objectives

Provide brief summaries of the process, goals, and proposed revisions to the Management Plan for the Columbia River Gorge National Scenic Area for;

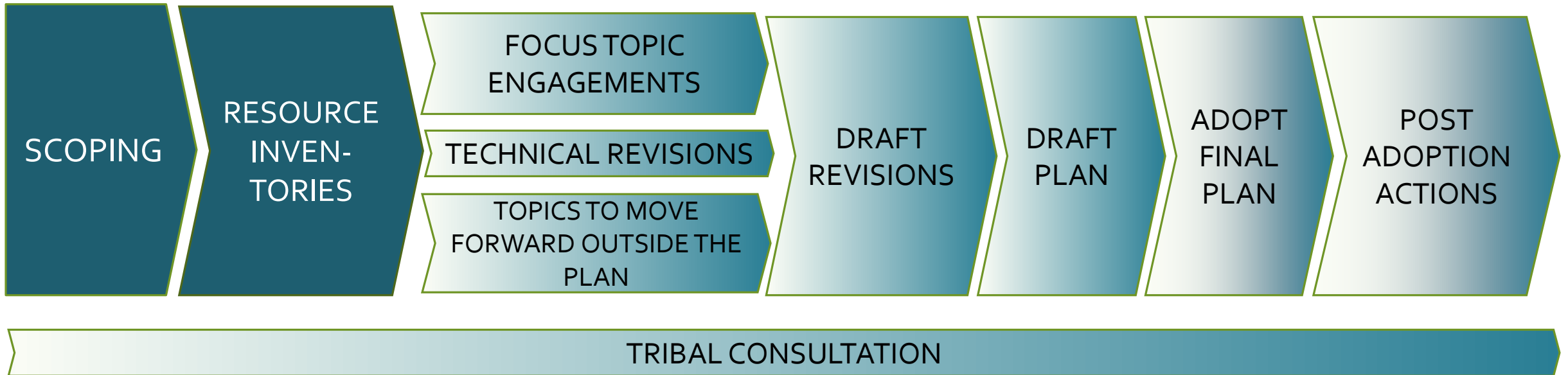
- **Economic Development**
- **Land Uses**
- **Recreation**
- **Urban Area Boundary**
- **Climate Change**
- **Natural Resources**
- **Scenic Resources**
- **Next Steps**



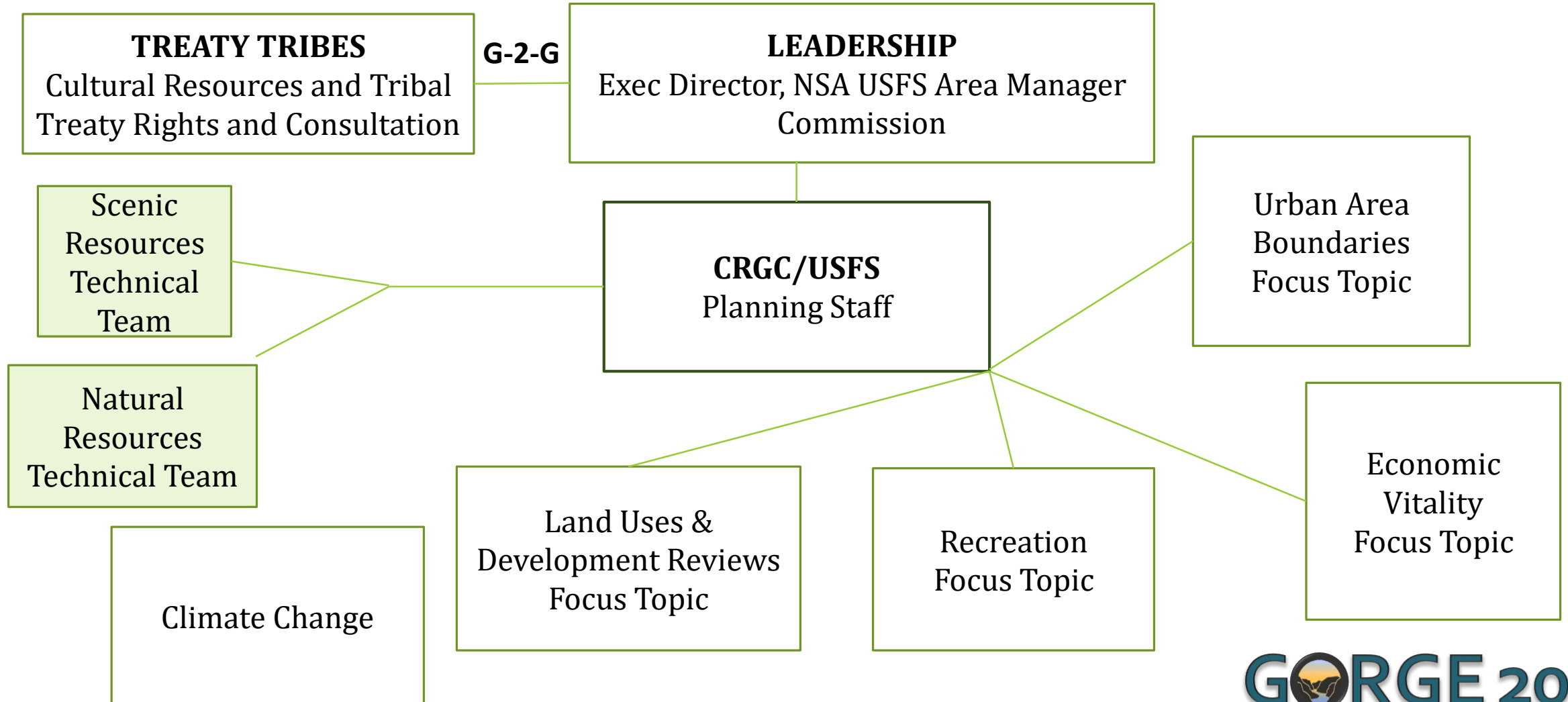
# Process

## GORGE 2020

### At-A-Glance Timeline



# General Organizational Structure



- 5:15 p.m.**      ***Begin Call/Sign-in Testing for Video and Audio***
- 5:30 p.m.**      **Overview of Agenda:** Lynn Burditt, Forest Service and Krystyna Wolniakowski, Gorge Commission
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**For additional information, questions, or to submit written comments, please email**  
**[gorge2020@gorgecommission.org](mailto:gorge2020@gorgecommission.org)**



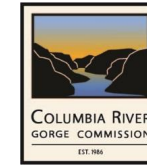
Comments: [gorge2020@gorgecommission.org](mailto:gorge2020@gorgecommission.org)

# Economic Development

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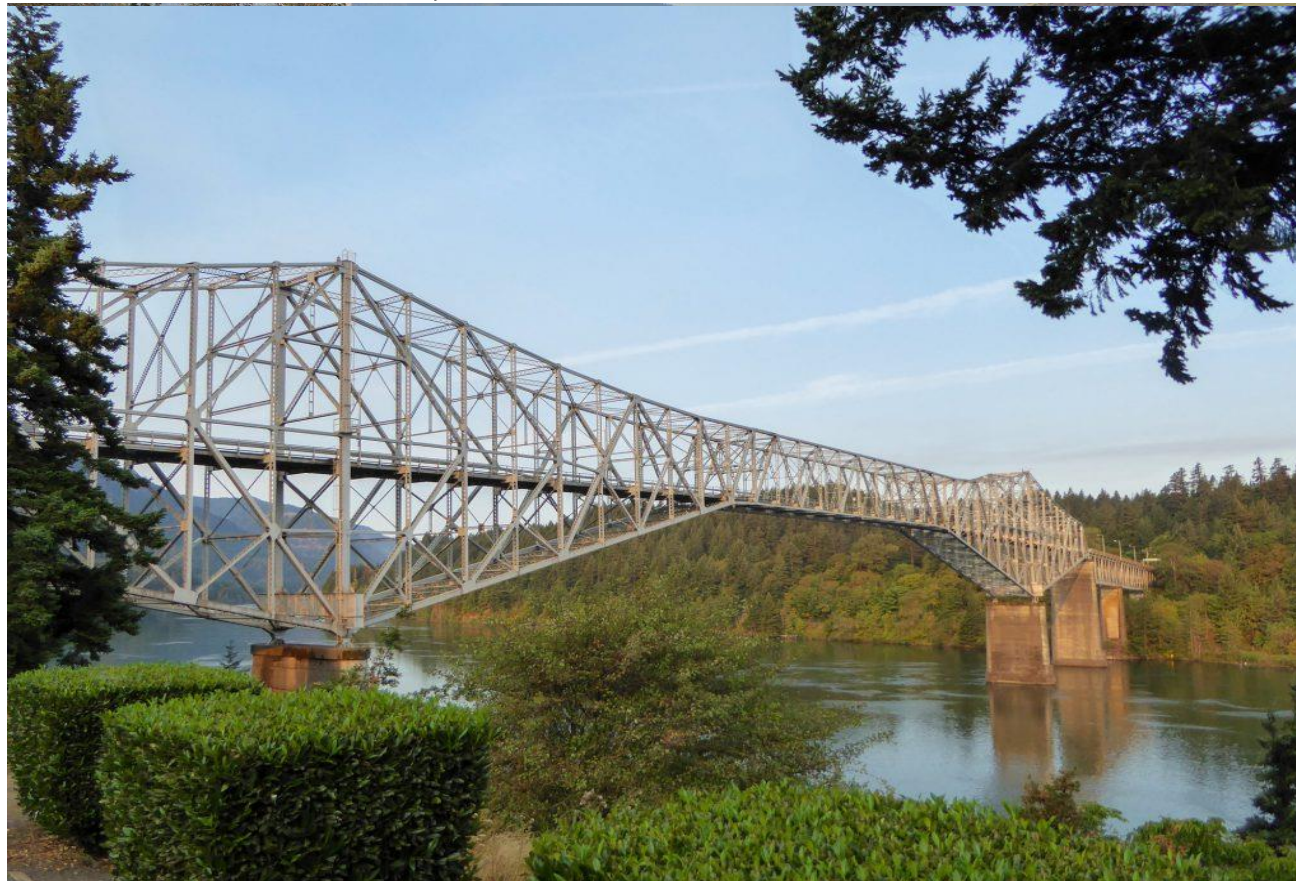
STARTING TIME 5:45

# GORGE 2020



## Proposed Changes: ECONOMIC DEVELOPMENT CHAPTER REVISIONS

June 11, 2020



# What are the issues?

- ✓ Outdated information
- ✓ Did not refer to “both” purposes of the National Scenic Area Act
- ✓ Recognition of the Economic Vitality Plan for Oregon and Washington
- ✓ Did not mention climate change impacts on the economy of the Gorge
- ✓ Did not include reference to renewable energy

# Process So Far

- ✓ Economic Vitality Work Group (EVWG) convened with 28 members from business, ED districts, MCEDD, Friends, ports
- ✓ Met in 2018 and 2019
- ✓ Provided input on suggested edits
- ✓ Discussed at several Commission meetings
- ✓ Public comment periods
- ✓ Based on incorporating EVWG, public and Commissioner comments, draft chapter combines edits from each



# Proposed Changes to Economic Development Chapter

- ✓ Includes reference to both purposes of the National Scenic Area Act
- ✓ Includes recognition that climate change can impact the Gorge economy
- ✓ Includes reference to the OR and WA Economic Vitality Plan
- ✓ Includes recognition of the regional Comprehensive Economic Development Strategy
- ✓ Encourages conservation efforts with renewable energy and water efficiency
- ✓ Recognizes the importance of adequate infrastructure in the National Scenic Area
- ✓ Includes consistent provisions with the Land Uses chapters
- ✓ Recognizes the importance of the ports
- ✓ Clarifies role of the Gorge Commission in certifying loans and grants in the National Scenic Area



Questions:  
[krystyna.wolniakowski@gorgecommission.org](mailto:krystyna.wolniakowski@gorgecommission.org)

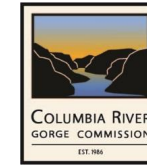
Comments:  
[gorge2020@gorgecommission.org](mailto:gorge2020@gorgecommission.org)

# Land Uses

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STARTING TIME 6:00

# GORGE 2020



## Proposed Changes: Land Uses General Policies & Guidelines

June 11, 2020



# What's the Goal?

- Identify areas where the plan can be more clear and process efficient
- Discuss emerging uses that the Plan should address and anticipate
- Ensure land use and development review process revisions protect resources

# Process So Far

## **2018 – 2019 Public Workshops and Scoping**

- ✓ Review and consideration of comments
- ✓ Identified key issues that emerged
- ✓ Reviewed proposed revision topics with County planners

## **2019 – 2020 Commission Discussions**

- ✓ Provided Commission with foundational information
- ✓ Discussed key topics with Commissioners
- ✓ Feedback from the public, NSA landowners, county planners, and Commission provided guidance for revisions

# Key Issues from Scoping

- Streamline the application and development review process
- Expand the list of uses that qualify for expedited review
- Improve consistency of Plan interpretation and implementation
- Clarify and update definitions of existing and emerging uses
- Anticipate new uses and activities

# Examples of Proposed Changes

- Adding new expedited review use for **roof-mounted solar panels**
- Adding guidelines for **renewable energy production**
- Adding **overnight accommodations** as a review use in the GMA
- Changing allowances for **bed and breakfast inns**
- Clarifying the guidelines for **commercial events**
- Clarifying what is considered a **mining** activity by updating the definition





Questions: [joanna.kaiserman@gorgecommission.org](mailto:joanna.kaiserman@gorgecommission.org)

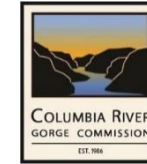
Comments: [gorge2020@gorgecommission.org](mailto:gorge2020@gorgecommission.org)

# Recreation

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STARTING TIME 6:15

# GORGE 2020



## STATUS UPDATE: RECREATION CHAPTER REVISIONS

June 11, 2020



# Process

- ✓ Review and consideration of public scoping comments
- ✓ Convened technical experts to evaluate scoping comments and best available information
- ✓ Brought recreation managers and county planners together to identify strengths and limitations
- ✓ Lead public meeting on revision topics and potential revision themes
- ✓ Discussed technical and stakeholder feedback with Commissioners
- ✓ Feedback from the public, technical experts, stakeholders, and Commission provided the foundation for revisions

# What Were The Concerns

- Technical information needed updating
- Ongoing recreation use impacting resources
- User experience not clearly articulated in GMA
- Redundant guidelines in other chapters
- Limited mass transit considerations
- Recreation considerations for all populations

# Proposed Changes to Recreation Chapter

- ✓ Incorporating recreation settings into Recreation Intensity Classes (RICs)
- ✓ Support utilizing management practices to protect resources from use
- ✓ Update recreation goals
- ✓ Including consideration requirements for equitable and accessible recreation for new developments
- ✓ Modifications to definitions in the Plan and additional definitions to provide clarity
  - Recreation Setting, including the social, physical and managerial settings
  - Accessible and Equitable
- ✓ Formatting and editorial changes
  - Consolidating sign guidelines
  - Reducing redundancy in other chapters of the Plan



Questions: [Casey.Gatz@USDA.gov](mailto:Casey.Gatz@USDA.gov)

Comments: [gorge2020@gorgecommission.org](mailto:gorge2020@gorgecommission.org)

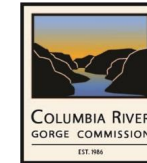
# Urban Area Boundary Revision Policy

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STARTING TIME 6:30



# GORGE 2020



## Proposed Changes: Urban Area Boundary Revision Policies

June 11, 2020



Credit: hoodriverinn.com

# What's the Issue?

**Defining “minor revision”**

**Applying the 4(f) Criteria**

demonstrable need for long-range population growth or economic needs

consistency with standards for the Management Plan

maximum efficiency of land uses within and at the fringe of boundaries

no significant reduction of agricultural, forest, or open space lands

# Process So Far

## 2018 – 2019 Public Workshops

Open, collaborative working group. Focus on 4(f) criteria first, instead of starting with “minor revision.”

## 2019 – 2020 Commission Discussions

Commission discussed “minor revision” and other policies.

Staff based proposed changes to revision policy on items that had majority agreement from Commissioners.

Acknowledge that several public comments were received for May Commission meetings, they will be considered as part of our review.

# Proposed Changes to UAB Revision Policy

## Part IV, Chapter 1 – Gorge Commission Role

Existing language was duplicative with the Act and was deleted.

**Fourteen new policies** describe procedural aspects for revision applications, provides a definition of minor revision, and outlines how the Commission envisions applications meeting the 4f criteria.

Policies reflect agreement from a majority of Commissioners.

The policies that the Commission adopts in August will be developed into rules that give further clarity and consistency for applications.



Credit: realliving.com

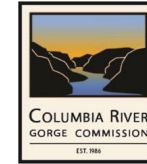
Questions: [aiden.forsi@gorgecommission.org](mailto:aiden.forsi@gorgecommission.org)  
Comments: [gorge2020@gorgecommission.org](mailto:gorge2020@gorgecommission.org)

# Climate Change Chapter

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# GORGE 2020



## Climate Change Adaptation and Mitigation Planning: New Climate Change Chapter



# New Climate Change Chapter

Why here, why now?



# New Climate Change Chapter

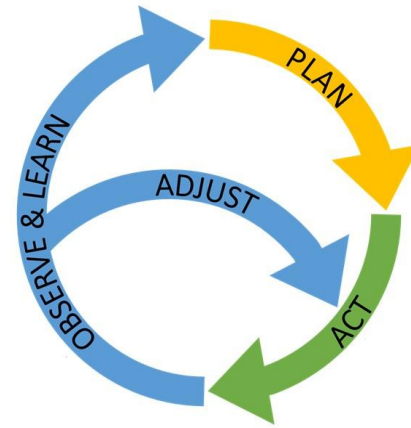
What's included?



Impacts of  
Climate  
Change



Gorge  
Commission  
Roles



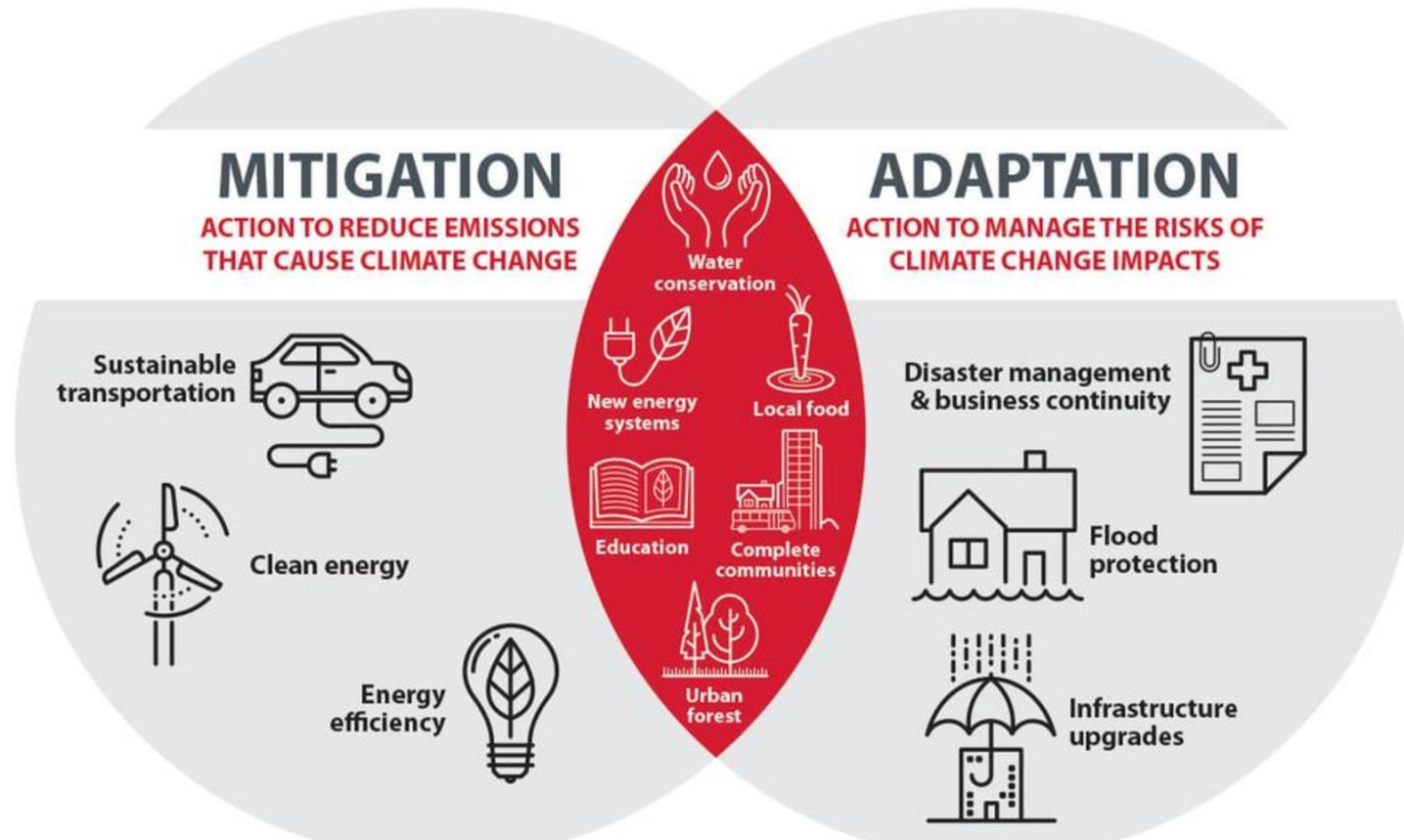
Framework  
for Action



GMA Policies

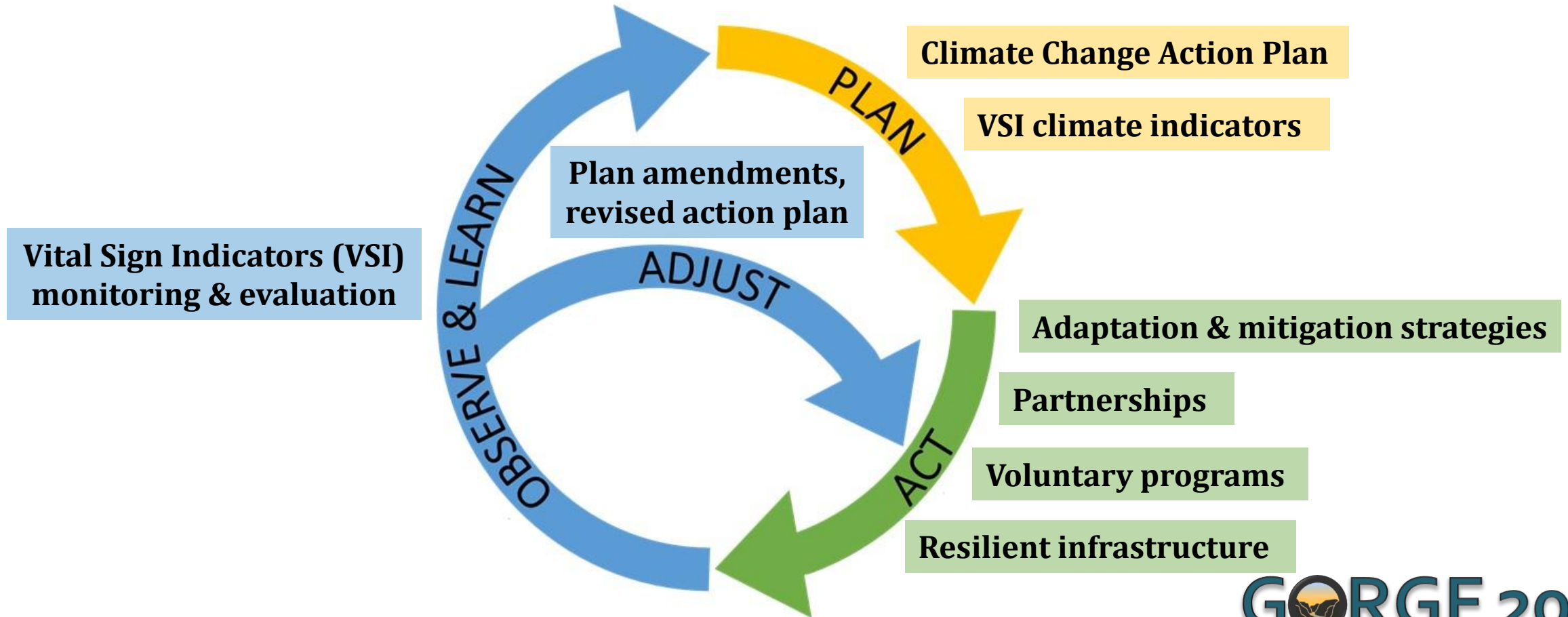
# New Climate Change Chapter

## Building Climate Resilience



# New Climate Change Chapter

## Framework for Action: General Management Area (GMA) Policies





**Questions on Climate Chapter:**

[lisa.naascook@gorgecommission.org](mailto:lisa.naascook@gorgecommission.org)

**Comments:** [gorge2020@gorgecommission.org](mailto:gorge2020@gorgecommission.org)

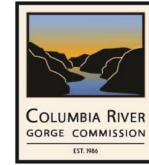
# Natural Resources

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STARTING TIME 7:00

# GORGE 2020

## NATURAL RESOURCES TECHNICAL REVIEW



# Review Process

2018-2019

Technical Team

Review of related plans

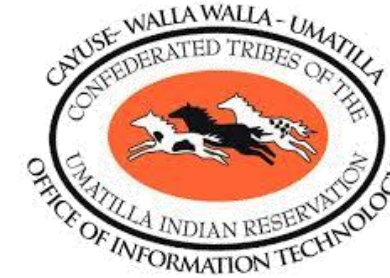
Forest Service technical review

Implementation processes



Oregon

Biodiversity  
Information Center



DEPARTMENT OF  
**ECOLOGY**  
State of Washington



WASHINGTON STATE DEPARTMENT OF  
**Natural Resources**



**GORGE 2020**

# General Input on NR Chapter



- ✓ Acknowledge **climate change** as a planning context and imperative for protecting ecological function and sensitive areas
- ✓ Recognize the **connection** between natural resources and cultural, scenic, and recreation resources.
- ✓ Update Key Issues section
- ✓ Clarify how our existing policies protect not only rare species but also native habitats/communities



# Summary of Draft Revisions

- Introduction
- Definitions and terms
- Water Resources organization
- Lists and data clarifications
- Authorities and relationship to other policies

# Examples of Revisions

- Terms – “sensitive”, ORBIC, intermittent streams
- Removed low-intensity uses language
- “Will” and “shall” language



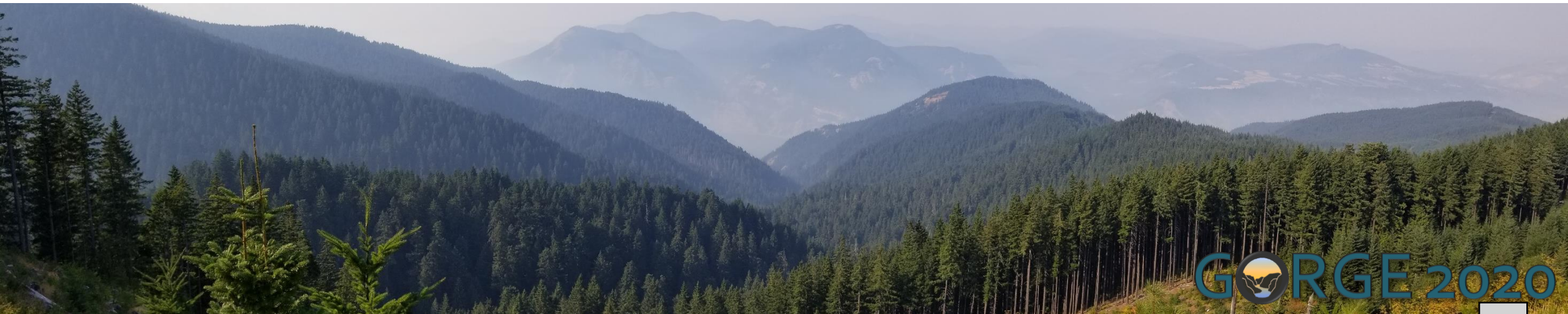


# Examples of Revisions

- Native plant communities, priority habitats
- Inventories versus spatial data sets
- Map references and documents incorporated by reference

# Reviewed Forest Resource & Fire Policies in the Plan

- ✓ Approval Criteria for Fire Protection
- ✓ Approval Criteria for Siting of Dwelling on Forest Land
- ✓ Forest Practices (SMA) / Desired Forest Structure and Pattern





Questions: [Jessica.Olson@gorgecommission.org](mailto:Jessica.Olson@gorgecommission.org);

[Casey.Gatz@usda.gov](mailto:Casey.Gatz@usda.gov)

Comments: [gorge2020@gorgecommission.org](mailto:gorge2020@gorgecommission.org)

# Scenic

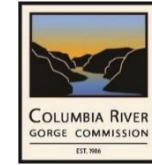
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STARTING TIME 7:10

# GORGE 2020

## STATUS UPDATE: SCENIC CHAPTER REVISIONS

June 11, 2020



# Process

- ✓ Review and consideration of public scoping comments
- ✓ Convened technical experts to evaluate scoping comments and best available information
- ✓ Reviewed proposed revision topics with County planners and stakeholders
- ✓ Provided Commission with foundational information
- ✓ Discussed technical revisions with Commissioners
- ✓ Feedback from the public, technical experts, stakeholders, and Commission provided the foundation for technical revisions



# What Was The Goal?

Update, clarify, and provide consistency within the language and tools of the chapter so the Management Plan can consistently protect, enhance, assess and monitor the existing natural resources and ensure efficiency in carrying out purposes of the Act.

# Proposed Changes to Scenic Chapter

- ✓ Landscape Setting Descriptions were refined and clarified
  - Considering the ecological context
  - Distinctive land use and cultural features, landform patterns, vegetation, and waterforms
- ✓ Clarified and updated the two scenic standards (visually subordinate and not visually evident)
- ✓ Updated species requirements to native species
- ✓ Modifications to definitions in the Plan to provide clarity
  - Key Viewing Areas
  - Skyline and topographic visibility
  - Foreground, middleground and background
- ✓ Formatting and editorial changes
  - Consolidating sign guidelines into the Scenic Chapter
  - Reducing redundancy in other chapters of the Management Plan
  - Mining and reclamation guidelines moved to Part II, Chapter 7



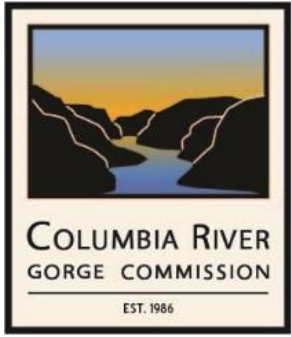
Questions: [Casey.Gatz@USDA.gov](mailto:Casey.Gatz@USDA.gov)

Comments: [gorge2020@gorgecommission.org](mailto:gorge2020@gorgecommission.org)

# Next Steps

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STARTING TIME 7:20



# GORGE 2020

## NEXT STEPS



# Management Plan Comment Period

## June 1-June 30, 2020

- ✓ Review the draft Management Plan online: [www.gorgecommission.org](http://www.gorgecommission.org)
- ✓ Other non-policy “red-line” edits/updates are also available for review
- ✓ Provide written public comment to: [gorge2020@gorgecommission.org](mailto:gorge2020@gorgecommission.org)
- ✓ Attend June 25, 2020 Zoom Webinar to provide oral public comment

# Questions on Topics?

Recreation and Scenic Resources: [casey.gatz@usda.gov](mailto:casey.gatz@usda.gov)

Urban Area Boundary Revisions: [aiden.forsi@gorgecommission.org](mailto:aiden.forsi@gorgecommission.org)

Land Uses: [Joanna.Kaiserman@gorgecommission.org](mailto:Joanna.Kaiserman@gorgecommission.org)

Natural Resources: [Jessica.olson@gorgecommission.org](mailto:Jessica.olson@gorgecommission.org)

Climate Change: [lisa.naascook@gorgecommission.org](mailto:lisa.naascook@gorgecommission.org)

Economic Development: [krystyna.Wolniakowski@gorgecommission.org](mailto:krystyna.Wolniakowski@gorgecommission.org)



Comments: [gorge2020@gorgecommission.org](mailto:gorge2020@gorgecommission.org)



**RESOLUTION NO. 20-\_\_\_**

**A RESOLUTION OPPOSING PROPOSED REVISIONS TO THE  
COLUMBIA RIVER GORGE MANAGEMENT PLAN POLICIES FOR  
URBAN AREA BOUNDARY REVISIONS**

**WHEREAS**, in 1986, Congress passed the Columbia River Gorge National Scenic Area Act, Pub. L. 99-663, §§ 2-18, 100 Stat. 4274 (1986), now codified at 16 U.S.C. §§ 544-544p (“Act”). The Act created the Columbia River Gorge National Scenic Area (“NSA”) and designated 13 Urban Areas within the NSA.

**WHEREAS**, the Act states two purposes: (1) to create a national scenic area in Washington and Oregon “to protect and provide for the enhancement of the scenic, cultural, recreational, and natural resources of the Columbia River Gorge”; and (2) to protect and support the economy of the area “by encouraging growth to occur in existing urban areas and by allowing future economic development in a manner that is consistent with” the first purpose.

**WHEREAS**, the Columbia River Gorge Commission (“Gorge Commission”) adopted the Columbia River Gorge Management Plan (“Management Plan”) in 1991 and the U.S. Secretary of Agriculture concurred with the Management Plan in 1992.

**WHEREAS**, Congress directed the Gorge Commission to review the Management Plan no sooner than 5 years but at least every 10 years to determine whether it should be revised. The Gorge Commission last adopted revisions to the Management Plan in 2004.

**WHEREAS**, in 2016, the Gorge Commission and U.S. Forest Service began to work on a second revision to the Management Plan and propose to adopt revisions to the Management Plan in 2020.

**WHEREAS**, the Gorge Commission proposes significant policy changes as a part of the proposed 2020 amendments to the Management Plan that undercut the purpose of the Act to protect and support the economy of the area and effectively prohibit any future growth in the Urban Areas.

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

Section 1. The \_\_\_\_\_ [add governing body] opposes the proposed 2020 amendments to the Management Plan that fail to protect and support the economic vitality of The Gorge. The proposed revisions to Part IV Administration, Chapter 1 Gorge Commission Role, Revision of Urban Area Boundaries are inconsistent with the Act and preclude future growth opportunities for the Gorge’s Urban Areas.

**PASSED** this \_\_\_ day of June, 2020.

[add governing body signature block]



February 24, 2020

Mr. Robert Liberty  
Chair  
Columbia River Gorge Commission  
PO Box 730  
White Salmon, Washington 98672

Dear Chair Liberty,

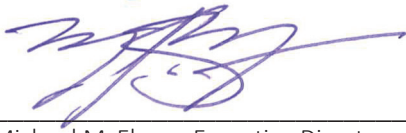
One of the Focus Priorities for OneGorge, is to encourage the Gorge Commission to develop and adopt a clear process and guidelines to facilitate urban area expansions that may be requested by various jurisdictions identifying a need. We are encouraged by the Commissions recent discussions regarding this issue and hope that you will see fit to complete this much needed procedure soon.

OneGorge is an informally organized advocacy group made up of local governments, private businesses and others focused on the economic development goal of the NSA. There are over 200 participants in our OneGorge effort, and all are highly supportive of the NSA and its goals. We all share a belief in both goals of the NSA and the importance they serve in achieving the long-term purpose of the scenic area as established by Congress. We are also committed to working together to deliver on the Congressional intent of the NSA.

We appreciate the potential difficulty of this endeavor, but also feel that it is time for all of us to work together to establish that procedure so that if the need arises, we all know what to do. We are aware that over the years various attempts have been made to deal with this issue, and we are hopeful that the Commission can take the time now to work out a formal procedure.

OneGorge strongly encourages the Gorge Commission to continue work on this issue and we stand ready to assist you. We feel that now is the time to create this needed procedure.

Sincerely,  
The Undersigned, facilitated by OneGorge



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Michael McElwee, Executive Director  
Port of Hood River



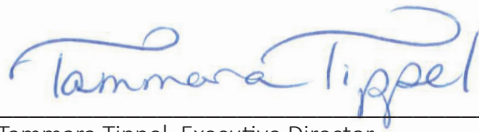
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David Roth, Financial Planner  
Gorge Sustainable Investing



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Cheryl Park, Owner  
SoLuna Vineyards



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Tammara Toppel, Executive Director  
Mt. Adams Chamber of Commerce



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Tamara Kaufman, President  
White Salmon- Bingen Rotary Club



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Jim Smith, General Manager  
Klickitat PUD



---

Paul Koch, Owner  
Paul Koch Consulting



---

Gordon Zimmerman, City Administrator  
City of Cascade Locks

**MEMORANDUM OF INTERLOCAL AGREEMENT FOR OPERATION AND MAINTENANCE OF SKAMANIA COUNTY COURTHOUSE PLAZA**

This MEMORANDUM OF AGREEMENT FOR OPERATION AND MAINTENANCE OF The SKAMANIA COUNTY COURTHOUSE PLAZA (this “MOA”), is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2020, by and between SKAMANIA COUNTY, a political subdivision of the State of Washington (the “County”), and the CITY OF STEVENSON, a Washington municipal corporation (the “City”).

**RECITALS**

**A.** Skamania County and the City of Stevenson have partnered with the Stevenson Downtown Association (“SDA”) to develop the Skamania County courthouse lawn into a recreational Plaza (“Project”), for the benefit of the residents and tourists of Skamania County and the City of Stevenson. As part of that partnership, Skamania County and the City of Stevenson desire to enter into an MOA to set expectations and responsibilities to that will facilitate an enduring partnership and that will align ongoing costs and benefits of the Project and ensure the Project’s long term success.

**B.** The Board of County Commissioners and the Stevenson City Council have determined that this Project is in the public interest of both County and City residents, and that similar projects in other cities have increased economic growth and civic vitality in the immediate vicinity of those projects.

**C.** The County owns real property commonly known as the courthouse lawn, located within the City and that is contiguous with the County Courthouse. The real property that is proposed as part of this Project is legally described in Exhibit A attached hereto and incorporated herein by this reference.

**D.** Once developed, the parties wish to allow the City to operate and maintain the Project Courthouse Plaza for the benefit of the public, while the County maintains ownership of the real property. Because the primary financial beneficiaries of any economic growth will be the City and its businesses, the City agrees that it should bear the financial responsibility for ongoing maintenance and operation of the Plaza so long as the real property is operated substantially as a recreational park (“Plaza”). Because the Courthouse Plaza is contiguous to the Skamania County Courthouse and is intimately connected to the Courthouse’s character, the County shall retain final decision making authority with respect to any substantial modifications to the design or branding of the Plaza, as well as retaining the right to utilize the Plaza for County-related events and activities.

**E.** The City and the County understand that the development of the Plaza depends on the City and County having an enforceable agreement regarding operations and maintenance/repairs. For that reason, City and County recognize that the promises in this MOA this agreement are essential for the successful development of this Project, and agree that both parties will sign the MOA agreement and plan for the implementation of the MOA agreement prior to the final development of the Plaza.

## MEMORANDUM OF AGREEMENT

NOW, THEREFORE, the County and the City state their Agreement regarding the operational control and maintenance of the Plaza as follows:

### 1. Purpose of MOA.

The purpose and intent of this MOA is to define the parties' understanding of the intentions of the County and the City as they relate to the operation and maintenance of the ~~Courthouse~~ Plaza. The primary role for the County is to provide the real property constituting the ~~Courthouse~~ Plaza (see Exhibit A) and cooperate with the City in ensuring the County's assistance so ~~that~~ the City will have the ability to operate and maintain the real property and facilities associated with that are closely tied to the County Courthouse ~~real property and facilities~~. In entering into this MOA, the parties expressly intend to create a binding, legally enforceable contract ~~that obligates~~ the City to commit to pay fully and adequately pay for the maintenance and operation of the Plaza and equally obligates the County to cooperate with the City and to ensure the real property is not encumbered or otherwise made legally unavailable for continued use as a park-like Plaza at least until the expiration of this MOA agreement or for any longer length of time obligated by RCO or other grant awarded to the County which is used to fund the construction and development of the Plaza. Notwithstanding any other provisions of this MOA agreement, any decisions regarding the naming or branding of the ~~Skamania County Courthouse~~ Plaza shall be subject to the consultation and final approval of the County.

**Commented [RM1]:** What is RCO?

**Commented [LJ2R1]:** Recreation and Conservation Office. They have a grant program which carries restrictions on use of the land for a period of time depending on the program the grant is through. Some requirements are in perpetuity.

### 2. Effective Date and Duration.

This MOA shall take effect immediately upon the signature of both parties (~~The~~ "Effective Date"), but the City's obligation to operate and maintain the ~~Courthouse~~ Plaza will begin upon completion of the construction of the Plaza. This MOA shall remain in effect for thirty (30) years from the effective date, or for such length of time as is required by any grant funding used to complete the project, whichever is longer. PROVIDED, HOWEVER, that the term of this MOA may be extended or renewed as agreed to by the County and City in writing on such terms as are negotiated at the time of extension or renewal, by written agreement between the County and the City.

**Commented [LJ3]:** Matthew's request: This MOA shall remain in effect until such time as the City chooses to discontinue maintenance of the Plaza, or the County proves the City has failed to adequately execute its obligations as so designated within this MOA.

County and City recognize ~~that this MOA agreement~~ regarding operation and maintenance obligations is a necessary part of any cooperative effort to secure funding for and for construction of the Plaza. This MOA agreement does not control the relationship of County and City prior to final construction of the Plaza. County and City relationships related to cooperative funding and/or construction will be controlled by future other agreements or contracts duly executed by the parties.

### 3. Administrators.

Each party to this MOA shall designate an individual (an "Administrator"), who may be designated by title or position, to oversee and administer such party's participation in ~~this~~

~~MOA~~this MOA. The parties' initial Administrators shall be the following individuals:

| <u>County's Initial Administrator:</u>                                                                                                                                                                        | <u>City's Initial Administrator:</u>                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Tim Elsea<br>Skamania County Public Works<br>Director<br>____ Vancouver Avenue<br>Stevenson, Washington 98648<br>(509) 427-3910 phone<br><a href="mailto:elsea@co.skamania.wa.us">elsea@co.skamania.wa.us</a> | Leana Kinley<br>City of Stevenson City<br>Administrator<br>7121 E. Loop Road<br>Stevenson, WA 98648<br>(509)427-5970 phone<br><a href="mailto:leana@ci.stevenson.wa.us">leana@ci.stevenson.wa.us</a> |

Either party may change its designated Administrator at any time by delivering written notice of such party's new Administrator to the other party.

New section:

The county shall convey the Plaza land to the city, with the following restrictions:

- a) The land be used solely in the manner detailed throughout this MOA.
- b) The City may not lease or sell the land.
- c) Proof of breach of this section will constitute termination as outlined in section 7.6, and the land shall be returned to County possession.

Commented [LJ4]: Matthew's request.

#### **4. Understanding of the City**

4.1 Maintenance. The City shall maintain in good working order and make any needed repairs to the existing and any future ~~f~~Facilities on the ~~Courthouse~~-Plaza during the term of this MOA.

4.2 Garbage and Debris. The City shall, at its sole cost and expense, and on a timely basis to ensure a clean and attractive Plaza, collect and dispose of any and all debris located within the Plaza or in the area immediately surrounding the Plaza if it seems likely ~~that~~ the debris came from the Plaza.

4.3 Utilities. The City shall pay all costs, charges and expenses for utility service to the ~~Courthouse~~-Plaza, including but not limited to power, water, sewer, waste water, natural gas, propane, communications and telephone services, if any.

4.4 Assessments. The City shall pay all costs associated with any and all assessments and Local Improvement Districts charges to the Plaza property during the term of this Agreement.

4.5 Signage. The City shall maintain, at its sole cost and expense, informational signs located at the Courthouse Plaza which recognizes the County and the City as partners in the development and operation of the Plaza and which provides contact information for the City as sole operator of the Plaza. Suggested language could include language such as: "This Plaza Developed in cooperation with Skamania County." Any Recreation and Conservation Office ("RCO") required funding signs should be maintained by the City at the Plaza.

4.6 Enforcement. The Plaza is subject to Revised Code Washington, the City of Stevenson Municipal Code, and all other rules and regulations adopted by the State, City or County. The City shall, at its sole cost and expense, enforce the Revised Code of Washington, ~~F~~the Municipal Code of Stevenson, and any applicable Skamania County Code, rules and regulations within the Plaza, and monitor the Plaza for appropriate use.

4.7 Operation as Public Park Plaza. The City intends to operate the Plaza as a public park or Plaza and for such ancillary uses or purposes as are commonly associated with a public park or Plaza and for no other purpose or use whatsoever without the prior written consent of the County, which may be granted or withheld in the County's sole discretion. The County may enter the Plaza at any time for purposes of inspecting and ensuring the Plaza usage is consistent with the intentions expressed in this MOA.

4.8 Public Access. The Plaza should be available to the public during the dates and times as specified by the City and as agreed by the County. The City shall have the power to schedule special events and regular uses such as for a weekly community market, but shall confer with Skamania County to ensure ~~that~~ any such special or regular events do not interfere with the needs of or the regular business of the County.

4.9 Usage Fees and Licensing. The City may issue licenses to third parties and collect fees therefrom for all activities in the Plaza, subject to: (a) any RCO guidelines as outlined in RCO Long-Term Obligations Manual 7 (Attachment B) and any other restrictions placed on or associated with the Plaza through this MOA agreement. The authority for granting and/or conveying all other easements, or other grant or conveyance of real property interest shall remain with the County. Any and all fees collected by the City pursuant to this Section should only be expended on Plaza operations, maintenance, repairs and improvements.

4.10 General Maintenance and Adequate Reserves. Except as where otherwise provided in this MOA, the City shall, at its sole cost and expense, keep and maintain the Plaza and all fixtures and improvements located thereon in good condition and repair, subject to ordinary wear and tear. All such maintenance and repair for which the City is responsible should be performed by the City in a good and workmanlike manner in compliance with all applicable laws.

The City will maintain Adequate reserves for the maintenance of the Plaza ~~will be maintained by the City~~. The calculation of the reserves shall be based on the useful life of each asset in the ~~Park~~ Plaza and the cost to replace said asset. These reserves shall be set aside on an annual basis, and shall be calculated such as to ensure ~~that~~ adequate funds are available for any needed renovation ~~or and~~ repairs of the Plaza. The reserve funds may be used for capital maintenance or repairs (over \$5000 and over one-year extension of useful life) and for capital improvements.

## 5. Joint Responsibilities.

The intent of this MOA is to pass all responsibility to the City for day to day ~~m~~Maintenance and ~~O~~Operations of the Plaza. It is the intent of the County to act in an advisory and oversight capacity only in order to ensure compliance with this MOA including assisting the City in pursuing additional grant funding and complying with funding source restrictions and

requirements, any third party obligations, and any other legal obligations of the County and City. County shall support the City with grant funding requests as a supportive partner in any grant proposals. The parties understand the City and County will jointly develop and submit any grant funding requests depending on the nature of the funding opportunity. The City shall not apply for any grant funding that encumbers or restricts the use of the Plaza without the approval of the County.

**7. Alterations and Improvements.**

7.1 No Conversion. The City should not make additions, changes, alterations, or improvements to the Plaza including but not limited to any electrical, mechanical, utilities, and other systems and facilities serving the Plaza existing at the effective date of this MOA or in the future (collectively, the “Alterations”) ~~that are~~ inconsistent with this MOA’s conditions and restrictions, or RCO grant contracts associated with the Plaza. Any known conditions and restrictions or RCO grant contracts are attached collectively as Exhibit B and incorporated herein by this reference.

7.2 Consent by the County. The City should not make Alterations from a mutually agreed design without first obtaining the prior written consent of the County. The City should provide the County with detailed plans and specifications detailing any proposed Alterations. Should the County consent to any proposed Alterations, such consent should not be deemed a representation or warranty as to the adequacy of the architectural design or plans for such Alterations, and the County hereby expressly disclaims any responsibility or liability for same. The County shall have no obligation whatsoever to make any Alterations ~~to the Plaza~~ now or at any time in the future, unless such obligations are negotiated by the City and approved made explicitly by the County in writing.

7.3 Alterations by City. All Alterations should be performed: (a) at the City’s sole cost and expense unless funding is obtained through a RCO or other grant or donation source; (b) in a good safe environment and performed in a professional workmanlike manner, with all materials used being of a quality at least as good as or better than existing condition those already in use on the Plaza; (c) in accordance with plans and specifications approved by Skamania County and any associated grant/sponsor agencies; and (d) in compliance with all applicable laws, codes and regulations including but not limited to those related to prevailing wages (see RCW 39.12), retainage (see RCW 60.28), bonding (see RCW 39.08), use of licensed contractors (see RCW 39.06), and competitive bidding (see RCW 36.32 and RCW 35.21.278), and all codes and regulations. The County hereby expressly disclaims any responsibility or liability for same.

7.5 Disposition of Alterations at Termination. This agreement does not intend to create a separate legal entity. Upon the expiration or earlier termination of this ~~MOA Agreement~~, all fixed Alterations should remain in and be surrendered within the Plaza as a part thereof, unless, with respect to any Alteration, the County specifies in its consent ~~to the construction of such Alteration~~ ~~that~~ such Alteration must be removed prior to surrender, in which case the City intends, prior to surrender, to remove the identified Alteration ~~in question~~ and repair any damage, to the extent economically feasible, to the Plaza caused by such removal.

Commented [KW5]: See RCW 39.34.030(4)



7.6 Renewal and Disposition of Property upon Termination of Agreement. Upon expiration of this MOA Agreement, the MOA Agreement will automatically renew for an additional 30-year term, unless County notifies City at least twenty-four (24) months in advance of their intent not to renew the MOA Agreement. If County notifies City of its intent not to renew this MOA Agreement, upon termination of the MOA Agreement the County shall will be responsible for all operations and maintenance of the Plaza, and City will have no further maintenance obligations under this MOA Agreement. Any funds City holds in reserve fund for maintenance of Plaza at the time of termination of the MOA shall be remain the property of City, unless County agrees to continue the use of Project property as a Park Plaza, in which case any reserve funds shall be available for capital improvements of the Plaza by County as described in Section 4.10 above. If County plans to discontinue use of Project property as a Plaza and sell or lease property to a third party, City shall have the right to retain any reserve funds. If County chooses to discontinue use of property as a Park Plaza and sells the real property to third party, County shall reimburse City for any City general fund contributions made by City in actual construction of the Plaza (not to include lodging tax funds expended or any funds expended in maintenance of the Plaza, after construction).

**Commented [LJ6]:** Matthew's request: This MOA shall terminate at such time as the City chooses to discontinue maintenance of the Plaza, or the County proves the City has failed to adequately execute its obligations as so designated within this MOA.

7.7 Liens. The City intends to keep the Plaza free from any liens arising out of work performed for, materials furnished to, or obligations incurred by, or on behalf of, the City. Any construction liens filed against the real property associated with the Plaza for work claimed to have been furnished to the City will be discharged by the City, by bond or otherwise, within ten (10) days after receipt of the filed the filing of the claim or lien, at the City's sole cost and expense. Should the City fail to discharge any such construction lien, the County may at its election pay the that claim or post a bond or otherwise provide security to release eliminate the lien as an encumbrance or claim against title and the cost to the County should be immediately due and payable by the City. The City should indemnify and hold the County harmless from and against any liability arising from any such lien.

#### **8. Independent Contractor.**

The City intends to perform all work associated with the Plaza as an independent contractor and not as an agent, employee, partner, joint venturer or servant of the County. The City intends to be solely responsible for control, supervision, direction and discipline of its personnel and agents, who shall be employees and agents of the City and not the County. The County shall only have the right to ensure quality and performance.

#### **9. Indemnification/Hold Harmless.**

The parties understand that the City shall assume the risk of, be liable for, and pay all damage, loss, costs, and expense of any party arising out of the operation and maintenance of the Plaza, except any such damage, loss or costs that caused or incurred by the sole negligence and/or willful misconduct of the County, and its employees acting within the scope of their employment and any agents acting within their scope of agency. The City shall hold harmless, indemnify, and defend the County, its officers, elected and appointed officials, employees, and agents from and against all claims, losses, suits, actions, counsel fees, litigation costs, expenses, damages, judgments, or decrees by reason of damage to any property or business, and/or any death, injury, or disability to or of any person or party, including, but not limited to, any employee, contractor,

licensee, invitee and/or any other persons who may be in, on, around or upon the Plaza with the express or implied consent of the City or arising out of or suffered, directly or indirectly, by reason of or in connection with the Plaza or this MOA, or any act, error, or omission of the City, the City's employees, agents, and subcontractors, whether by negligence or otherwise. It is specifically and expressly understood ~~that~~ the indemnification provided in this MOA constitutes the City's waiver of immunity under the state industrial insurance laws, Title 51 RCW, solely for the purpose of this indemnification. The City understands ~~that~~ this waiver has been mutually negotiated.

**10. Liability Related to City Ordinances, Policies, Rules and Regulations.**

In signing this MOA, the County does not assume liability or responsibility for or in any way release the City from any liability or responsibility which arises in whole or in part from the existence or effect of City ordinances, policies, rules or regulations. If any cause, claim, suit, action or administrative proceeding is commenced in which the enforceability and/or validity of any such City ordinance, policy, rule or regulation is at issue, the parties understand the City shall defend the same at its sole expense and, if judgment is entered or damages are awarded against the City, the County, or both, the City shall satisfy the same, including all chargeable costs and reasonable attorney's fees.

**11. Condition of Plaza.**

The City acknowledges and agrees ~~that~~ it has had an adequate opportunity to inspect the property of the proposed Plaza, the proposed plan for creation/improvement of the Plaza and is accepting the Project entering into this MOA with the Plaza in the condition "as is" or as improved, subject to all faults and defects, known and unknown. The City further represents and warrants to the County ~~that~~ except for the County's express representations, warranties, covenants and obligations under this MOA and the exhibits hereto, the City has not relied and will not rely on, and the County is not liable for or bound by, any warranties, guaranties, statements, representations or information pertaining to the Plaza and the Plaza Facilities. This provision does not apply to any subsurface conditions associated with the real property. The County remains obligated for any costs or expenses associated with any subsurface conditions, known or unknown.

**12. Insurance.**

12.1 City's Insurance Obligation. The parties understand ~~that~~, upon signing this MOA, the City, at its own cost, shall have procured and will maintain for the duration of this MOA, insurance as specified in Section 12.2 below, the Minimum Scope and Limits of Insurance. Each insurance policy shall be written on an "occurrence" form unless otherwise approved by the County. The City's maintenance of insurance through a qualified Risk Pool is acceptable under this MOA. Nothing contained within these insurance requirements shall be deemed to limit the scope, application, and/or limits of the coverage afforded, which coverage will apply to each insured to the full extent provided by the terms and conditions of the policy(s). Nothing contained within this Section 12 shall affect and/or alter the application of any other provision contained within this MOA.

12.2 Minimum Scope and Limits of Insurance. The City shall maintain limits no less

than:

- (a) General Liability: \$1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage, and for those policies with aggregate limits, a \$2,000,000 aggregate limit.
- (b) Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury and property damage.
- (c) Workers' Compensation: Statutory requirements.

By requiring such minimum insurance coverage, the County shall not be deemed or construed to have assessed the risks that may be applicable to the City under this MOA. The City shall assess its own risks and, if it deems appropriate and/or prudent, maintain greater limits and/or broader coverage.

12.3 Other Insurance Provisions and Requirements. The insurance coverage(s) required in this MOA are to contain, or be endorsed to contain the following provisions:

- (a) The County, its officers, officials, employees and agents are to be covered as additional insureds as respects liability arising out of or in connection with this MOA. Such coverage shall be primary and non-contributory insurance as respects the County, its officers, officials, employees and agents. The Additional Insured Endorsement shall be included with the certificate of insurance.
- (b) The City's insurance coverage shall apply separately to each insured against whom a claim is made and/or lawsuit is brought, except with respect to the limits of the insurer's liability.
- (c) Any deductibles or self-insured retentions must be declared to, and approved by, the County. The deductible and/or self-insured retention of the policies shall not limit or apply to the City's liability to the County and shall be the sole responsibility of the City.
- (d) Coverage shall not be suspended, voided, canceled, reduced without prior written permission of the County.

12.4 Documentation of Insurance Requirements. The City shall furnish the County with certificates of insurance and endorsements per this MOA. The County reserves the right to require complete, certified copies of all required insurance policies at any time. If at any time any of the policies described in this Section 12 fail to meet minimum requirements, the City shall, upon notice to that effect from the County, promptly obtain a new policy, and shall submit the same to the County, with the appropriate certificates and endorsements, for approval.

12.5 Insurance Review. In consideration of the duration of this MOA, the parties understand ~~that~~ this Section 12, at the discretion of the County Risk Manager, may be reviewed

and adjusted with each amendment and within ninety (90) days of the end of the first five (5) year period of the MOA and the end of each successive five (5) year period thereafter. Any adjustments made as determined by the County Risk Manager, shall be in accordance with reasonably prudent risk management practices and insurance industry standards and shall be effective on the first day of each successive five (5) year period. Adjustment, if any, in insurance premium(s) shall be the responsibility of the City. Any failure by the County to exercise the right to review and adjust at any of the aforementioned timings shall not constitute a waiver of future review and adjustment timings.

**13. Compliance with Laws.**

In the performance of its obligations under this MOA, each party expects to comply with all applicable federal, state, and local laws, rules and regulations.

**14. Default and Remedies.**

If either party defaults in its obligations under this MOA, the non-defaulting party shall have the right to seek specific performance by the defaulting party. An event of default shall occur only upon the obligated party's failure or refusal to perform a material term of this agreement after the party entitled to performance has given written notice to the obligated party of the breached term, and 30 days have elapsed after notice. City acknowledges ~~the that~~ County has entered this MOA with the understanding ~~that~~ the obligations for maintenance, operations, repair, etc. of the ~~Courthouse~~ Plaza will be the sole responsibility of City, and ~~that~~ any default in City's obligations ~~that~~ resultings in maintenance, repair or operation costs being borne by the County shall result in those costs being payable by the City to County ~~upon after written notice and~~ demand.

**15. Early Termination.**

There is no early termination of this MOA Agreement. Any attempt to terminate this MOA Agreement early by either party shall constitute a default of the MOA Agreement.

**16. Dispute Resolution.**

County and City shall make every effort to resolve any dispute regarding this MOA Agreement informally. If informal dispute resolution is unsuccessful, there shall be no further obligation to engage in an alternative dispute resolution process.

**17. Financing.**

Each party will finance their obligations in this MOA through general or restricted funds of each agency as law permits. No joint financing is contemplated.

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**18. Notices.**

All notices required to be given by any party to the other party under this MOA Agreement shall be in writing and shall be delivered either in person, by United States mail, or by electronic

mail (email) to the applicable Administrator or the Administrator’s designee. Notice delivered in person shall be deemed given when accepted by the recipient. Notice by United States mail shall be deemed given as of the date the same is deposited in the United States mail, postage prepaid, and addressed to the Administrator, or their designee, at the addresses set forth in Section 3 of this [MOA Agreement](#). Notice delivered by email shall be deemed given as of the date and time received by the recipient.

**198. Nondiscrimination.**

It is the policy of the County and the City to reject discrimination which denies equal treatment to any individual because of his or her race, creed, color, national origin, families with children, sex, marital status, sexual orientation, age, honorably discharged veteran or military status, or the presence of any sensory, mental, or physical disability or the use of a trained dog guide or service animal by a person with a disability as provided in Washington’s Law against Discrimination, Chapter 49.60 RCW. These laws protect against specific forms of discrimination in employment, credit transactions, public accommodation, housing, county facilities and services, and city and county contracts.

**2019. Entire Agreement; Amendments.**

This MOA constitutes the entire MOA between the parties regarding the subject matter hereof, and supersedes any and all prior oral or written agreements between the parties regarding the subject matter contained herein. This MOA may not be modified or amended in any manner except by a written document signed with the same formalities as required for this MOA and signed by the party against whom such modification is sought.

**210. Conflicts between Attachments and Text.**

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Should any conflicts exist between any attached exhibits or schedule and the text or main body of this MOA, the text or main body of this MOA, or to any modifications or amendments to this MOA shall prevail.

IN WITNESS WHEREOF, the parties have signed this MOA as of the date first above written.

**COUNTY:**

**CITY:**

Skamania County, a political subdivision of the State of Washington

City of Stevenson, a Washington municipal corporation

By \_\_\_\_\_

By \_\_\_\_\_ Na

Name: Richard Mahar

Name: Scott Anderson

Title: Skamania County Board of County Commissioners, Chair

Title: Mayor, City of Stevenson

**Approved as to Form:**

**Approved as to Form:**

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Adam N. Kick, Skamania County  
Prosecuting Attorney

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Ken Woodrich, City Attorney

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**Exhibit A**  
**Legal Description of Courthouse Plaza**

A-1

**Exhibit B**  
**RCO grant**

B-1







# Skamania County Sheriff's Office

## Law Total Incident Report, by Nature of Incident

| <u>Nature of Incident</u>      | <u>Total Incidents</u> |
|--------------------------------|------------------------|
| Abandon Vehicle Right of Way   | 1                      |
| Agency Assistance              | 1                      |
| Animal - Barking Dog           | 3                      |
| Burglary Residence Unlawful En | 1                      |
| Child Abuse or Neglect         | 1                      |
| Citizen Assist                 | 4                      |
| Citizen Dispute                | 7                      |
| Civil Process                  | 1                      |
| Criminal Mischief              | 1                      |
| Disorderly Conduct             | 1                      |
| Problems with Dogs             | 1                      |
| Domestic Violence              | 1                      |
| Found Property                 | 2                      |
| Fraud                          | 6                      |
| Harrass                        | 5                      |
| Illegal Burning/Permit Violat  | 1                      |
| Incomplete 9-1-1 Calls         | 2                      |
| Information Report             | 8                      |
| Juvenile Problem               | 1                      |
| Lost Property                  | 1                      |
| Medical Emergency              | 24                     |
| Patrol Request                 | 3                      |
| Traffic Collision Prop Damage  | 1                      |
| Property Watch, House Check    | 4                      |
| Request Traffic Enforcement    | 4                      |
| Sex Offense/Abuse              | 1                      |
| Suspicious Substance           | 2                      |
| Suspicious Person/Circumstance | 9                      |
| Cad Testing                    | 1                      |
| Theft Other Property           | 4                      |
| Traffic Hazard                 | 2                      |
| Traffic Stop                   | 4                      |
| Vicious Animals                | 1                      |
| Wanted Person - Warrant        | 7                      |
| Welfare Check                  | 4                      |
| Wild/Brush Fire                | 1                      |

Total reported: 121

### Report Includes:

All dates between `00:00:00 05/01/20` and `00:00:00 06/01/20`, All agencies matching `SCSO`, All natures, All locations matching `21`, All responsible officers, All dispositions, All clearance codes, All observed offenses, All reported offenses, All offense codes, All circumstance codes



# Skamania County Sheriff's Office

## Law Total Incident Report, by Nature of Incident

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**Nature of Incident**

Unsecure Premise

**Total Incidents**

1

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Total reported: 1

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**Report Includes:**

All dates between `00:00:00 05/01/20` and `00:00:00 06/01/20`, All agencies matching `SCSO`, All natures, All locations matching `22`, All responsible officers, All dispositions, All clearance codes, All observed offenses, All reported offenses, All offense codes, All circumstance codes



# Skamania County Sheriff's Office

## Law Total Incident Report, by Nature of Incident

---

| <u>Nature of Incident</u>     | <u>Total Incidents</u> |
|-------------------------------|------------------------|
| Abandon Vehicle Right of Way  | 1                      |
| Found Property                | 1                      |
| Traffic Collision Prop Damage | 1                      |

---

Total reported: 3

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### Report Includes:

All dates between `00:00:00 05/01/20` and `00:00:00 06/01/20`, All agencies matching `SCSO`, All natures, All locations matching `19`, All responsible officers, All dispositions, All clearance codes, All observed offenses, All reported offenses, All offense codes, All circumstance codes



# Skamania County Sheriff's Office

## Total Traffic Citation Report, by Violation

---

| <u>Violation</u> | <u>Description</u>   | <u>Total</u> |
|------------------|----------------------|--------------|
| 46.16.010.1      | EXP VEH TAB OV 2 MON | 2            |
| 46.20.015        | NVOL With I.D.       | 1            |
| 46.20.342        | DR W/LIC PRIV SUSP   | 3            |
| 46.20.420        | DR WILE WA LIC SUSP  | 1            |
| 46.30.030        | NO INS PROOF         | 1            |
| 46.61.400        | SPEEDING             | 1            |
| 9A.52.080        | 2ND DEG CRIM TRESPAS | 1            |
| 9A.56.050        | THEFT III            | 2            |
| 9A.88.010        | Indecent Exposure    | 1            |

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**Report Totals**

**13**

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**Report Includes:**

All dates of issue between `00:00:00 05/01/20` and `00:00:00 06/01/20`, All agencies matching `SCSO`, All issuing officers, All areas matching `21`, All courts, All offense codes, All dispositions, All citation/warning types

# STEVENSON PLANNING COMMISSION SPECIAL MEETING MINUTES

Monday, April 13, 2020

6:00 PM

Held Remotely

Conference call info: 470-285-2528 and PIN 257 893 430#.

Online: [meet.google.com/fjm-btno-anj](https://meet.google.com/fjm-btno-anj)

**Attending:** Planning Commission members **Mike Beck, Jeff Breckel, PC Chair Valerie Hoy-Rhodehamel, Auguste Zettler**

**City Staff:** Community Development Director Ben Shumaker, Tim Shell, City Consulting Engineer

**Public Attendees:** Brian McNamara, Brian Adams

## Preliminary Matters

Meeting called to order at 6:01 p.m. by **Chair Valerie Hoy-Rhodehamel**

### **1. Chair Describes Public Comment Expectations for Remote Meeting**

Attendees are asked to please state their name clearly prior to participating. Shumaker describes user interface and ability to review packet.

### **2. Minutes March 9th & 11th, 2020 Meetings**

Motion to approve the Stevenson Planning Commission minutes from March 9th with changes made by **Beck**, and minutes from March 11th, 2020 meetings as presented made by **Breckel**. Both motions seconded by **Zettler**. The vote to approve was unanimous.

### **3. Public Comment Period** (For items not located elsewhere on the agenda)

No comments were received.

## New Business

### **4. Hearing SUB2020-01 Toliver Preliminary Plat Review of a 5-Lot Subdivision**

- **Chair Valerie Hoy-Rhodehamel** opened the public hearing at 6:06 p.m. She asked participants to mute their phones while **Shumaker** presented the staff report. She will roll call each Commissioner to hear their thoughts and comments.

**Community Development Director Shumaker** provided the draft Planning Commission Recommendation saying it also served as a staff report. He explained it provided mandatory elements of the sub-division code, with findings of fact and the conclusion of law. Conditions if needed are noted.

The review involved a request by CNA Property Management, LLC, "Proponent" for Preliminary Plat approval to subdivide approximately 9.92 acres into 4 single family residential lots. An additional lot will be reserved for future development. The subject property is located east of Ryan Allen Road in the Suburban Residential (SR) zone. Shumaker further described the site and explained it was the smallest subdivision allowed. The proposal described is as submitted in the packet. Each criteria was identified, and there are 16 conditions recommended. The 16th is not in the packet as it came in just prior to the meeting. It is essentially an advisory from the Washington DNR stating that any forest products sold from the property need to be in compliance with DNR regulations. Number four (recording the approved preliminary plat with the Skamania County Auditor) is not required and can be omitted as per MRSC guidance.

**a. Review Purpose of Meeting** The purpose of the meeting is to take public comment and decide whether to recommend City Council approval of the proposed project.

**b. Appearance of Fairness Disclosures** Shumaker explained the purpose for Appearance of Fairness Disclosures. He noted it is to ensure fairness and impartiality in the decision making of the Planning Commission. He asked each Commissioner to disclose if they had any financial interest in the proposal's outcome, if the proposal would benefit them or cause them to lose income, and if they had participated in any ex-parte communication with anyone regarding the proposal, for or against. Challenges can be brought forth if there is any perceived conflict of interest by Commissioners.

Each Commissioner was asked in turn regarding their ability to provide a fair and impartial decision.

**Breckel** stated he had no disclosures that would affect his decision-making.

**Beck** reported he had no conflicts, no ex-parte communications, no financial interests and can act impartially.

**Zettler** replied he had no financial gain, no reason not to act impartially, no ex-parte communications.

**Chair Hoy-Rhodehamel** stated no to all three.

She then asked if there were any challenges to the PC. Hearing none she continued the hearing.

**c. Presentation by Staff** Shumaker referred to the draft recommendation and information in the packet. He reiterated the project was simple and straightforward, with four 20,000' lots that are fairly flat. City water is available, and lots will have their own septic.

**d. Presentation by Applicant** Johnson referenced the proposal as provided in the application packet.

**e. Public Hearing comments opened at 6:15 p.m.**

**i. Comments in Favor**

- No comments received in favor.

**ii. Comments Opposed**

- No comments receive in opposition.

**iii. Comments Neither in Favor Nor Opposed**

- The Commission asked for clarification regarding the reasoning behind the half-street completion of Hollstrom Road by the developer. Shumaker explained the process, code path, and the engineering recommendations behind the decision. Provisions for emergency apparatus were included, with two passable lanes and a turnaround required.

Additional access for adjoining or adjacent landowners can be attained via Ryan Allen Road.

**f. Commission Discussion** Following the presentation and the comment period the Commission held a brief discussion. Several additional questions regarding the road conditions and adjacent property owners were answered. **Zettler** commented he wanted to ensure the requirement for future city sewer hook-ups was in place.

**Shumaker** noted the DNR conditions were advisory and that it seemed unlikely that any forest applications would be needed, as there is no merchantable timber onsite. All Commissioners commented on the completeness of the packet and the overall presentation. **Breckel** noted he had no objections and recommended approval.

**g. Findings of Fact** Condition #4 was removed by the commission removed based on guidance from the MRSC. Shumaker noted the draft findings were in place.

**h. Decision MOTION** to have the Stevenson Planning Commission recommend the Stevenson City Council approve the Toliver Subdivision (City File # SUB2020-01), subject to the conditions detailed in the packet and amended. Motion was made by **Beck** with a second by **Breckel**. The motion passed unanimously.

At 6:40 p.m. **Chair Hoy-Rhodehamel** announced the public hearing closed.

### **Old Business**

**5. Hearing Zoning Code Amendment @ 6:30** Draft Ordinance 2020-1157.  
Consider testimony and potential recommendation to City Council.

**Chair Hoy-Rhodehamel** announced the public hearing was open at 6:45 p.m.

- The Commission then entered into a discussion regarding a proposed Zoning Code amendment regarding a Trade Districts Code update. The matter had been discussed in previous Commission meetings.  
**Shumaker** spoke about two options that were before the Commission concerning protections for “Legacy Homes” and the ability to change occupancy within these structures. He noted prior discussions had led the PC to consider prohibiting the changing of a business into a residence and vice-versa. He offered the alternative option as the main decision point to be considered. He asked the Commissioners to consider whether conversion/reconversion of businesses to homes was a cause or a symptom of a downtown lacking sufficient vitality. He related that City staff was in favor of allowing the



businesses and/or homes to revert in their usage and he pointed to suggested language in the draft ordinance.

## **Discussion**

- Brian McNamara, audience member and local business owner offered several comments. He noted the moratorium on SFDD in the downtown area was set to expire in Mid-May. He suggested the PC wait to make a decision in order to have more property owners provide input regarding the usage of their homes for business purposes.

**Beck** noted the prohibition was more than routine and would substantially change the zoning of downtown Stevenson. He stated having additional input from property owners was important. **Breckel** agreed and reminded everyone the moratorium had originated with the City Council and it was an issue for them to decide. **Shumaker** related conversations he had had with several business owners. Further discussion resulted in the Commission agreeing, in part due to the COVID-19 restrictions, to take up the issue at another time. **MOTION** to table the decision until such time the Planning Commission can accept further public comment on the use of SFDD for business purposes in the downtown region was made by **Beck**, with second by **Zettler**. **Breckel** suggested the motion include a timeline, and the motion was revised by **Beck** to table the decision until June of 2020 if restrictions allow. **Zettler** seconded the revised motion. The revised motion passed unanimously.

The Commissioners requested City staff further engage local homeowners with an interest in the issue be encouraged to attend the June PC meeting to share their views. Brian Adams, community member spoke about making further comments at the next PC meeting.

**Chair Hoy-Rhodehamel** announced the public hearing closed at 7:09 p.m.

## **6. Staff & Commission Reports**

- **Shumaker** provided an update on the First Street project. He noted the engineer had been selected. Funding for the project is through a federal highway grant and an alternative transportation grant. He related that due to COVID-19 there have been a number of grants become available to help homeless individuals shelter safely to limit exposure or to isolate anyone diagnosed with COVID-19. The City is working with Skamania County and WAGAP. Local hotels are being contacted regarding use of their rooms. Roadway Inn has been the only one to respond. Skamania and Klickitat County will share a Community Development Block Grant (CDBG) in the amount of \$83K. He is working to ensure the continuation of the Downtown Plan by meeting with the steering committee members. They are looking to develop partnerships for planning projects. The Columbia St. improvement is moving forward. Discussion with other developer is moving on, working to align with Downtown Plan.

The Capital Facilities Plan hearing was postponed due to COVID-19 restrictions.

#### 7. **Thought of the Month** PASER Ratings

- **Community Development Director Ben Shumaker** provided Commissioners with information on a system used to rate the conditions of road and street pavement and surfaces. **Beck** explained it is an alternative way to look at City streets. PASER ratings can provide better management of pavement assets and costs, and can accommodate planning and improvement schedules. **Zettler and Breckel** expressed appreciation for the packet.
- May 2020 PC meeting: **Chair Hoy-Rhodehamel** questioned if it would likely be a virtual or remote meeting. TBD.

#### **Adjournment**

- The meeting was declared adjourned at 7:25 p.m. Brian McNamara thanked everyone.

**Minutes prepared by Johanna Roe**

# TREASURERS REPORT

## Fund Totals

City Of Stevenson  
MCAG #: 0652

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| Fund                             | Previous Balance    | Revenue           | Expenditures      | Ending Balance      | Claims Clearing  | Payroll Clearing | Outstanding Deposits | Adjusted Ending Balance |
|----------------------------------|---------------------|-------------------|-------------------|---------------------|------------------|------------------|----------------------|-------------------------|
| 001 General Expense Fund         | 774,646.26          | 181,292.78        | 80,613.82         | 875,325.22          | 4,242.52         | 14,335.48        | 0.00                 | 893,903.22              |
| 010 General Reserve Fund         | 326,705.62          | 0.00              |                   | 326,705.62          | 0.00             | 0.00             | 0.00                 | 326,705.62              |
| 020 Fire Reserve Fund            | 1,483,593.47        | 0.00              |                   | 1,483,593.47        | 0.00             | 0.00             | 0.00                 | 1,483,593.47            |
| 100 Street Fund                  | 331,006.33          | 32,631.91         | 26,354.26         | 337,283.98          | 0.00             | 2,616.77         | 0.00                 | 339,900.75              |
| 103 Tourism Promo & Develop Fund | 781,707.84          | 9,629.65          | 9,488.45          | 781,849.04          | 9,173.19         | 5.46             | 0.00                 | 791,027.69              |
| 300 Capital Improvement Fund     | 149,456.33          | 3,421.74          |                   | 152,878.07          | 0.00             | 0.00             | 0.00                 | 152,878.07              |
| 309 Russell Ave                  | -74,464.42          | 0.00              | 257,416.93        | -331,881.35         | 0.00             | 0.00             | 0.00                 | -331,881.35             |
| 311 First Street                 | -368.42             | 0.00              |                   | -368.42             | 0.00             | 0.00             | 0.00                 | -368.42                 |
| 400 Water/Sewer Fund             | 1,158,289.19        | 169,736.98        | 125,350.08        | 1,202,676.09        | 32,637.48        | 12,677.91        | -5,035.22            | 1,242,956.26            |
| 410 Wastewater System Upgrades   | -103,392.89         | 165,207.54        | 123,590.95        | -61,776.30          | 0.00             | 0.00             | 0.00                 | -61,776.30              |
| 500 Equipment Service Fund       | 150,903.21          | 10,693.02         | 4,470.45          | 157,125.78          | 133.10           | 319.04           | 0.00                 | 157,577.92              |
| 630 Stevenson Municipal Court    | 7,381.86            | 780.86            | 3,030.00          | 5,132.72            | 3,030.00         | 0.00             | 0.00                 | 8,162.72                |
| 631 CATV Fund                    | 3,098.94            | 0.13              |                   | 3,099.07            | 0.00             | 0.00             | 0.00                 | 3,099.07                |
|                                  | <u>4,988,563.32</u> | <u>573,394.61</u> | <u>630,314.94</u> | <u>4,931,642.99</u> | <u>49,216.29</u> | <u>29,954.66</u> | <u>-5,035.22</u>     | <u>5,005,778.72</u>     |

# TREASURERS REPORT

## Account Totals

City Of Stevenson  
MCAG #: 0652

05/01/2020 To: 05/31/2020

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| Cash Accounts       |                     | Beg Balance  | Deposits   | Withdrawals | Ending       | Outstanding Rec | Outstanding Exp | Adj Balance         |
|---------------------|---------------------|--------------|------------|-------------|--------------|-----------------|-----------------|---------------------|
| 1                   | Checking            | 1,723,866.80 | 646,675.41 | 616,922.83  | 1,753,619.38 | -4,492.70       | 76,090.95       | 1,825,217.63        |
| 3                   | Court Trust Umpqua  | 7,381.86     | 780.86     | 3,030.00    | 5,132.72     | 0.00            | 3,080.00        | 8,212.72            |
| 10                  | Xpress Bill Pay     | 146,986.49   | 30,170.02  | 115,000.00  | 62,156.51    | -542.52         | 0.00            | 61,613.99           |
| 11                  | Cash Drawer         | 100.00       | 0.00       | 0.00        | 100.00       | 0.00            | 0.00            | 100.00              |
| 12                  | Petty Cash          | 400.00       | 0.00       | 0.00        | 400.00       | 0.00            | 0.00            | 400.00              |
| 20                  | Opus                | 320,055.20   | 38.12      | 0.00        | 320,093.32   | 0.00            | 0.00            | 320,093.32          |
| Total Cash:         |                     | 2,198,790.35 | 677,664.41 | 734,952.83  | 2,141,501.93 | -5,035.22       | 79,170.95       | <b>2,215,637.66</b> |
| Investment Accounts |                     | Beg Balance  | Deposits   | Withdrawals | Ending       | Outstanding Rec | Outstanding Exp | Adj Balance         |
| 5                   | LGIP                | 870,416.79   | 367.96     | 0.00        | 870,784.75   | 0.00            | 0.00            | 870,784.75          |
| 6                   | US Bank Safekeeping | 1,916,256.86 | 0.00       | 0.00        | 1,916,256.86 | 0.00            | 0.00            | 1,916,256.86        |
| 8                   | CATV Trust          | 3,099.32     | 0.13       | 0.00        | 3,099.45     | 0.00            | 0.00            | 3,099.45            |
| Total Investments:  |                     | 2,789,772.97 | 368.09     | 0.00        | 2,790,141.06 | 0.00            | 0.00            | <b>2,790,141.06</b> |
|                     |                     | 4,988,563.32 | 678,032.50 | 734,952.83  | 4,931,642.99 | -5,035.22       | 79,170.95       | <b>5,005,778.72</b> |

**TREASURERS REPORT**  
**Fund Investments By Account**

City Of Stevenson  
 MCAG #: 0652

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| Fund Totals:                            | Previous Balance    | Purchases   | Interest      | Total Investments | Liquidated | Ending Balance      |
|-----------------------------------------|---------------------|-------------|---------------|-------------------|------------|---------------------|
| 001 000 General Expense Fund            | 203,517.87          |             | 126.18        | 126.18            |            | 203,644.05          |
| 100 000 Street Fund                     | 25,950.97           |             | 16.09         | 16.09             |            | 25,967.06           |
| 103 000 Tourism Promo & Develop<br>Fund | 230,826.06          |             | 143.11        | 143.11            |            | 230,969.17          |
| 300 000 Capital Improvement Fund        | 6,260.64            |             | 3.88          | 3.88              |            | 6,264.52            |
| 400 000 Water/Sewer Fund                | 108,349.59          |             | 67.17         | 67.17             |            | 108,416.76          |
| 500 000 Equipment Service Fund          | 18,600.45           |             | 11.53         | 11.53             |            | 18,611.98           |
| 5 - LGIP                                | <u>593,505.58</u>   | <u>0.00</u> | <u>367.96</u> | <u>367.96</u>     |            | <b>593,873.54</b>   |
| 001 000 General Expense Fund            | 526,375.92          |             |               |                   |            | 526,375.92          |
| 103 000 Tourism Promo & Develop<br>Fund | 320,655.44          |             |               |                   |            | 320,655.44          |
| 300 000 Capital Improvement Fund        | 25,568.09           |             |               |                   |            | 25,568.09           |
| 400 000 Water/Sewer Fund                | 185,797.68          |             |               |                   |            | 185,797.68          |
| 500 000 Equipment Service Fund          | 10,226.25           |             |               |                   |            | 10,226.25           |
| 6 - US Bank Safekeeping                 | <u>1,068,623.38</u> | <u>0.00</u> | <u>0.00</u>   |                   |            | <b>1,068,623.38</b> |
| 001 000 General Expense Fund            | 0.38                |             |               |                   |            | 0.38                |
| 631 000 CATV Fund                       | 3,098.94            |             | 0.13          | 0.13              |            | 3,099.07            |
| 8 - CATV Trust                          | <u>3,099.32</u>     | <u>0.00</u> | <u>0.13</u>   | <u>0.13</u>       |            | <b>3,099.45</b>     |
|                                         | <u>1,665,228.28</u> | <u>0.00</u> | <u>368.09</u> | <u>368.09</u>     |            | <b>1,665,596.37</b> |

# TREASURERS REPORT

## Fund Investment Totals

City Of Stevenson  
MCAG #: 0652

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| Fund Totals:                     | Previous Balance | Purchases | Interest | Ttl Investments | Liquidated | Investment Bal | Available Cash |
|----------------------------------|------------------|-----------|----------|-----------------|------------|----------------|----------------|
| 001 General Expense Fund         | 729,894.17       |           | 126.18   | 126.18          |            | 730,020.35     | 145,304.87     |
| 010 General Reserve Fund         |                  |           |          |                 |            | 0.00           | 326,705.62     |
| 020 Fire Reserve Fund            |                  |           |          |                 |            | 0.00           | 1,483,593.47   |
| 100 Street Fund                  | 25,950.97        |           | 16.09    | 16.09           |            | 25,967.06      | 311,316.92     |
| 103 Tourism Promo & Develop Fund | 551,481.50       |           | 143.11   | 143.11          |            | 551,624.61     | 230,224.43     |
| 300 Capital Improvement Fund     | 31,828.73        |           | 3.88     | 3.88            |            | 31,832.61      | 121,045.46     |
| 309 Russell Ave                  |                  |           |          |                 |            | 0.00           | -331,881.35    |
| 311 First Street                 |                  |           |          |                 |            | 0.00           | -368.42        |
| 400 Water/Sewer Fund             | 294,147.27       |           | 67.17    | 67.17           |            | 294,214.44     | 908,461.65     |
| 410 Wastewater System Upgrades   |                  |           |          |                 |            | 0.00           | -61,776.30     |
| 500 Equipment Service Fund       | 28,826.70        |           | 11.53    | 11.53           |            | 28,838.23      | 128,287.55     |
| 630 Stevenson Municipal Court    |                  |           |          |                 |            | 0.00           | 5,132.72       |
| 631 CATV Fund                    | 3,098.94         |           | 0.13     | 0.13            |            | 3,099.07       | 0.00           |
|                                  | 1,665,228.28     |           | 368.09   | 368.09          |            | 1,665,596.37   | 3,266,046.62   |

Ending fund balance (Page 1) - Investment balance = Available cash.

**4,931,642.99**

# TREASURERS REPORT

## Outstanding Vouchers

City Of Stevenson  
MCAG #: 0652

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| Year                  | Trans# | Date       | Type     | Acct# | War#  | Vendor                                   | Amount    | Memo                                                                                                                                                                  |
|-----------------------|--------|------------|----------|-------|-------|------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2020                  | 1153   | 05/28/2020 | Util Pay | 1     |       | Xpress Billpay                           | 217.59    | Xpress Import - CC - 05-28-2020__daily_batch.csv                                                                                                                      |
| 2020                  | 1157   | 05/31/2020 | Util Pay | 1     |       | Xpress Billpay                           | 4,275.11  | Xpress Import - CC - 05-29-2020__daily_batch.csv                                                                                                                      |
| Receipts Outstanding: |        |            |          |       |       |                                          | 4,492.70  |                                                                                                                                                                       |
| 2020                  | 1146   | 05/31/2020 | Payroll  | 1     | EFT   | Department of Retirement Systems         | 14,122.33 | Pay Cycle(s) 05/31/2020 To 05/31/2020 - PERS2;<br>Pay Cycle(s) 05/31/2020 To 05/31/2020 - DCP                                                                         |
| 2020                  | 1149   | 05/31/2020 | Payroll  | 1     | EFT   | State of WA Dept of Social & Health Serv | 380.26    | Pay Cycle(s) 05/31/2020 To 05/31/2020 - WA<br>Child Support                                                                                                           |
| 2020                  | 1148   | 05/31/2020 | Payroll  | 1     | EFT   | Northwest Administrators                 | 13,451.93 | Pay Cycle(s) 05/31/2020 To 05/31/2020 - Medical;<br>Pay Cycle(s) 05/31/2020 To 05/31/2020 - Dental;<br>Pay Cycle(s) 05/31/2020 To 05/31/2020 - Vision                 |
| 2020                  | 1145   | 05/31/2020 | Payroll  | 1     | EFT   | Colonial Life                            | 202.27    | Pay Cycle(s) 05/31/2020 To 05/31/2020 -<br>Disability; Pay Cycle(s) 05/31/2020 To 05/31/2020<br>- Life Insurance; Pay Cycle(s) 05/31/2020 To<br>05/31/2020 - Accident |
| 2019                  | 635    | 04/29/2019 | Payroll  | 1     | 13417 | Skamania Branch Food Bank                | 138.14    |                                                                                                                                                                       |
| 2019                  | 629    | 04/29/2019 | Payroll  | 1     | 13419 | Stevenson Fire Association               | 69.07     |                                                                                                                                                                       |
| 2019                  | 2139   | 12/09/2019 | Payroll  | 1     | 14020 | Connor Black                             | 59.10     | 2019 Volunteer FF Pay                                                                                                                                                 |
| 2019                  | 2147   | 12/09/2019 | Payroll  | 1     | 14027 | Sean M Hietpas                           | 435.90    | 2019 Volunteer FF Pay                                                                                                                                                 |
| 2019                  | 2316   | 12/19/2019 | Claims   | 1     | 14087 | Skamania County Prosecutor               | 1,333.00  | Dec 2019                                                                                                                                                              |
| 2020                  | 913    | 04/29/2020 | Payroll  | 1     | 14368 | Stevenson Fire Association               | 138.14    | Pay Cycle(s) 04/30/2020 To 04/30/2020 - Fire<br>Association                                                                                                           |
| 2020                  | 1040   | 05/21/2020 | Claims   | 1     | 14376 | Chinook Plumbing and Heating             | 447.49    | Camera & Clear Line At 273 SE First Street                                                                                                                            |
| 2020                  | 1041   | 05/21/2020 | Claims   | 1     | 14377 | City of Hood River                       | 920.74    | Sludge Hauling                                                                                                                                                        |
| 2020                  | 1048   | 05/21/2020 | Claims   | 1     | 14384 | Department of Commerce                   | 24,087.96 | 2020 Base Res Loan Payment                                                                                                                                            |
| 2020                  | 1049   | 05/21/2020 | Claims   | 1     | 14385 | Discover Your Northwest                  | 231.10    | Visitors Center Desk 4.1.20-4.30.20                                                                                                                                   |
| 2020                  | 1055   | 05/21/2020 | Claims   | 1     | 14391 | Gregory S Cheney PLLC                    | 465.00    | April 2020 Court Appointed Attorney Costs                                                                                                                             |
| 2020                  | 1058   | 05/21/2020 | Claims   | 1     | 14394 | James L Kacena                           | 605.00    | Lasher Condominium Review                                                                                                                                             |
| 2020                  | 1062   | 05/21/2020 | Claims   | 1     | 14398 | Office of State Treasurer - Cash Mgmt Di | 165.55    | Additional 2019 Building Code Remittance; April<br>2020 Remittance                                                                                                    |
| 2020                  | 1068   | 05/21/2020 | Claims   | 1     | 14404 | Ronald L. Moeller                        | 4,177.89  | February 2020 Statement                                                                                                                                               |
| 2020                  | 1069   | 05/21/2020 | Claims   | 1     | 14405 | Skamania County Chamber of Commerce      | 8,942.09  | April 2020 Contract                                                                                                                                                   |
| 2020                  | 1070   | 05/21/2020 | Claims   | 1     | 14406 | Skamania County Health Department        | 133.10    | Immunizations For Susan & Jonathan                                                                                                                                    |
| 2020                  | 1072   | 05/21/2020 | Claims   | 1     | 14408 | Skamania County Probation                | 290.97    | April Probation Costs - Less Credit Adjustment For<br>Combined Overpayments And Missed Payments<br>For 2019.                                                          |
| 2020                  | 1073   | 05/21/2020 | Claims   | 1     | 14409 | Skamania County Prosecutor               | 1,333.00  | May 2020 Remittance                                                                                                                                                   |
| 2020                  | 1077   | 05/21/2020 | Claims   | 1     | 14413 | Tribeca Transport LLC                    | 2,954.21  | Transport Sludge                                                                                                                                                      |
| 2020                  | 1080   | 05/21/2020 | Claims   | 1     | 14416 | USA Bluebook                             | 49.19     | Ricca PH Buffer 6.0                                                                                                                                                   |
| 2020                  | 1150   | 05/31/2020 | Payroll  | 1     | 14425 | City of Stevenson                        | 319.38    | Pay Cycle(s) 05/31/2020 To 05/31/2020 - City<br>Payback                                                                                                               |

# TREASURERS REPORT

## Outstanding Vouchers

City Of Stevenson  
MCAG #: 0652

As Of: 05/31/2020 Date: 06/12/2020  
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| Year                  | Trans# | Date       | Type     | Acct# | War#  | Vendor                               | Amount    | Memo                                               |
|-----------------------|--------|------------|----------|-------|-------|--------------------------------------|-----------|----------------------------------------------------|
| 2020                  | 1151   | 05/31/2020 | Payroll  | 1     | 14426 | HRA VEBA Trust Contributions         | 500.00    | Pay Cycle(s) 05/31/2020 To 05/31/2020 - HRA VEBA   |
| 2020                  | 1152   | 05/31/2020 | Payroll  | 1     | 14427 | WGAP Washington Gorge Action Program | 138.14    | Pay Cycle(s) 05/31/2020 To 05/31/2020 - Food Bank  |
|                       |        |            |          |       |       |                                      | 76,090.95 |                                                    |
| 2018                  | 687    | 04/20/2018 | Claims   | 3     | 954   | Court Trust                          | 50.00     | CR21289                                            |
| 2020                  | 1177   | 05/14/2020 | Claims   | 3     | 1014  | Stevenson Municipal Court            | 2,000.00  | Griffith, Brian Lynn - XZ0024545                   |
| 2020                  | 1178   | 05/29/2020 | Claims   | 3     | 1015  | Stevenson Municipal Court            | 1,030.00  | City Of Stevenson June Remittance                  |
|                       |        |            |          |       |       |                                      | 3,080.00  |                                                    |
| 2020                  | 1154   | 05/28/2020 | Util Pay | 10    |       | Xpress Billpay                       | 119.03    | Xpress Import - EFT - 05-28-2020__daily_batch.csv  |
| 2020                  | 1155   | 05/28/2020 | Util Pay | 10    |       | Xpress Billpay                       | 150.00    | Xpress Import - CheckFree - 05-28-2020__daily_ba   |
| 2020                  | 1158   | 05/31/2020 | Util Pay | 10    |       | Xpress Billpay                       | 112.02    | Xpress Import - EFT - 05-29-2020__daily_batch.csv  |
| 2020                  | 1159   | 05/31/2020 | Util Pay | 10    |       | Xpress Billpay                       | 161.47    | Xpress Import - iPay - 05-29-2020__daily_batch.csv |
| Receipts Outstanding: |        |            |          |       |       |                                      | 542.52    |                                                    |
|                       |        |            |          |       |       |                                      | 79,170.95 |                                                    |

| Fund                             | Claims    | Payroll   | Total     |
|----------------------------------|-----------|-----------|-----------|
| 001 General Expense Fund         | 4,242.52  | 14,335.48 | 18,578.00 |
| 100 Street Fund                  | 0.00      | 2,616.77  | 2,616.77  |
| 103 Tourism Promo & Develop Fund | 9,173.19  | 5.46      | 9,178.65  |
| 400 Water/Sewer Fund             | 32,637.48 | 12,677.91 | 45,315.39 |
| 500 Equipment Service Fund       | 133.10    | 319.04    | 452.14    |
| 630 Stevenson Municipal Court    | 3,030.00  | 0.00      | 3,030.00  |
|                                  | 49,216.29 | 29,954.66 | 79,170.95 |



**TREASURERS REPORT**

**Signature Page**

City Of Stevenson  
MCAG #: 0652

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We the undersigned officers for the City of Stevenson have reviewed the foregoing report and acknowledge that to the best of our knowledge this report is accurate and true:

Signed: \_\_\_\_\_ Signed: \_\_\_\_\_  
City Administrator / Date Deputy Clerk-Treasurer / Date

## 2020 BUDGET POSITION

City Of Stevenson  
MCAG #: 0652

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001 General Expense Fund Months: 01 To: 05

| Revenues                                      | Amt Budgeted        | Revenues            | Remaining           |               |
|-----------------------------------------------|---------------------|---------------------|---------------------|---------------|
| 100 Unreserved                                | 419,177.79          | 680,398.49          | (261,220.70)        | 162.3%        |
| 102 Unemployment Reserve                      | 33,413.82           | 33,413.82           | 0.00                | 100.0%        |
| 104 Custodial Reserve                         | 59,695.22           | 51,135.13           | 8,560.09            | 85.7%         |
| <b>308 Beginning Balances</b>                 | <b>512,286.83</b>   | <b>764,947.44</b>   | <b>(252,660.61)</b> | <b>149.3%</b> |
| 311 Property Tax                              | 481,883.50          | 217,764.04          | 264,119.46          | 45.2%         |
| 313 Sales Tax                                 | 265,000.00          | 103,234.79          | 161,765.21          | 39.0%         |
| 316 Utility Tax                               | 40,000.00           | 25,216.55           | 14,783.45           | 63.0%         |
| 317 Other Tax                                 | 16,000.00           | 6,628.45            | 9,371.55            | 41.4%         |
| <b>310 Taxes</b>                              | <b>802,883.50</b>   | <b>352,843.83</b>   | <b>450,039.67</b>   | <b>43.9%</b>  |
| 321 Licenses                                  | 2,900.00            | 1,360.00            | 1,540.00            | 46.9%         |
| 322 Permits                                   | 45,000.00           | (2,099.54)          | 47,099.54           | 4.7%          |
| <b>320 Licenses &amp; Permits</b>             | <b>47,900.00</b>    | <b>(739.54)</b>     | <b>48,639.54</b>    | <b>1.5%</b>   |
| 330 Grants                                    | 350,000.00          | 62,036.28           | 287,963.72          | 17.7%         |
| 335 State Shared                              | 11,000.00           | 0.00                | 11,000.00           | 0.0%          |
| 336 State Entitlements, Impact Payments & Tax | 16,055.00           | 8,480.70            | 7,574.30            | 52.8%         |
| <b>330 Intergovernmental Revenues</b>         | <b>377,055.00</b>   | <b>70,516.98</b>    | <b>306,538.02</b>   | <b>18.7%</b>  |
| 341 Other                                     | 0.00                | 2,161.76            | (2,161.76)          | 0.0%          |
| 342 Fire District 2                           | 19,500.00           | 11,642.44           | 7,857.56            | 59.7%         |
| 345 Planning                                  | 4,500.00            | 15,410.00           | (10,910.00)         | 342.4%        |
| 346 Building                                  | 3,000.00            | 29.00               | 2,971.00            | 1.0%          |
| <b>340 Charges For Goods &amp; Services</b>   | <b>27,000.00</b>    | <b>29,243.20</b>    | <b>(2,243.20)</b>   | <b>108.3%</b> |
| 350 Fines & Penalties                         | 11,250.00           | 6,159.07            | 5,090.93            | 54.7%         |
| 360 Interest & Other Earnings                 | 5,500.00            | 10,371.28           | (4,871.28)          | 188.6%        |
| 380 Non Revenues                              | 0.00                | 3,478.51            | (3,478.51)          | 0.0%          |
| <b>Fund Revenues:</b>                         | <b>1,783,875.33</b> | <b>1,236,820.77</b> | <b>547,054.56</b>   | <b>69.3%</b>  |

| Expenditures                         | Amt Budgeted      | Expenditures     | Remaining        |              |
|--------------------------------------|-------------------|------------------|------------------|--------------|
| 511 Legislative                      | 22,000.00         | 4,905.76         | 17,094.24        | 22.3%        |
| 512 Judicial                         | 62,700.00         | 21,572.84        | 41,127.16        | 34.4%        |
| 513 Executive                        | 110,825.00        | 38,796.35        | 72,028.65        | 35.0%        |
| 514 Financial, Recording & Elections | 99,600.00         | 47,945.96        | 51,654.04        | 48.1%        |
| 515 Legal Services                   | 31,500.00         | 9,204.00         | 22,296.00        | 29.2%        |
| 517 Employee Benefit Programs        | 525.00            | 10,621.00        | (10,096.00)      | 2023.0%      |
| 518 Centralized Services             | 51,580.29         | 52,329.92        | (749.63)         | 101.5%       |
| 521 Law Enforcement                  | 192,801.85        | 77,986.51        | 114,815.34       | 40.4%        |
| 202 Fire Department                  | 82,905.00         | 9,426.13         | 73,478.87        | 11.4%        |
| 203 Fire District 2                  | 19,500.00         | 1,737.13         | 17,762.87        | 8.9%         |
| <b>522 Fire Control</b>              | <b>102,405.00</b> | <b>11,163.26</b> | <b>91,241.74</b> | <b>10.9%</b> |
| 528 Dispatch Services                | 8,000.00          | 3,229.75         | 4,770.25         | 40.4%        |
| 551 Public Housing Services          | 350,000.00        | 0.00             | 350,000.00       | 0.0%         |
| 553 Conservation                     | 300.00            | 434.75           | (134.75)         | 144.9%       |
| 554 Environmental Services           | 11,400.00         | 0.00             | 11,400.00        | 0.0%         |
| 550 Building                         | 37,050.00         | 3,188.88         | 33,861.12        | 8.6%         |

## 2020 BUDGET POSITION

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001 General Expense Fund Months: 01 To: 05

| Expenditures                              | Amt Budgeted        | Expenditures      | Remaining           |              |
|-------------------------------------------|---------------------|-------------------|---------------------|--------------|
| <b>558 Planning &amp; Community Devel</b> |                     |                   |                     |              |
| 560 Planning                              | 193,480.00          | 63,936.14         | 129,543.86          | 33.0%        |
| 570 Economic Development                  | 11,900.00           | 0.00              | 11,900.00           | 0.0%         |
| <b>558 Planning &amp; Community Devel</b> | <b>242,430.00</b>   | <b>67,125.02</b>  | <b>175,304.98</b>   | <b>27.7%</b> |
| 565 Welfare                               | 30,000.00           | 0.00              | 30,000.00           | 0.0%         |
| 566 Substance Abuse                       | 150.00              | 92.95             | 57.05               | 62.0%        |
| 573 Cultural & Community Activities       | 500.00              | 59.96             | 440.04              | 12.0%        |
| 576 Park Facilities                       | 149,350.00          | 12,764.71         | 136,585.29          | 8.5%         |
| 580 Non Expenditures                      | 0.00                | 3,262.81          | (3,262.81)          | 0.0%         |
| 597 Interfund Transfers                   | 35,000.00           | 0.00              | 35,000.00           | 0.0%         |
| 100 Unreserved                            | 189,698.97          | 0.00              | 189,698.97          | 0.0%         |
| 102 Unemployment Reserve                  | 33,414.00           | 0.00              | 33,414.00           | 0.0%         |
| 104 Custodial Reserve                     | 59,695.22           | 0.00              | 59,695.22           | 0.0%         |
| <b>999 Ending Balance</b>                 | <b>282,808.19</b>   | <b>0.00</b>       | <b>282,808.19</b>   | <b>0.0%</b>  |
| <b>Fund Expenditures:</b>                 | <b>1,783,875.33</b> | <b>361,495.55</b> | <b>1,422,379.78</b> | <b>20.3%</b> |
| <b>Fund Excess/(Deficit):</b>             | <b>0.00</b>         | <b>875,325.22</b> |                     |              |

## 2020 BUDGET POSITION

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| 010 General Reserve Fund      |                   | Months: 01 To: 05 |                          |
|-------------------------------|-------------------|-------------------|--------------------------|
| Revenues                      | Amt Budgeted      | Revenues          | Remaining                |
| 308 Beginning Balances        | 325,553.66        | 326,705.62        | (1,151.96) 100.4%        |
| <b>Fund Revenues:</b>         | <b>325,553.66</b> | <b>326,705.62</b> | <b>(1,151.96) 100.4%</b> |
| Expenditures                  | Amt Budgeted      | Expenditures      | Remaining                |
| 999 Ending Balance            | 325,553.66        | 0.00              | 325,553.66 0.0%          |
| <b>Fund Expenditures:</b>     | <b>325,553.66</b> | <b>0.00</b>       | <b>325,553.66 0.0%</b>   |
| <b>Fund Excess/(Deficit):</b> | <b>0.00</b>       | <b>326,705.62</b> |                          |

## 2020 BUDGET POSITION

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| 020 Fire Reserve Fund         |                     | Months: 01 To: 05   |                     |              |
|-------------------------------|---------------------|---------------------|---------------------|--------------|
| Revenues                      | Amt Budgeted        | Revenues            | Remaining           |              |
| 308 Beginning Balances        | 1,480,000.00        | 1,483,593.47        | (3,593.47)          | 100.2%       |
| 397 Interfund Transfers       | 35,000.00           | 0.00                | 35,000.00           | 0.0%         |
| <b>Fund Revenues:</b>         | <b>1,515,000.00</b> | <b>1,483,593.47</b> | <b>31,406.53</b>    | <b>97.9%</b> |
| Expenditures                  | Amt Budgeted        | Expenditures        | Remaining           |              |
| 999 Ending Balance            | 1,515,000.00        | 0.00                | 1,515,000.00        | 0.0%         |
| <b>Fund Expenditures:</b>     | <b>1,515,000.00</b> | <b>0.00</b>         | <b>1,515,000.00</b> | <b>0.0%</b>  |
| <b>Fund Excess/(Deficit):</b> | <b>0.00</b>         | <b>1,483,593.47</b> |                     |              |

## 2020 BUDGET POSITION

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| 100 Street Fund                |                   |                   | Months: 01 To: 05 |              |
|--------------------------------|-------------------|-------------------|-------------------|--------------|
| Revenues                       | Amt Budgeted      | Revenues          | Remaining         |              |
| 308 Beginning Balances         | 116,553.76        | 306,289.98        | (189,736.22)      | 262.8%       |
| 310 Taxes                      | 322,000.00        | 119,360.69        | 202,639.31        | 37.1%        |
| 320 Licenses & Permits         | 600.00            | 75.00             | 525.00            | 12.5%        |
| 330 Intergovernmental Revenues | 49,620.60         | 15,791.58         | 33,829.02         | 31.8%        |
| 360 Interest & Other Earnings  | 0.00              | 189.29            | (189.29)          | 0.0%         |
| 397 Interfund Transfers        | 0.00              | 0.00              | 0.00              | 0.0%         |
| <b>Fund Revenues:</b>          | <b>488,774.36</b> | <b>441,706.54</b> | <b>47,067.82</b>  | <b>90.4%</b> |
| Expenditures                   | Amt Budgeted      | Expenditures      | Remaining         |              |
| 542 Streets - Maintenance      | 265,600.00        | 72,435.68         | 193,164.32        | 27.3%        |
| 543 Streets Admin & Overhead   | 28,050.00         | 14,032.09         | 14,017.91         | 50.0%        |
| 544 Road & Street Operations   | 21,000.00         | 0.00              | 21,000.00         | 0.0%         |
| 566 Substance Abuse            | 0.00              | 65.02             | (65.02)           | 0.0%         |
| 594 Capital Expenditures       | 39,000.00         | 17,889.77         | 21,110.23         | 45.9%        |
| 597 Interfund Transfers        | 53,000.00         | 0.00              | 53,000.00         | 0.0%         |
| 999 Ending Balance             | 82,124.36         | 0.00              | 82,124.36         | 0.0%         |
| <b>Fund Expenditures:</b>      | <b>488,774.36</b> | <b>104,422.56</b> | <b>384,351.80</b> | <b>21.4%</b> |
| <b>Fund Excess/(Deficit):</b>  | <b>0.00</b>       | <b>337,283.98</b> |                   |              |

## 2020 BUDGET POSITION

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| 103 Tourism Promo & Develop Fund    |                     |                   | Months: 01 To: 05   |              |
|-------------------------------------|---------------------|-------------------|---------------------|--------------|
| Revenues                            | Amt Budgeted        | Revenues          | Remaining           |              |
| 308 Beginning Balances              | 615,661.30          | 710,294.51        | (94,633.21)         | 115.4%       |
| 310 Taxes                           | 440,000.00          | 116,984.39        | 323,015.61          | 26.6%        |
| 360 Interest & Other Earnings       | 0.00                | 7,182.77          | (7,182.77)          | 0.0%         |
| <b>Fund Revenues:</b>               | <b>1,055,661.30</b> | <b>834,461.67</b> | <b>221,199.63</b>   | <b>79.0%</b> |
| Expenditures                        | Amt Budgeted        | Expenditures      | Remaining           |              |
| 573 Cultural & Community Activities | 357,250.00          | 52,612.63         | 304,637.37          | 14.7%        |
| 594 Capital Expenditures            | 370,000.00          | 0.00              | 370,000.00          | 0.0%         |
| 999 Ending Balance                  | 328,411.30          | 0.00              | 328,411.30          | 0.0%         |
| <b>Fund Expenditures:</b>           | <b>1,055,661.30</b> | <b>52,612.63</b>  | <b>1,003,048.67</b> | <b>5.0%</b>  |
| <b>Fund Excess/(Deficit):</b>       | <b>0.00</b>         | <b>781,849.04</b> |                     |              |

## 2020 BUDGET POSITION

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| 300 Capital Improvement Fund  |                   |                   | Months: 01 To: 05  |               |
|-------------------------------|-------------------|-------------------|--------------------|---------------|
| Revenues                      | Amt Budgeted      | Revenues          | Remaining          |               |
| 308 Beginning Balances        | 99,236.62         | 135,656.42        | (36,419.80)        | 136.7%        |
| 310 Taxes                     | 20,000.00         | 16,847.95         | 3,152.05           | 84.2%         |
| 360 Interest & Other Earnings | 0.00              | 373.70            | (373.70)           | 0.0%          |
| <b>Fund Revenues:</b>         | <b>119,236.62</b> | <b>152,878.07</b> | <b>(33,641.45)</b> | <b>128.2%</b> |
| Expenditures                  | Amt Budgeted      | Expenditures      | Remaining          |               |
| 597 Interfund Transfers       | 70,611.00         | 0.00              | 70,611.00          | 0.0%          |
| 999 Ending Balance            | 48,625.62         | 0.00              | 48,625.62          | 0.0%          |
| <b>Fund Expenditures:</b>     | <b>119,236.62</b> | <b>0.00</b>       | <b>119,236.62</b>  | <b>0.0%</b>   |
| <b>Fund Excess/(Deficit):</b> | <b>0.00</b>       | <b>152,878.07</b> |                    |               |



## 2020 BUDGET POSITION

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| 303 Joint Emergency Facilities Fund |              |              | Months: 01 To: 05 |             |
|-------------------------------------|--------------|--------------|-------------------|-------------|
| Revenues                            | Amt Budgeted | Revenues     | Remaining         |             |
| 308 Beginning Balances              | 0.00         | 0.00         | 0.00              | 0.0%        |
| 397 Interfund Transfers             | 0.00         | 0.00         | 0.00              | 0.0%        |
| <b>Fund Revenues:</b>               | <b>0.00</b>  | <b>0.00</b>  | <b>0.00</b>       | <b>0.0%</b> |
| Expenditures                        | Amt Budgeted | Expenditures | Remaining         |             |
| 594 Capital Expenditures            | 0.00         | 0.00         | 0.00              | 0.0%        |
| 999 Ending Balance                  | 0.00         | 0.00         | 0.00              | 0.0%        |
| <b>Fund Expenditures:</b>           | <b>0.00</b>  | <b>0.00</b>  | <b>0.00</b>       | <b>0.0%</b> |
| <b>Fund Excess/(Deficit):</b>       | <b>0.00</b>  | <b>0.00</b>  |                   |             |

## 2020 BUDGET POSITION

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| 309 Russell Ave                |                   | Months: 01 To: 05   |                   |              |  |
|--------------------------------|-------------------|---------------------|-------------------|--------------|--|
| Revenues                       | Amt Budgeted      | Revenues            | Remaining         |              |  |
| 308 Beginning Balances         | 0.00              | 0.00                | 0.00              | 0.0%         |  |
| 330 Intergovernmental Revenues | 819,927.00        | 0.00                | 819,927.00        | 0.0%         |  |
| 360 Interest & Other Earnings  | 75,000.00         | 0.00                | 75,000.00         | 0.0%         |  |
| 397 Interfund Transfers        | 70,611.00         | 0.00                | 70,611.00         | 0.0%         |  |
| <b>Fund Revenues:</b>          | <b>965,538.00</b> | <b>0.00</b>         | <b>965,538.00</b> | <b>0.0%</b>  |  |
| Expenditures                   | Amt Budgeted      | Expenditures        | Remaining         |              |  |
| 594 Capital Expenditures       | 965,538.00        | 331,881.35          | 633,656.65        | 34.4%        |  |
| 999 Ending Balance             | 0.00              | 0.00                | 0.00              | 0.0%         |  |
| <b>Fund Expenditures:</b>      | <b>965,538.00</b> | <b>331,881.35</b>   | <b>633,656.65</b> | <b>34.4%</b> |  |
| <b>Fund Excess/(Deficit):</b>  | <b>0.00</b>       | <b>(331,881.35)</b> |                   |              |  |

## 2020 BUDGET POSITION

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| 311 First Street               |                   | Months: 01 To: 05 |                   |             |
|--------------------------------|-------------------|-------------------|-------------------|-------------|
| Revenues                       | Amt Budgeted      | Revenues          | Remaining         |             |
| 308 Beginning Balances         | 0.00              | 0.00              | 0.00              | 0.0%        |
| 330 Intergovernmental Revenues | 132,800.00        | 0.00              | 132,800.00        | 0.0%        |
| 397 Interfund Transfers        | 53,000.00         | 0.00              | 53,000.00         | 0.0%        |
| <b>Fund Revenues:</b>          | <b>185,800.00</b> | <b>0.00</b>       | <b>185,800.00</b> | <b>0.0%</b> |
| Expenditures                   | Amt Budgeted      | Expenditures      | Remaining         |             |
| 594 Capital Expenditures       | 185,800.00        | 368.42            | 185,431.58        | 0.2%        |
| 999 Ending Balance             | 0.00              | 0.00              | 0.00              | 0.0%        |
| <b>Fund Expenditures:</b>      | <b>185,800.00</b> | <b>368.42</b>     | <b>185,431.58</b> | <b>0.2%</b> |
| <b>Fund Excess/(Deficit):</b>  | <b>0.00</b>       | <b>(368.42)</b>   |                   |             |

## 2020 BUDGET POSITION

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| 400 Water/Sewer Fund                        |                     | Months: 01 To: 05   |                     |               |
|---------------------------------------------|---------------------|---------------------|---------------------|---------------|
| Revenues                                    | Amt Budgeted        | Revenues            | Remaining           |               |
| 400 Water/Sewer                             | 129,205.20          | 251,864.61          | (122,659.41)        | 194.9%        |
| 401 Water                                   | 191,376.85          | 207,161.66          | (15,784.81)         | 108.2%        |
| 402 Sewer                                   | 190,400.27          | 218,673.27          | (28,273.00)         | 114.8%        |
| <b>308 Beginning Balances</b>               | <b>510,982.32</b>   | <b>677,699.54</b>   | <b>(166,717.22)</b> | <b>132.6%</b> |
| 330 Intergovernmental Revenues              | 311,000.00          | 0.00                | 311,000.00          | 0.0%          |
| 343 Water                                   | 690,150.00          | 228,631.63          | 461,518.37          | 33.1%         |
| 344 Sewer                                   | 887,594.20          | 351,672.29          | 535,921.91          | 39.6%         |
| <b>340 Charges For Goods &amp; Services</b> | <b>1,577,744.20</b> | <b>580,303.92</b>   | <b>997,440.28</b>   | <b>36.8%</b>  |
| 343 Water                                   | 46,674.00           | 74,897.29           | (28,223.29)         | 160.5%        |
| 344 Sewer                                   | 56,532.00           | 61,730.00           | (5,198.00)          | 109.2%        |
| 400 Water/Sewer                             | 4,000.00            | 3,331.31            | 668.69              | 83.3%         |
| <b>360 Interest &amp; Other Earnings</b>    | <b>107,206.00</b>   | <b>139,958.60</b>   | <b>(32,752.60)</b>  | <b>130.6%</b> |
| 380 Non Revenues                            | 0.00                | 0.00                | 0.00                | 0.0%          |
| 390 Other Financing Sources                 | 350,000.00          | 321,000.00          | 29,000.00           | 91.7%         |
| <b>Fund Revenues:</b>                       | <b>2,856,932.52</b> | <b>1,718,962.06</b> | <b>1,137,970.46</b> | <b>60.2%</b>  |
| Expenditures                                | Amt Budgeted        | Expenditures        | Remaining           |               |
| 534 Water Utilities                         | 473,150.00          | 188,510.26          | 284,639.74          | 39.8%         |
| 535 Sewer                                   | 852,500.00          | 234,194.79          | 618,305.21          | 27.5%         |
| 534 Water                                   | 64,373.39           | 24,087.96           | 40,285.43           | 37.4%         |
| 535 Sewer                                   | 32,671.00           | 0.00                | 32,671.00           | 0.0%          |
| <b>591 Debt Service</b>                     | <b>97,044.39</b>    | <b>24,087.96</b>    | <b>72,956.43</b>    | <b>24.8%</b>  |
| 534 Water                                   | 764,500.00          | 69,492.96           | 695,007.04          | 9.1%          |
| 535 Sewer                                   | 0.00                | 0.00                | 0.00                | 0.0%          |
| <b>594 Capital Expenditures</b>             | <b>764,500.00</b>   | <b>69,492.96</b>    | <b>695,007.04</b>   | <b>9.1%</b>   |
| 597 Interfund Transfers                     | 0.00                | 0.00                | 0.00                | 0.0%          |
| 400 Water/Sewer                             | 234,755.01          | 0.00                | 234,755.01          | 0.0%          |
| 401 Water                                   | 188,050.85          | 0.00                | 188,050.85          | 0.0%          |
| 402 Sewer                                   | 246,932.27          | 0.00                | 246,932.27          | 0.0%          |
| <b>999 Ending Balance</b>                   | <b>669,738.13</b>   | <b>0.00</b>         | <b>669,738.13</b>   | <b>0.0%</b>   |
| <b>Fund Expenditures:</b>                   | <b>2,856,932.52</b> | <b>516,285.97</b>   | <b>2,340,646.55</b> | <b>18.1%</b>  |
| <b>Fund Excess/(Deficit):</b>               | <b>0.00</b>         | <b>1,202,676.09</b> |                     |               |

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| 410 Wastewater System Upgrades |                     |                    | Months: 01 To: 05 |              |
|--------------------------------|---------------------|--------------------|-------------------|--------------|
| Revenues                       | Amt Budgeted        | Revenues           | Remaining         |              |
| 308 Beginning Balances         | 0.00                | (119,857.70)       | 119,857.70        | 0.0%         |
| 330 Intergovernmental Revenues | 0.00                | 0.00               | 0.00              | 0.0%         |
| 390 Other Financing Sources    | 1,000,000.00        | 279,665.24         | 720,334.76        | 28.0%        |
| 397 Interfund Transfers        | 0.00                | 0.00               | 0.00              | 0.0%         |
| <b>Fund Revenues:</b>          | <b>1,000,000.00</b> | <b>159,807.54</b>  | <b>840,192.46</b> | <b>16.0%</b> |
| Expenditures                   | Amt Budgeted        | Expenditures       | Remaining         |              |
| 594 Capital Expenditures       | 1,000,000.00        | 221,583.84         | 778,416.16        | 22.2%        |
| 999 Ending Balance             | 0.00                | 0.00               | 0.00              | 0.0%         |
| <b>Fund Expenditures:</b>      | <b>1,000,000.00</b> | <b>221,583.84</b>  | <b>778,416.16</b> | <b>22.2%</b> |
| <b>Fund Excess/(Deficit):</b>  | <b>0.00</b>         | <b>(61,776.30)</b> |                   |              |

## 2020 BUDGET POSITION

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| 500 Equipment Service Fund              |                   |                   | Months: 01 To: 05 |              |
|-----------------------------------------|-------------------|-------------------|-------------------|--------------|
| Revenues                                | Amt Budgeted      | Revenues          | Remaining         |              |
| 308 Beginning Balances                  | 65,450.73         | 139,248.98        | (73,798.25)       | 212.8%       |
| 340 Charges For Goods & Services        | 150,000.00        | 48,884.64         | 101,115.36        | 32.6%        |
| 360 Interest & Other Earnings           | 0.00              | 280.86            | (280.86)          | 0.0%         |
| 390 Other Financing Sources             | 0.00              | 0.00              | 0.00              | 0.0%         |
| <b>Fund Revenues:</b>                   | <b>215,450.73</b> | <b>188,414.48</b> | <b>27,036.25</b>  | <b>87.5%</b> |
| Expenditures                            | Amt Budgeted      | Expenditures      | Remaining         |              |
| 548 Public Works - Centralized Services | 125,750.00        | 31,288.70         | 94,461.30         | 24.9%        |
| 594 Capital Expenditures                | 0.00              | 0.00              | 0.00              | 0.0%         |
| 999 Ending Balance                      | 89,700.73         | 0.00              | 89,700.73         | 0.0%         |
| <b>Fund Expenditures:</b>               | <b>215,450.73</b> | <b>31,288.70</b>  | <b>184,162.03</b> | <b>14.5%</b> |
| <b>Fund Excess/(Deficit):</b>           | <b>0.00</b>       | <b>157,125.78</b> |                   |              |

## 2020 BUDGET POSITION

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| 630 Stevenson Municipal Court |              | Months: 01 To: 05 |                    |             |
|-------------------------------|--------------|-------------------|--------------------|-------------|
| Revenues                      | Amt Budgeted | Revenues          | Remaining          |             |
| 308 Beginning Balances        | 0.00         | 9,738.88          | (9,738.88)         | 0.0%        |
| 380 Non Revenues              | 0.00         | 14,144.17         | (14,144.17)        | 0.0%        |
| <b>Fund Revenues:</b>         | <b>0.00</b>  | <b>23,883.05</b>  | <b>(23,883.05)</b> | <b>0.0%</b> |
| Expenditures                  | Amt Budgeted | Expenditures      | Remaining          |             |
| 580 Non Expenditures          | 0.00         | 18,750.33         | (18,750.33)        | 0.0%        |
| 999 Ending Balance            | 0.00         | 0.00              | 0.00               | 0.0%        |
| <b>Fund Expenditures:</b>     | <b>0.00</b>  | <b>18,750.33</b>  | <b>(18,750.33)</b> | <b>0.0%</b> |
| <b>Fund Excess/(Deficit):</b> | <b>0.00</b>  | <b>5,132.72</b>   |                    |             |

## 2020 BUDGET POSITION

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| 631 CATV Fund                 |              | Months: 01 To: 05 |                   |             |
|-------------------------------|--------------|-------------------|-------------------|-------------|
| Revenues                      | Amt Budgeted | Revenues          | Remaining         |             |
| 308 Beginning Balances        | 0.00         | 3,098.81          | (3,098.81)        | 0.0%        |
| 380 Non Revenues              | 0.00         | 0.26              | (0.26)            | 0.0%        |
| <b>Fund Revenues:</b>         | <b>0.00</b>  | <b>3,099.07</b>   | <b>(3,099.07)</b> | <b>0.0%</b> |
| Expenditures                  | Amt Budgeted | Expenditures      | Remaining         |             |
| 999 Ending Balance            | 0.00         | 0.00              | 0.00              | 0.0%        |
| <b>Fund Expenditures:</b>     | <b>0.00</b>  | <b>0.00</b>       | <b>0.00</b>       | <b>0.0%</b> |
| <b>Fund Excess/(Deficit):</b> | <b>0.00</b>  | <b>3,099.07</b>   |                   |             |



## 2020 BUDGET POSITION TOTALS

City Of Stevenson  
MCAG #: 0652

Months: 01 To: 05

Time: 16:32:33 Date: 06/12/2020

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| Fund                                | Revenue Budgeted     | Received            |              | Expense Budgeted     | Spent               |              |
|-------------------------------------|----------------------|---------------------|--------------|----------------------|---------------------|--------------|
| 001 General Expense Fund            | 1,783,875.33         | 1,236,820.77        | 69.3%        | 1,783,875.33         | 361,495.55          | 20%          |
| 010 General Reserve Fund            | 325,553.66           | 326,705.62          | 100.4%       | 325,553.66           | 0.00                | 0%           |
| 020 Fire Reserve Fund               | 1,515,000.00         | 1,483,593.47        | 97.9%        | 1,515,000.00         | 0.00                | 0%           |
| 100 Street Fund                     | 488,774.36           | 441,706.54          | 90.4%        | 488,774.36           | 104,422.56          | 21%          |
| 103 Tourism Promo & Develop Fund    | 1,055,661.30         | 834,461.67          | 79.0%        | 1,055,661.30         | 52,612.63           | 5%           |
| 300 Capital Improvement Fund        | 119,236.62           | 152,878.07          | 128.2%       | 119,236.62           | 0.00                | 0%           |
| 303 Joint Emergency Facilities Fund | 0.00                 | 0.00                | 0.0%         | 0.00                 | 0.00                | 0%           |
| 309 Russell Ave                     | 965,538.00           | 0.00                | 0.0%         | 965,538.00           | 331,881.35          | 34%          |
| 311 First Street                    | 185,800.00           | 0.00                | 0.0%         | 185,800.00           | 368.42              | 0%           |
| 400 Water/Sewer Fund                | 2,856,932.52         | 1,718,962.06        | 60.2%        | 2,856,932.52         | 516,285.97          | 18%          |
| 410 Wastewater System Upgrades      | 1,000,000.00         | 159,807.54          | 16.0%        | 1,000,000.00         | 221,583.84          | 22%          |
| 500 Equipment Service Fund          | 215,450.73           | 188,414.48          | 87.5%        | 215,450.73           | 31,288.70           | 15%          |
| 630 Stevenson Municipal Court       | 0.00                 | 23,883.05           | 0.0%         | 0.00                 | 18,750.33           | 0%           |
| 631 CATV Fund                       | 0.00                 | 3,099.07            | 0.0%         | 0.00                 | 0.00                | 0%           |
|                                     | <u>10,511,822.52</u> | <u>6,570,332.34</u> | <u>62.5%</u> | <u>10,511,822.52</u> | <u>1,638,689.35</u> | <u>15.6%</u> |

# CITY OF STEVENSON PROFESSIONAL SERVICE CONTRACT, MONTHLY REPORT & INVOICE

|                   |                                     |                         |
|-------------------|-------------------------------------|-------------------------|
| Contractor:       | Skamania County Chamber of Commerce |                         |
| Reporting Period: | May, 2020                           |                         |
| Amount Due:       | \$ 7,500.00                         | Monthly Contract Amount |
|                   | 90.00                               | Program Management Time |
|                   | 2,967.09                            | Monthly Reimbursables   |
|                   | <u>2,987.14</u>                     | PPE Supplies            |
|                   | \$ 13,544.23                        |                         |

## 5

### VISITOR STATISTICS

|                                                   | <u>Stevenson Office</u> |
|---------------------------------------------------|-------------------------|
| Walk-In Visitors:                                 | 25                      |
| Telephone Calls:                                  | 39                      |
| E-Mails:                                          | 80                      |
| Business Referrals:                               | 150                     |
| Tracked Overnight Stays:                          | 0                       |
| Mailings (student, relocation, visitor, letters): | 6                       |
| Large Quantity Brochures                          | 75                      |
| Chamber Website Pageviews                         | 6,372                   |
| COS Website Pageviews                             | 11,200                  |

### CHAMBER BUSINESS

**Chamber Board Meeting:** We held our May board meeting with discussions about COVID-19 projects staff have been working on and progress on the strategic plan.

**Chamber Membership:** We had 1 new members join the Chamber and 13 membership renewals in May

**Chamber E-Newsletter:** The weekly e-blast, consisting of updates and announcements submitted by Chamber members, is emailed out on Thursday afternoons to over 1,000 recipients. We continued to send out an e-blast specifically for COVID-19 updates as needed.

**Facebook Pages:** The Chamber manages Facebook pages for the Stevenson Business Association, Gorge Blues and Brews Festival, Christmas in the Gorge, Logtoberfest, Wind River Business Association as well as for the Chamber itself. We continue to manage our new Facebook page promoting take-out dining services in Skamania County. This is an effort to help all local restaurants that have had to close due to COVID-19.

**Chamber Networking Events:** We held weekly virtual Chamber Happy Hour and one Chamber Coffee Break on Zoom during the month of May due to COVID-19.

#### **Chamber Marketing, Projects, Action Items:**

- Hosted 1 webinar with resources for businesses related to COVID-19
- Worked with Stevenson Downtown Association Director to create COVID signs and floor stickers for businesses
- Worked with Skamania County, City of Stevenson, City of North Bonneville and EMS on ordering/distributing PPE for businesses
- Updated website with COVID messaging
- Placed paid ads on Facebook for phase 2 careful re-opening of Skamania County businesses
- Phone meeting with Sara at Senator Cantwells office re: COVID-19
- Multiple phone meetings/interviews with reporters re: Skamania County phase 2 re-opening
- Participated in CGTA meeting with COVID updates from each communities Chamber
- Attended Bi-State Recreation Insights zoom meetings
- Weekly calls with County Emergency Operations Team with COVID-19 updates
- Weekly calls with Representative Gina Mossbrucker
- Watched webinars on COVID business recovery planning, non-profits and COVID, Content Marketing

#### **County/Regional/State Meeting and Projects:**

**Wind River Business Association (WRBA):** Continue to serve as treasurer for WRBA – pay monthly bills, reconcile bank statements, attend monthly meetings and manage the WRBA Facebook page.

**Stevenson Downtown Association (SDA):** Attended quarterly SDA board meeting. Work with Executive Director on COVID signs and stickers for businesses and business recovery planning.

*(The projects and tasks described below are an example of services provided to the City of Stevenson through an additional contract with the Chamber to administer their promotional programs and deliverables.)*

**Stevenson/SBA Meetings and Projects:**

- Monthly meeting with NB Marketing to discuss creating new print ads for Stevenson
- Promoting online shopping and to-go orders at Stevenson shops and restaurants
- Website updates including photos and business information
- Met with business owners to find out what promotional ideas that would be beneficial to them
- Creating new paid ads for social media to run post-COVID

**2020 CITY OF STEVENSON PROMOTIONAL PROGRAMS REIMBURSABLES**

|           |                                       |                   |
|-----------|---------------------------------------|-------------------|
| Program 2 | Promotional Products and Projects     |                   |
| P2-D1     | Website                               | \$ 472.09         |
| P2-D2     | Social Media and Print Ad Creation    | \$1,000.00        |
| P2-F      | Co-op Advertising with Skamania Lodge | \$ 245.00         |
| Program 3 | SBA Events                            |                   |
| P3-A      | Gorge Blues and Brews                 | <u>\$1,250.00</u> |
|           |                                       | \$2,967.09        |

**2020 CITY OF STEVENSON PROMOTIONAL PROGRAMS MANAGEMENT TIME**

|       |                                                 |      |          |
|-------|-------------------------------------------------|------|----------|
| P2-D2 | Marketing (print, social media, press releases) | 3hrs | \$ 90.00 |
|-------|-------------------------------------------------|------|----------|

|                              | <b><i>2020 Budget</i></b> | <b><i>Current Request</i></b> | <b><i>Requested YTD</i></b> | <b><i>Remaining</i></b> |
|------------------------------|---------------------------|-------------------------------|-----------------------------|-------------------------|
| Total Program Promo Expenses | 85,000.00                 | \$2,967.09                    | \$16,643.73                 | \$68,356.27             |

**PPE for Businesses – Reimbursable Expenses**

|                                  |                   |
|----------------------------------|-------------------|
| 7 half-gallons of hand sanitizer | \$253.75          |
| 40 disinfectant wipes            | \$560.60          |
| 20 boxes of gloves               | \$241.99          |
| 60 boxes of masks                | <u>\$1,930.80</u> |
|                                  | \$2,987.14        |



# City of Stevenson

## Fire Department – Rob Farris, Chief

(509) 427-5970

7121 E Loop Road, PO Box 371  
Stevenson, Washington 98648

To: Stevenson City Council  
From: Rob Farris, Fire Chief  
RE: Fire Department Update – May 2020  
Meeting Date: June 18th, 2020

### **Executive Summary:**

Fire Department focus has been on the COVID-19 response in our service area and Skamania County. Fire Chief is receiving daily SitReps and continues to pass on relevant updates to the membership. Fire Department leadership has been working hard on digesting COVID-19 response guidelines which sometimes change daily. We continue to develop and adjust response procedures and protocols based on the information available. Fire Department is currently conducting its weekly meeting via teleconference.

### **Overview of Items:**

- *COVID-19 Response:* Ongoing
- *New Fire Hall:* Ongoing
- *District AFG Grant:* Pre-construction conference completed. Tentative Delivery of new apparatus is November 2020
- *Fire Station Bay Door Upgrade:* Vendor contacted, Vendor has ordered parts.

### *Drills/Training/Calls:*

May Drills/Training – 51 Hours of volunteer training time

May Calls – 4 total

2 – Burn Complaints

1 – Brush Fire

1 – Mutual Aid – Structure Fire in Cascade Locks

### **Action Needed:**



**DAVID S. BROWN**  
**SHERIFF**

**OFFICE OF THE SKAMANIA COUNTY**

**SHERIFF**

PO Box 790  
200 Vancouver Ave.  
Stevenson WA 98648  
Phone (509)427-9490  
Fax (509)427-4369  
www.skamaniasheriff.com  
scso@co.skamania.wa.us

*Pat Bond*  
*Undersheriff*

*David Waymire*  
*Chief Corrections Deputy*

*Jason Fritz*  
*Chief Civil Deputy*

**RECEIVED**

JUN 17 2020

BY: \_\_\_\_\_

June 12, 2020

Mr. Farley Dudley  
P.O. Box 552  
Stevenson, WA 98648

Mr. Dudley,

I have been fielding complaints over the past couple of years regarding the use of fireworks outside the currently designated dates identified for the State of Washington. As you may be aware, fireworks are currently allowed by State Statute between June 28<sup>th</sup> and July 5<sup>th</sup> and on December 31<sup>st</sup>.

The use of fireworks outside the statutorily designated dates can be allowed through the issuance of a special permit. For residents in unincorporated Skamania County the county fire marshal has the authority to review applications and approve or deny based on relevant criteria.

Residents within the city limits of Stevenson have the option to apply for a special permit to use fireworks outside of the statutorily designated dates through the approval of the local fire chief.

After checking with the city of Stevenson and the fire chief, I have been informed that they have not issued any special use permits for fireworks in the past 24 months.

The Skamania County Sheriff's Office is the contract law enforcement agency for the city of Stevenson. I have informed my staff that any future use of fireworks within the City of Stevenson that are outside of the statutorily designated dates will be investigated and, if appropriate, enforcement action will be taken.

Further, based on information I have received, fireworks have allegedly been used on your property outside of the designated dates provided for in statute. As the property owner, you may incur the responsibility for any future illegal use of fireworks if indeed it is shown they were used or originated from your property.

If you have any questions, please feel free to contact me.

Sincerely,

  
Dave Brown  
Sheriff



# City of Stevenson

Leana Kinley, City Administrator

Phone (509)427-5970  
FAX (509) 427-8202

7121 E Loop Road, PO Box 371  
Stevenson, Washington 98648

To: Stevenson City Council  
From: Leana Kinley, City Administrator  
RE: City Administrator Staff Update  
Meeting Date: June 18, 2020

## **Overview of items staff has been working on over the past month:**

COVID-19 Response – I continue to time on the response to COVID-19 communicating information and passing along requests for personal protective equipment from various government agencies. The updates have been changed to bi-weekly due to the success we have had so far.

Energy Conservation Project – Lighting upgrades were installed earlier this month at City Hall and at the water treatment plant. There are a group of water meters that remain to be installed as they are difficult to replace or the size was incorrect from what was billed.

There are twelve customers that were being underbilled and one customer being overbilled based on the size of meter they have installed and what was being billed. The customers will be notified of the discrepancy and an adjustment will be sent for the billing difference from Jan 2018 to present. They will have the option to pay the adjustment balance on a payment plan over a period of time. The largest adjustment is \$9,182.31 and the smallest is \$524.18. The total revenue impact over the two and a half years is \$45,688.11 for the water/sewer fund.

2018/2019 Audit –The audit started on May 18<sup>th</sup> and took place remotely. The final report is being reviewed and I will provide council with an update on the exit conference when I receive it. There are minor recommendations on areas of improvement and no findings are anticipated.

2020 Budget Amendments – The budget amendments are on hold until at least the August meeting due to resource constraints. This will allow time for additional analysis and to determine the severity of the impact COVID-19 has had. It will also provide an opportunity for a public hearing to be held in person.

Permitting Module – We are moving forward with implementation. A meeting will be scheduled in the next week or so to review the set up and begin processing permits moving forward.

Nuisances & Public Records Requests –Responding to these as time allows.

Wastewater Rate Study – The rate study has begun and the goal is to wrap it up by the end of July. It will include a model which can be updated as changes occur. Staff will also attend an asset management training and incorporate that training into our own asset management tool. The tools and models will be reviewed to determine which is the best fit for Stevenson.

Community Engagement Tools – I continue to look for ways to improve community engagement. The addition of a Facebook page is a good first step. Other tools include apps that are specific to Stevenson residents and can be used to process nuisances and other requests. One solution is Rock Solid and more information regarding their platform is attached. There is currently no implementation costs and the service fee for a city our size varies from \$300-\$450 depending on the services used.

**Action Needed:**

None.

# BRING COLLABORATIVE CITIZEN ENGAGEMENT TO YOUR GOVERNMENT

Local governments and their citizens should **work as one**. Rock Solid's OneView citizen engagement platform empowers local government leaders to transform their agency's interactions with constituents through an industry-leading mobile application platform and configurable CRM. With OneView, you'll engage citizens with an easy-to-use mobile app, see all resident service requests in one place, automate workflow management, and make data-driven decisions to build stronger communities.

## TRANSFORM HOW YOU INTERACT WITH RESIDENTS



### ONEVIEW

**AN INFORMED VIEW FROM A PURPOSE-BUILT CRM**

- Single source of truth across departments for all citizen interactions
- Microsoft Dynamics-based solution integrates with 50+ core government systems including Esri, Cityworks, Cartegraph, and Lucity
- Automate internal workflows and create unified dashboards to increase efficiency, reduce costs, and inform decisions
- Configure your CRM to meet your agency's unique needs while keeping costs low and scalability high



### ONELINK

**SEAMLESS OMNICHANNEL CITIZEN ENGAGEMENT**

- One-stop-shop for citizens to engage with government including service requests, payments, self-service, trash reminders, and more
- Configure your user-friendly mobile app with city seals, colors, and knowledge base resources
- Advanced location capabilities like geofenced alerts and integrated GIS data
- Enable two-way citizen communication with messaging alerts, notifications, and request status updates through your mobile app

**“The Honolulu software solution by Rock Solid has drastically reduced the cost of taking complaints from the public, from \$6 per phone call to just over \$0.60. That’s a 10x ROI.”**

*Gordon Bruce, City and County of Honolulu, HI*



CITY OF EASTVALE



**READY TO TRANSFORM YOUR CITIZEN ENGAGEMENT?**

Contact us at [sales@rocksolid.com](mailto:sales@rocksolid.com) or visit [www.rocksolid.com](http://www.rocksolid.com)



# TACKLING CITIZEN CHAOS

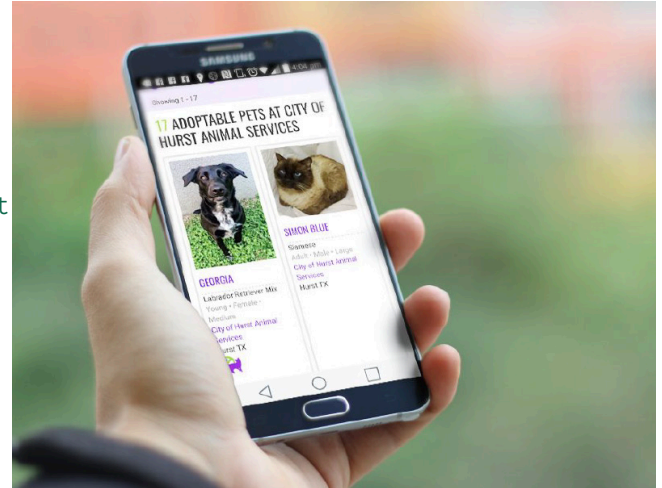
## WITH HURST, TX. CASE STUDY



### INTRODUCTION

by Shelly Klein, Outreach Coordinator - City Manager's Office for the City of Hurst

"In an effort to engage with our citizens using the latest technology, the City of Hurst investigated the use of a mobile app. In finding the perfect solution we were able to spark citizens interest, employee excitement about engaging with citizens, and found uses via our mobile app that helps continue our customer service goals more effectively."



"The Hurst Where We Live mobile app was designed with citizen engagement in mind. It is our intention to provide the best customer service to our citizens as possible. One of the ways we do that is by providing an easy mobile solution to many ordinary issues that our citizens face. Issues such as high grass or weeds, street light outages, potholes, etc. are easy to report via our app. The app utilizes GPS navigation to pinpoint the user's location. Manual location entry is also an option."

"Along with ease in reporting via a mobile device, complete with a photograph or video, the app also promotes two-way communication between staff and citizens. Each reported item is automatically assigned to a staff member based on report type. The staff member is able to keep the citizens informed on the status of their issue. Notifications are sent via email and mobile device."

**"In addition to issue reporting, our mobile app has become a one stop location for all online capabilities we offer."**

"Our citizens can pay their utility bill or citation via the app. We have all of our adoptable pets displayed via the app. Our newest addition is our online Restaurant, Retail & Business guide."

"Along with all of the functionality provided, Where We Live Mobile app is also aesthetically pleasing. The screen image matches our magazine publication, Where We Live, and is switched out several times a year to keep consistency and recognition."

**"We consider our mobile app an evolving solution that will only grow and enhance our customer service initiative."**

- Shelly Klein -





# TACKLING CITIZEN CHAOS

## with Hurst, TX

Nestled in the heart of the Dallas-Fort Worth metropolitan area, Hurst, TX is 10 miles from downtown Fort Worth and 25 miles from downtown Dallas. Hurst is home to some of the best shopping and dining in Tarrant County, pristine parks, excellent schools and, some 38k residents.

**“Rock Solid has become a very important part of our communications.”**

**- Shelly Klein, Hurst, TX**

Like many mid-sized government municipalities, Hurst, TX understood the value of building a connection with their customers. Rock Solid was chosen by Hurst to develop a mobile platform that would better serve residents, improve efficiencies, and integrate service requests with their newly implemented Cityworks system.

Municipalities that are preparing for the future have started to use technology to address issues that could only previously be faced in-person or through an outdated ‘pen and paper’ process.

**To help overcome slow response times when service requests are submitted and improve their resident experience when interacting with the city, Hurst, TX worked with Rock Solid to develop a mobile app for residents that was custom built to their needs.**

Hurst has been a Rock Solid customer since 2015, when a city council member got wind of another city using the Rock Solid platform. The idea of a mobile app had not been considered yet and they quickly realized that it would make their jobs easier, increase the speed of delivering services and improve the experiences of their customers.



# TACKLING CITIZEN CHAOS

with Hurst, TX



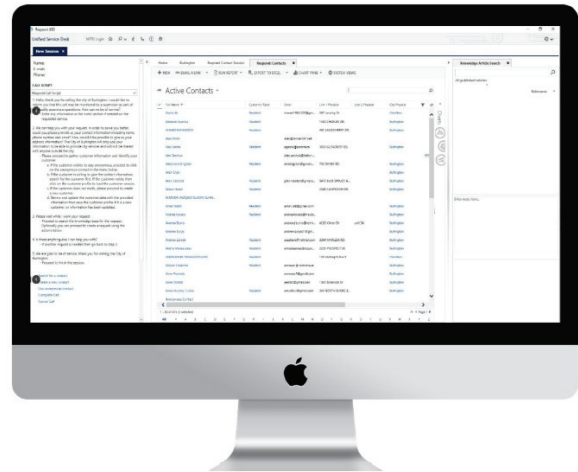
## HURST, TX CHALLENGES

Prior to launching their advanced mobile platform, there were two methods of submitting a service request to the city.

The first was called “the Mayor’s action line.” Residents called a specific phone number then left a message. That message was then transcribed onto a form and sent to the department in charge. The department was responsible for sending a truck to verify the information, update the request and send it back. It was a long and cumbersome hassle, the worst of the worst-- **A snail mail version of delivery for services.**

The second method involved using an online form, the only difference between the first and the second method? There was no need for transcription.

One thing was common in both methods, they were both highly inadequate, and both required a lot of resources that could have otherwise been utilized for other priorities if Rock Solid had been in effect.





# TACKLING CITIZEN CHAOS

with Hurst, TX

## THE PROCESS & PRODUCT

There was originally no way for Hurst to officially track their efforts and compare those metrics to the results they've seen since switching to Rock Solid. Some of the major changes that they attribute directly to their mobile platform are; how long it takes to close a request, how many requests have been managed through the platform, the most common request types, slowest closed requests, and average days to resolve issues. Along with these insights they now also have visibility into:

- Number of app downloaded
- # of requests submitted
- # of requests closed
- Along with other custom reports

Launching a mobile platform for Hurst resolved more than customer service issues. It was an easy way for their customers to get in-touch with the city for **less than \$0.60 per interaction**. While in previous times, the whole process was an expensive, endless hassle that left everyone involved irritable and frustrated, "Going mobile changed everything for our customer engagement." said, Klein.

The mobile platform built a two-way communication between Hurst and their customers that had not been capable before. It allows the customers to be updated in real-time for issues they submitted and lets the staff ask for more information if needed.



**“Rock Solid is a useful platform to have at hand. We’ve seen a huge increase in customer service. Our residents are happier and more informed because of it.”**

**Shelly Klein, Hurst, TX**

# TACKLING CITIZEN CHAOS

with Hurst, TX



The Rock Solid platform also increased the speed of getting issues resolved which makes it easy for the customers to build trust. According to Shelly Klein, **“Customers are now eager to report because they know that a solution will be provided as fast as possible, it doesn't matter if it's a pothole, graffiti, traffic, or another city asset -they trust us to deliver.”**

The team at Rock Solid worked with Hurst through a step-by-step 4 phase implementation process that ensures each platform is built to the customized needs of every municipality. We work with your team every step of the way, from app branding and development, to training, testing, and public launch. We even provide your team with a promotion kit to help you be successful in announcing your platform to customers.

From within a single app, municipalities can deploy applications that allow everything from paying bills to reporting maintenance issues to real-time updates on election information and governments can see every customer engagement within a simple to use CRM.



# CHECK REGISTER

City Of Stevenson  
MCAG #: 0652

05/22/2020 To: 06/18/2020

Time: 14:09:22 Date: 06/18/2020  
Page: 1

| Trans | Date       | Type   | Acct # | Chk # | Claimant                                 | Amount     | Memo                                                                                                                                                                                                     |
|-------|------------|--------|--------|-------|------------------------------------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1096  | 05/22/2020 | Claims | 1      | EFT   | Department of Revenue                    | 3,427.71   | April 2020 Taxes                                                                                                                                                                                         |
| 1292  | 06/18/2020 | Claims | 1      | 14428 | A&J Select                               | 28.85      | May 2020 Statement                                                                                                                                                                                       |
| 1293  | 06/18/2020 | Claims | 1      | 14429 | Aramark Uniform Services                 | 104.52     | May 2020 Statement                                                                                                                                                                                       |
| 1294  | 06/18/2020 | Claims | 1      | 14430 | Avista Utilities                         | 230.09     | May 2020 Statement                                                                                                                                                                                       |
| 1295  | 06/18/2020 | Claims | 1      | 14431 | BSK Associates                           | 1,460.00   | Wastewater Sampling                                                                                                                                                                                      |
| 1296  | 06/18/2020 | Claims | 1      | 14432 | CenturyLink                              | 236.78     | June 2020 Phone Services - Sewer Plant; June 2020 Phone Services - City Hall; June 2020 Phone Services - Fire Hall                                                                                       |
| 1297  | 06/18/2020 | Claims | 1      | 14433 | Centurylink Comm Inc                     | 44.49      | June 2020 Phone Service - Long Distance                                                                                                                                                                  |
| 1298  | 06/18/2020 | Claims | 1      | 14434 | City of Stevenson                        | 112.02     | May 2020 Statement                                                                                                                                                                                       |
| 1299  | 06/18/2020 | Claims | 1      | 14435 | Class 5                                  | 307.94     | July Phone Services                                                                                                                                                                                      |
| 1300  | 06/18/2020 | Claims | 1      | 14436 | Classy Glass                             | 350.00     | Window Cleaning                                                                                                                                                                                          |
| 1301  | 06/18/2020 | Claims | 1      | 14437 | Columbia River Disposal                  | 198.76     | May 2020 Statement                                                                                                                                                                                       |
| 1302  | 06/18/2020 | Claims | 1      | 14438 | Drain-Pro                                | 1,691.04   | Jet Sewer Main At Fairgrounds; Jet Sewer Main At Fairground Lift Station                                                                                                                                 |
| 1303  | 06/18/2020 | Claims | 1      | 14439 | Foster Garvey PC                         | 1,080.00   | May BLA Agreement                                                                                                                                                                                        |
| 1304  | 06/18/2020 | Claims | 1      | 14440 | Gorge Networks                           | 95.43      | July 2020 WWTP Broadband Service                                                                                                                                                                         |
| 1305  | 06/18/2020 | Claims | 1      | 14441 | Gregory S Cheney PLLC                    | 720.00     | May 2020 Court Appointed Attorney Costs                                                                                                                                                                  |
| 1306  | 06/18/2020 | Claims | 1      | 14442 | NAPA Auto Parts                          | 171.75     | May 2020 Statement                                                                                                                                                                                       |
| 1307  | 06/18/2020 | Claims | 1      | 14443 | NW Construction General Contracting, Inc | 131,862.57 | Pay Estimate No. 3                                                                                                                                                                                       |
| 1308  | 06/18/2020 | Claims | 1      | 14444 | Office of State Treasurer - Cash Mgmt Di | 462.18     | June 2020 Remittance                                                                                                                                                                                     |
| 1309  | 06/18/2020 | Claims | 1      | 14445 | One Call Concepts, Inc.                  | 28.89      | May 2020 Statement                                                                                                                                                                                       |
| 1310  | 06/18/2020 | Claims | 1      | 14446 | PUD No 1 of Skamania County              | 3,283.41   | WWTP-May 2020 Statement; 389 Gropper Road-May 2020 Statement; First Street Shop-May 2020 Statement; Ryan Allen Rd County Well-May 2020 Statement; Ryan Allen Rd WTP-May 2020 Statement; Ryan Allen Rd In |
| 1311  | 06/18/2020 | Claims | 1      | 14447 | Petty Cash                               | 232.20     | May 2020 Petty Cash                                                                                                                                                                                      |
| 1312  | 06/18/2020 | Claims | 1      | 14448 | Radcomp Technologies                     | 997.86     | June IT Services; May 2020 Additional IT Services                                                                                                                                                        |
| 1313  | 06/18/2020 | Claims | 1      | 14449 | Ricoh USA, Inc                           | 1,204.47   | Feb-May 2020 Statement                                                                                                                                                                                   |
| 1314  | 06/18/2020 | Claims | 1      | 14450 | Skamania County Chamber of Commerce      | 13,544.23  | May 2020 Contract, Reimbursables, PPE Supplies                                                                                                                                                           |
| 1315  | 06/18/2020 | Claims | 1      | 14451 | Skamania County Economic Development     | 5,265.00   | 1st Half 2020 Annual Contract                                                                                                                                                                            |
| 1316  | 06/18/2020 | Claims | 1      | 14452 | Skamania County Pioneer                  | 368.42     | Notice Of Mitigated Determination Of Non-Significance-Rock Cove; Ord. No. 2020-1158 Adoption; Public Hearing Commercial Zone Moratorium; Public Hearing Commercial Zone Moratorium; Public Hearing       |
| 1317  | 06/18/2020 | Claims | 1      | 14453 | Skamania County Probation                | 25.00      | May 2020 Probation Costs                                                                                                                                                                                 |
| 1318  | 06/18/2020 | Claims | 1      | 14454 | Skamania County Prosecutor               | 1,333.00   | June 2020 Remittance                                                                                                                                                                                     |
| 1319  | 06/18/2020 | Claims | 1      | 14455 | Skamania County Sheriff                  | 60.00      | May 2020 Jail Services                                                                                                                                                                                   |
| 1320  | 06/18/2020 | Claims | 1      | 14456 | Skamania County Treasurer                | 16,244.44  | June Remittance; June 2020 Remittance                                                                                                                                                                    |
| 1321  | 06/18/2020 | Claims | 1      | 14457 | Solutions Yes, LLC                       | 38.24      | Copy Paper                                                                                                                                                                                               |
| 1322  | 06/18/2020 | Claims | 1      | 14458 | State Auditor's Office                   | 10,065.90  | 2018 & 2019 Audit                                                                                                                                                                                        |
| 1323  | 06/18/2020 | Claims | 1      | 14459 | Stellar J Corporation                    | 1,292.40   | Partial Pay #1, Imm Improv                                                                                                                                                                               |
| 1324  | 06/18/2020 | Claims | 1      | 14460 | Stevenson-Carson School District         | 10,000.00  | First Quarter 2020 Pool Supp                                                                                                                                                                             |
| 1325  | 06/18/2020 | Claims | 1      | 14461 | Tanninen Repair Service LLC              | 682.62     | Engine 26 Repairs                                                                                                                                                                                        |

# CHECK REGISTER

City Of Stevenson  
MCAG #: 0652

05/22/2020 To: 06/18/2020

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| Trans | Date       | Type   | Acct # | Chk # | Claimant                               | Amount     | Memo                                                                                                                                                   |
|-------|------------|--------|--------|-------|----------------------------------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1326  | 06/18/2020 | Claims | 1      | 14462 | Tribeca Transport LLC                  | 5,908.42   | Transport Sludge To Hood River                                                                                                                         |
| 1327  | 06/18/2020 | Claims | 1      | 14463 | US Bank Safekeeping                    | 30.00      | May 2020 Bond Safekeeping                                                                                                                              |
| 1328  | 06/18/2020 | Claims | 1      | 14464 | US Bank                                | 1,530.71   | May 2020 FD Credit Card Statement; May 2020 Card #1 Credit Card Statement; May 2020 Card #2 Credit Card                                                |
| 1329  | 06/18/2020 | Claims | 1      | 14465 | Verizon Wireless                       | 87.56      | May 2020 Cell Phone Services                                                                                                                           |
| 1330  | 06/18/2020 | Claims | 1      | 14466 | WEX Bank                               | 1,150.98   | May 2020 Fuel Statement                                                                                                                                |
| 1331  | 06/18/2020 | Claims | 1      | 14467 | Wallis Engineering, PLLC               | 142,936.67 | Rock Creek Cove; Stevenson Development Review; Russell Avenue Improvements; WWTP & Collection System Improvements                                      |
| 1332  | 06/18/2020 | Claims | 1      | 14468 | Waste Connections Vancouver District 2 | 9.72       | Shred Cart                                                                                                                                             |
| 1333  | 06/18/2020 | Claims | 1      | 14469 | Wave Broadband                         | 224.95     | June 2020 Services                                                                                                                                     |
| 1334  | 06/18/2020 | Claims | 1      | 14470 | James Wilhelm                          | 15.60      | Oct 2018 Accidental Overbill Due To Meter Switch Out                                                                                                   |
| 1335  | 06/18/2020 | Claims | 1      | 14471 | Woodrich, Kenneth B PC                 | 1,320.00   | May 2020 Contract Services                                                                                                                             |
| 1381  | 06/18/2020 | Claims | 1      | 14472 | Apollo Solutions Group                 | 302,522.49 | 2018-784 A(1) Services-5-6-20; 2018-784 A(1) Services-6.1.20; 2018-784 G(1-1) Performance Bond 5.6.20; 2018-784 G(1-1) Water Meter Installation 6.1.20 |
| 1382  | 06/18/2020 | Claims | 1      | 14473 | QCL, Inc.                              | 261.00     | Random Testing-June 2020                                                                                                                               |
|       |            |        |        |       |                                        | 49,549.48  | 001 General Expense Fund                                                                                                                               |
|       |            |        |        |       |                                        | 2,064.85   | 100 Street Fund                                                                                                                                        |
|       |            |        |        |       |                                        | 11,515.75  | 103 Tourism Promo & Develop Fund                                                                                                                       |
|       |            |        |        |       |                                        | 100,666.88 | 309 Russell Ave                                                                                                                                        |
|       |            |        |        |       |                                        | 358,268.62 | 400 Water/Sewer Fund                                                                                                                                   |
|       |            |        |        |       |                                        | 139,416.59 | 410 Wastewater System Upgrades                                                                                                                         |
|       |            |        |        |       |                                        | 1,766.14   | 500 Equipment Service Fund                                                                                                                             |
|       |            |        |        |       |                                        | 663,248.31 | Claims:                                                                                                                                                |
|       |            |        |        |       |                                        | 663,248.31 | * Transaction Has Mixed Revenue And Expense Accounts                                                                                                   |

CERTIFICATION: I, the undersigned do hereby certify under penalty of perjury, that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Stevenson, and that I am authorized to authenticate and certify to said claim.

Clerk Treasurer: \_\_\_\_\_ Date: \_\_\_\_\_

Claims Vouchers Reviewed By:

Signed: \_\_\_\_\_

Signed: \_\_\_\_\_

Signed: \_\_\_\_\_

Auditing Committee (Councilmembers or Mayor)