

SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
NOTICE OF DEVELOPMENT APPLICATION AND SEPA COMMENT PERIOD
For
Westland Distillery Skagit Valley
File # **PL19-0662**

Notice is hereby given that on November 22, 2019, Mark Ward, AIA, Upward Architecture, filed an independent State Environmental Policy Act (SEPA) checklist (#PL19-0662) for the "*Westland Distillery Skagit Valley*" project to be developed in two phases. The project proposal is for the construction of a new single-malt whiskey distillery located on approximately 12 acres along Bay Ridge Drive, as well as barrel rack houses and barley test fields located along Josh Wilson Road and Jensen Lane on approximately 80 acres. The project proposes to build the distillery building (15,000 s.f.), production spaces (24,200 s.f.), visitor center, tasting room and offices (25,000 s.f.) on the BR-LI parcels to the south, and the barrel rack houses (154,700 s.f.) on the RRv land to the north. The remainder of the 80 acre RRv and Ag-NRL land will be used for barley test fields. Phase 1 will consist of the 14,200 s.f. Bottling and Dry Storage Building on the BR-LI 12-acre parcel and two (2) 15,470 s.f. Barrel Rack houses on the 80 acre RRv parcel in 2020. Phase 2 will include the Distillery, additional production building, Visitor's Center and Tasting Room building on the BR-LI parcel as well as additional Rack houses on the 80-acre RRv parcel between 2025 and 2027. The proposed Grading quantities for both phases of development are listed on page 4 of the SEPA checklist. The proposed project is located within the Bayview Ridge Light Industrial (BR-LI) (12 acres), Rural Reserve (RRv) and Agricultural Natural Resource Lands (Ag-NRL) (80 acres) zoning/comprehensive plan designated areas as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 5, 2016 and as thereafter amended. A letter of completeness was not issued and the application was determined to be complete for review purposes on November 26, 2019.

The portion of the project proposed on 12 acres within the BR-LI zone is located north of 11857 Bay Ridge Drive, along the east side of Bay Ridge Drive, Burlington, within a portion of Section 34, Township 35N, Range 3E W.M., situated within Skagit County, Washington. (P127385 and P127386). The portion of the project proposed on the 80 acres within the RRv and Ag-NRL zones is located south of Josh Wilson Road at 11281 Jensen Lane, Burlington, within a portion of Section 35, Township 35N, Range 3E W.M., situated within Skagit County, Washington. (P107502, P107503, P35373, P35374, P35362, P35375, and P35376).

A completed Environmental Checklist, site plan, and other application materials are on file with Skagit County Planning and Development Services. This information is available to the public on request. Other governmental approvals or permits will be required for this proposal from Skagit County Planning and Development Services including: Approved Grading, Building and Utility permits.

A decision on the application will be made within 120 days of the date the application was determined complete, which was 11-26-19. A public hearing before the Skagit County Hearing Examiner is not required for this project. Any person desiring to express his or her views or to be notified of the action taken on this application should notify Brandon Black in writing of his or her interest within Fifteen (15) days of the date of publication of this notice which is 11-28-19. Failure to respond within the comment period could result in loss of the right to appeal. The file can be viewed at Planning and Development Services which is located at the Continental Place address listed below.

Written comments must be received no later than 4:30 pm on: **December 13, 2019.**
Email correspondence will not be accepted, however, comments may be submitted via the PDS website under the "current legal notices" tab. (www.skagitcounty.net/pdscomments)

The Lead Agency expects to issue a DNS for this proposal and the Optional DNS process is being used (WAC 197-11-355). **This may be the only opportunity to comment on the environmental impacts of the proposal.**

Brandon Black, Senior Planner – Team Supervisor
Skagit County Planning and Development Services
1800 Continental Place
Mount Vernon, WA. 98273
(360) 416-1326

Transmitted to the Skagit Valley Herald and Mailed to applicant 11-26-19

cc: WDOE, Public Works, NW Clean Air Agency, Fire Marshal, Stormwater and Critical area review staff, WSDf&W, Skagit River Systems Coop, DAHP, Army Corps., Public Health, PUD, Upper Skagit Indian Tribe, Samish Indian Nation, City of Burlington, Port of Skagit, Drainage Dist. #14 and #19, Dike Dist. #12, Applicant

Please publish: 11-28-19

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upward

815 Seattle Boulevard South, Suite 321
Seattle, Washington 98134

Wednesday, November 20, 2019

Mr. Brandon Black
Skagit County Planning and Development Services
1800 Continental Place
Mount Vernon, WA 98273

Project: Westland Skagit Valley, SEPA Environmental Checklist
P107502, P107503, P35373, P35374, P35362, P35375, P35376, P127386, P127385

The following are our responses to the SEPA Environmental Checklist:

A. Background

1. Name of proposed project, if applicable:

Westland Distillery Skagit Valley

2. Name of applicant:

Mark Ward, AIA, Upward Architecture

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

**Upward Architecture
815 Seattle Blvd S, Suite 321
Seattle, WA 98134
(206) 200-6345**

4. Date checklist prepared:

November 20, 2019

5. Agency requesting checklist:

Skagit County Planning & Permit Center

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

Phase 1: 2020, Phase 2: 2025-2027

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

Yes, the project will be constructed in phases as follows:

Phase 1 will consist of the 14,200 SF Bottling and Dry Storage Building on the BR-LI 12-acre parcel and (x2) 15,470 SF Barrel Rackhouses on the 80 acre RRv parcel.

Phase 2 will include the Distillery, additional production buildings, Visitor's Center and Tasting Room building on the BR-LI parcel as well as additional Rackhouses on the 80-acre RRv parcel.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
- **Critical Areas Report, Performed by Essency Environmental, dated 11/11/2019, attached**
 - **Phase 1 Environmental Site Assessment for the Jensen Lane property, performed by Aerotech Environmental Consulting, dated September 10, 2019, attached**
 - **Phase 1 Environmental Site Assessment for the Bay Ridge Dr. property, performed by Aerotech Environmental Consulting, dated September 20, 2019, attached**
 - **Topographic & Alta Survey, attached**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known

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

- **Critical Areas Review from Skagit County**
- **Building Permits, by phase and by building**
- **NPDES Permit from Department of Ecology**
- **Site Development & Grading Permits**
- **Sewer & Utility Connection Permits**
- **Electrical Permits**
- **Mechanical & Plumbing Permits**
- **Fire Protection & Sprinkler Permits**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This project is for a new single-malt whiskey distillery in Skagit Valley, located in the Bay View Ridge Light Industrial area. The proposed sites for this project include a 12-acre parcel (zoned BR-LI in the Bayview Ridge UGA) on Bay Ridge Drive, and an additional 80-acre parcel (zoned RRv & Ag-NRL) on Josh Wilson Road and Jensen Lane. The project proposes to build the distillery building, production spaces, visitor center and offices on the BR-LI parcels to the south, and the barrel rack houses on the RRv land to the north. The

remainder of the RRv and Ag land will be used for barley test fields. The building program includes:

On the BR-LI (Bayview Ridge Light Industrial Land)

15,000 SF Distillery Building
5,000 SF Grain Storage & Milling Building
5,000 SF Barrel Filling Building
14,200 SF Bottling and Dry Storage Building
25,000 SF Visitor Center and Tasting Room

**On the RRv (Rural Reserve Site – Jensen Farm)
(x10) 15,470 SF Barrel Rack Houses**

**Total Building SF: 215,000 SF
Total Project Acres: 92 Acres**

Refer to enclosed site plans for additional information.

12. *Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.*

- 12-acre property zoned BR-LI in the Bayview Ridge UGA on Bay Ridge Drive, parcel numbers P127385 and P127386.
- 80-acre property zoned RRv & Ag-NRL on Josh Wilson Road, parcel numbers P107502, P107503, P35373, P35374, P35362, P35375, P35376.
- Refer to attached Alta surveys and site plans for additional location information.

B. Environmental Elements

1. Earth

a. General description of the site:

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

BR-LI parcels at Bay Ridge Drive are Flat

RRv & Ag-NRL parcels at Josh Wilson Road have a gentle continuous north facing slope

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

BR-LI: approximately 5%

RRv & Ag-NRL: approximately 10%

This does not include side slopes for isolated dirt mounds (RRv & Ag-NRL), ponds (RRv & Ag-NRL), and agricultural conveyance ditches (BR-LI and RRv & Ag-NRL).

Approx: 220,000
square feet of
structures.
BB 11/26/19

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

Per the Critical Areas Report, "Snohomish Silt Loam soils are located within the floodplain area, Swinomish gravelly loam soils on the hillslopes of the northern project parcels, and Bow gravelly loam soil located on the southern parcels, P127385 and P127386" (Westland Distillery Critical Areas Report, Essency Environmental, 2019).

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

None known.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

- For proposed drives, existing ground will be excavated to remove organic topsoil elements prior to construction proposed drives. For proposed buildings, existing ground will be excavated to appropriate depths for footings and slabs. Where feasible, all excavated soils will be stockpiled on site and reused within landscaping and grading improvements. Sources of fill will come from approved and permitted sources, likely within Skagit County.
- Phase 1: BR-LI Parcels – 2,000 Cut CY and 3,000 Fill CY,
- Phase 1: RRv & Ag-NRL Parcels – 4,500 Cut CY and 4,500 Fill CY
- Phase 2: BR-LI Parcels – 7,500 Cut CY and 9,000 Fill CY,
- Phase 2: RRv & Ag-NRL Parcels – 10,500 Cut CY and 10,500 Fill CY

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

Minor erosion could occur due to construction activities. This will be mitigated through required TESC measures.

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

- Phase 1: BR-LI parcels – 9%
- Phase 1: RRv & Ag-NRL parcels – 4%
- Phase 2: BR-LI Parcels – 37% (total, inclusive of Phase 1 work)
- Phase 2: RRv & Ag-NRL parcels – 8% (total, inclusive of Phase 1 work)

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

In addition to obtaining a National Pollution Elimination System permit with the Department of Ecology prior to commencing construction, potential erosion at the site will be addressed through approved TESC measures. Methods will include, but not limited to:

- **Soil cover**
- **Interceptor ditches and swales**
- **Silt fences**
- **Sediment traps, ponds, and tanks**
- **Sediment filtration system, if required to treat discharge to the allowed levels**

2. *Air*

- a. *What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.*

- **During Construction: Dust and typical construction equipment emissions will occur during construction. Burning is not allowed on site.**
- **During operation and ongoing maintenance of the facilities, typical heating emissions may occur and would meet or exceed Washington State Energy Code requirements. However, the design and engineering team is researching options to upcycle waste heat from the distillation processes to heat the buildings, thereby dramatically reducing or eliminating typical heating emissions. Guest and staff vehicles will produce emissions, however the owner is researching options for an electric fleet for site operation, as well as charging station for guest and staff vehicles.**

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

None known

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

Because the project is pursuing LEED Gold or higher certification, the project's emissions reduction strategies are numerous and include:

- **Upcycle waste heat from the distillation processes to heat the buildings, thereby dramatically reducing or eliminating typical heating emissions**
- **Electric fleet for site operation, as well as charging station for guest and staff vehicles.**
- **Utilize native plantings and regenerative farming to sustain local ecosystems and improve air quality.**

3. *Water*

- a. *Surface Water*

1. *Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If*

yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Per the Critical Areas Report, "two ditched channels are present on the project parcels that are regulated waters (Figure 2). The ditched channel along Josh Wilson Road is mapped by the Washington State Department of Natural Resources as a Type N non fish-bearing water (WDNR 2019). However, given the size of this ditch (10 feet deep with a low-flow wetted width of approximately 8 feet), its location in the floodplain, and because it has no barriers to fish passage from Joe Leary Slough (WDFW 2019b), the ditch appears to meet the state and Skagit County definition of a Type F water. Likewise, there are no passage barriers between this ditch and the tributary ditch in Parcel P107503. The standard buffer for both of the ditched streams as Type F waters greater than five feet wide is 150 feet per Skagit County Code 14.24.530.

Neither channel provides significant fish habitat. The channel along Josh Wilson Road is listed as impaired due to low dissolved oxygen beginning at the project site and continuing downstream (Ecology 2019)(Figure D-1 in Appendix D).

A constructed (excavated) pond is present on Parcel P35362 (Figure 2)(Photo 12 in Appendix E). This pond appears to be a landscape amenity constructed in upland soil, Swinomish gravelly loam (Appendix F), and thus would not be regulated as a critical area per SCC 14.24.200. Water sources to the pond and construction features, such as the presence of a pond line to hold water, are unknown. Surface water up to approximately 18 inches deep was present in the pond on September 19th, 2019.

... A network of ditches is present on all project parcels and on adjacent parcels. Drainage ditches dug in upland soils are not classified as wetlands under Skagit County Code 14.24.200" (Westland Distillery Critical Areas Report, Essency Environmental, 2019)

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

No work will occur in, over, or adjacent to regulated waters. Rackhouses and Production facilities will be constructed within 200' of the non-regulated drainage ditches. Local on-site drainage/conveyance ditches may be filled/diverted, or relocated as needed to support the site development.

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

None

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

Local on-site drainage/conveyance ditches may be diverted, relocated or filled as needed to support the site development. Surface waters will not be withdrawn from the properties.

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

Per the Critical Areas Report, "the regulated (100-year) floodplain is located at the 20-ft contour (Figure 2). The remainder of the project area is mapped as having minimal risk of flooding (Zone C) by the Federal Emergency Management Agency (1985, 1989) and Skagit County (2017). No structures would be constructed within the floodplain. Existing agricultural uses within the floodplain would be maintained" (Westland Distillery Critical Areas Report, Essency Environmental, 2019).

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

No

b. Ground Water

1. *Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.*

No

2. *Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.*

BR-LI Parcel: Not Applicable, all production facilities will be connected to sewer.

For the RRV & Ag-NRL parcels, existing compliant septic systems to serve existing single-family residences will remain in operation for as long as the buildings remain. Any non-compliant systems will be decommissioned as part of this project.

c. *Water Runoff (including stormwater)*

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

The source of the runoff will be from redeveloped portions of the properties. This includes new building, paving and re-landscaped areas. All new and/or replaced hard surfaces will meet applicable stormwater requirements in place at time of development application, currently including WA Dept. of Ecology Stormwater Management Manual (2012 & amended in 2014), Low Impact Development Technical Guidance Manual for Puget Sound (2012 Edition) and Skagit County Code Sections 14.32 and 14.34. Additionally, due to the site's proximity to Skagit Regional Airport, proposed stormwater facilities will incorporate all applicable Federal Aviation Administration (FAA) and WA State requirements for stormwater facilities near airports.

For the BR-LI Parcels, storm drainage from the developed sites will be collected in either surface ditches/swales or catch basins and piped conveyance system. The storm drainage runoff will then be routed to flow control facilities (currently anticipated ponds, although a buried structure could be utilized if necessary) located in the northeast portion of the north parcel. There is already an existing pond located in this vicinity that will continue to be utilized. The outfall for the existing pond, and likely from the proposed pond expansion, will continue to be to the northeast to an existing drainage swale.

For the RRv & Ag-NRL parcels, the storm drainage system for this property will be designed to meet Skagit County development requirements. This could include a combination of dispersion, or stormwater facilities such as detention ponds if required.

Water quality treatment for pollution generating impervious surfaces will be provided as required. Ultimately the existing and proposed surface water runoff from both properties, flows north to the ditch on the south side of Josh Wilson Road, which ultimately makes its way out to the Puget Sound.

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

No. Rainfall landing on impervious surfaces will be collected and managed through properly designed, constructed and maintained catch basins, swales, water quality, and detention facilities, effectively eliminating the potential for groundwater contamination.

Production and distilling wastewater will be processed and pre-treated indoors, meeting or exceeding requirements of City of Burlington Public Works prior to discharge into sewer.

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

No

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

Stormwater runoff will be controlled through Low Impact Development measures and Best Management Practices as required by Skagit County Development requirements.

4. Plants

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

___deciduous tree: alder, maple, aspen, other

☒evergreen tree: fir, cedar, pine, other

☒shrubs

☒grass

☒pasture

☒crop or grain

___ Orchards, vineyards or other permanent crops.

___ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other ___ water plants:
water lily, eelgrass, milfoil, other

___ other types of vegetation

Refer to Westland Distillery Critical Areas Report, Essency Environmental, 2019

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

The property has historically been tilled and used for farming activities. Existing agricultural pasture grasses and plantings will be removed as required to construct planned improvements.

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

None known

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

Proposed landscaping will include a combination of manicured and natural grasses, regionally native trees and shrubs, and agricultural grains used in the distillation process. Many portions of the properties will be left or utilized in their current agricultural conditions.

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

**Class C (control not required): Reed canary grass (*Phalaris arundinacea*) and Himalayan blackberry (*Rubus ameniacus*)
(Westland Distillery Critical Areas Report, Essency Environmental, 2019)**

5. *Animals*

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

Birds: Killdeer (*Charadrius vociferus*), Turkey Vulture (*Cathartes aura*), Northern Harrier (*Circus hudsonius*), Red-Tailed Hawk (*Buteo jamaicensis*), Northern Flicker (*Colaptes auratus*), Steller's Jay (*Cyanocitta stelleri*), Black-Capped Chickadee (*Parus atricapillus*), American Robin (*Turdus migratorius*), and European Starling (*Sturnus vulgaris*)
(Westland Distillery Critical Areas Report, Essency Environmental, 2019)

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

None known

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

The site lies within the Pacific Flyway, which encompasses the Gulf of California to the South, Hawaii and Pacific islands to the West, the inner mountain ranges to the crest of Rockies to the East and terminates in the northern tundra of Central Canada and Alaska. As such, it's likely that migrating birds visit the site, but there does not appear to be any habitat uses on the property for fowl.

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

The use of native plantings for landscape elements, privacy screening, and general site development will contribute to wildlife enhancement.

Westland is also exploring options on both sites for regenerative agriculture which is a system of farming principles and practices that increases biodiversity, enriches soils, improves watersheds, and enhances ecosystem services. Regenerative Agriculture also aims to capture carbon in soil and aboveground biomass, reversing current trends of atmospheric accumulation.

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

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

6. *Energy and Natural Resources*

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

Electric for Lighting and domestic systems. Either Electric or Natural Gas for the boiler in the Distillery. The planned source of heat throughout all portions of the facility is to reuse the waste heat from distilling processes.

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

No

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

Daylight harvesting exceeding amounts required by WA State Energy Code, reuse/upcycling of waste heat from the distilling process to heat buildings, low-flow domestic plumbing fixtures, passive cooling and ventilation in manufacturing spaces,

7. Environmental Health

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

Distilled spirits (whiskey) are regulated as Class 1B & 1C flammable liquids and will be managed/controlled/stored in accordance with International Fire Code regulations (H-3 Hazardous Occupancies) and approval by the Skagit County Fire Marshal.

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

None known or discovered in our site surveys and Phase 1 Environmental Assessments.

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

None known or discovered in our site surveys and Phase 1 Environmental Assessments.

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

The distillery will produce, store, bottle and distribute single malt whiskey, which is categorized at various points during the distillation process as both Class IB (mixtures between 40 proof (20%) and 110 proof (55%)) and Class IC (above 110 proof (57%) up to 190 proof (95%)) Flammable Liquids.

4. Describe special emergency services that might be required.

No special emergency services are expected to be required.

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

All flammable liquids and will be managed/controlled/stored in accordance with International Fire Code regulations (H-3 Hazardous Occupancies) and approval by the Skagit County Fire Marshal.

b. Noise

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

None. It is acknowledged that Skagit County Regional Airport is in the vicinity of the project.

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

Typical construction noise during site and development would be limited to typical construction hours of 7am to 5pm, Monday through Friday. The distillation process creates little to no noise, and there would be limited noise from trucking and guest traffic once the project is completed and operating.

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

Landscape buffers and mounds will further reduce the already limited noise produced on the site.

8. Land and Shoreline Use

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

The BR-LI land is currently undeveloped and has undeveloped industrial land currently being used as agriculture to the north and east. To the south is Sakata Seed America and to the west is FedEx Ground distribution center.

Located to the west of the RRv & Ag-NRL property is the Nelson Farmstead, and to the north is Josh Wilson Road. To the south of the property is undeveloped industrial land currently being used as agriculture and to the east is the Kabalo Heights neighborhood.

Per the Phase 1 Environmental Site Assessment, "The Property was originally developed in 1900 with a Feeder Barn followed by a residence in 1910. The farming operations were subsequently known as Ray Jensen Livestock, Inc. Additional residential development began in 1965 with the construction of a single-family residence. By the early 1970's mobile homes were moved onto the Parcel" (Phase 1 Environmental Site Assessment, Aerotech, 2019).

The proposed project and uses are allowed outright in the respective zones as agricultural processing facilities. The project should not affect current land uses on adjacent properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

RRv & Ag-NRL Parcels. In recent years, the only agricultural product from the site has been hay and limited cattle grazing. Approximately 13 acres of the RRv & Ag-NRL property will be converted over the next 10 years to barrel aging rackhouses. The remaining 67 acres to remain agricultural for use in barley research and whiskey production.

BR-LI Parcels. In recent years, the only agricultural product from the site has been hay.

1. *Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:*

Yes. A principle reason for locating this project and facility in Skagit County is to continue improving and investing in the local agriculture and barley farming. So, a key goal for the project is to support local farmers and increase the value and diversity of their agricultural product.

- c. *Describe any structures on the site.*

There are no existing structures on the BR-LI parcels. Existing structures on the RRv & Ag-NRL land include a shop building, hay storage barn, 2 single-family residences, compliant and non-complaint mobile home structures, and existing stables (currently used as dog boarding).

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

No structures existing the Bay Ridge Drive property. No structures will be required to be demolished for construction of the Rackhouses, though some dilapidated structures may be removed before or during Phase 2 of the project.

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

Bayview Ridge Light Industrial (BR-LI), Rural Reserve (RRv) and Agricultural-Natural Resource Lands (Ag-NRL)

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

The current comprehensive plan designates these parcels as Bayview Ridge Light Industrial (BR-LI), Rural Reserve (RRv) and Agricultural-Natural Resource Lands (Ag-NRL)

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

Not Applicable

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

Per the Critical Areas Report, "The National Wetland Inventory (NWI) maps palustrine emergent wetland (PEM) areas on Parcels P107503, P35373, P35374,

P35362, P107502, and P35376, and a forested wetland on Parcels P35375 and P35376 (Figure 4). NWI maps are based largely on high altitude aerial photo interpretation dating back to the 1970s and 1980s and often do not reflect current conditions. The NWI map for the project area was produced from a photo taken in 1981 (USFWS 2019). The Natural Resources Conservation Service (2019) maps Snohomish Silt Loam soils within the floodplain area, Swinomish gravelly loam soils on the hillslopes of the northern project parcels, and Bow gravelly loam on the southern parcels, P127385 and P127386 (Appendix F). Without modification, Bow and Snohomish soils are poorly drained and may be seasonally wet. Swinomish gravelly loam soils are moderately well drained. A network of drainage and agricultural ditches is present on the project parcels. Deep ditches are present on all four sides of the northern project parcels and a network of shallower ditches and graded swales are present in the interior (Figure 2). Deep ditches are also present on and adjacent to the southern project parcels (Figure 3).

We sampled numerous locations on the project parcels that appeared most likely to support wetland conditions (Figures 2 and 3, Appendix C). Hydrophytic vegetation was present in some sample plots, but current hydric soil or wetland hydrology indicators were not observed in any of the plots. The 7-day precipitation totals prior to our site visits in February 2019 and September 2019 were 0.76 inches (rain or snow) and 2.72 inches, respectively. The September 7-day antecedent total was higher than the normal monthly total of 2.62 inches at the nearest recording precipitation gauge in Sedro-Woolley, Washington (USDA 2019). Despite wet weather prior to our site visits, wetland hydrology conditions were not present on the site, even in areas shown as wetlands on NWI maps (Figure 4). On February 7th, 2019, surface puddling was present in some depressions and excavated ditches due to prior rain/snow and rapidly melting snow, but no areas met the technical criteria for delineation as wetlands (USACE 2010) ...

A network of ditches is present on all project parcels and on adjacent parcels. Drainage ditches dug in upland soils are not classified as wetlands under Skagit County Code 14.24.200 (emphasis added), 'Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway'. Areas of historically upland and historically hydric soils are present on the project parcels. However, the locations sampled on the project parcels did not display indicators of all three wetland criteria-hydrophytic vegetation, hydric soils, and current wetland hydrology, which is necessary to be considered jurisdictional wetland. Any wetlands that may have been present appear to be effectively drained. A 1937 aerial image on Skagit County iMap shows the project parcels were logged and cleared and active agricultural use in floodplain areas. A 1969 image shows agricultural use on the northern parcels. Forest is visible on the southern project parcels in the 1969 image. The southern project parcels were cut again sometime between 1969 and 1998 and have been in agricultural use since 1998. All of the project parcels have likely been effectively drained for decades from ditching and other modifications.

A Native Growth Protection Area (NGPA) was recorded on the Kabalo Heights Plat, located adjacent and east of the northern project parcels (Recording

#200005250077). The NGPA encompasses both wetland and buffer areas, including created and enhanced wetland and buffer which was completed as mitigation for wetland and buffer impacts associated with plat development (Purnell and Associates, 1992 and 1996; ASTI 1999). We did not have access to the Kabalo Heights properties. Assuming the wetland boundaries and other relevant information in the Purnell and Associates and ASTI reports are still accurate, and based on what we could observe from parcels P35374 and P35376 and aerial photos, we classified this wetland as Category III using the current wetland rating system (Hruby 2014)(Appendix C and Figure 2). Presuming the proposed distillery project constitutes a 'moderate land use impact', the standard wetland buffer is 110 feet (SCC 14.24.230)."

(Westland Distillery Critical Areas Report, Essency Environmental, 2019)

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

35-50 Employees

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

None

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

Not Applicable

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

All proposed buildings and uses are allowed outright as agricultural processing facilities and align with zone designations in the Skagit Valley Comprehensive Plan. Additionally, the project will be reviewed thoroughly by Skagit County as part of the SEPA review, as well as available for public comment.

- m. *Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:*

Refer to 8.b.1 above.

9. *Housing*

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

None

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

None

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

None

10. *Aesthetics*

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

- **Rackhouses: 22'-0" high (RRv & Ag-NRL Parcel)**
- **Bottling and Dry Storage: 24'-0" high (BR-LI Parcel)**
- **Grain Storage & Milling Building: 34'-0" high (BR-LI Parcel)**
- **Distillery Building: 34'-0" high (BR-LI Parcel)**
- **Barrel Filling Building: 34'-0" high (BR-LI Parcel)**
- **Visitor Center and Tasting Room: 28'-0" high (BR-LI Parcel)**

No building heights will exceed criteria established by the Skagit County zoning ordinance or FAA flight path height limits. The exterior finishes of buildings will include concrete, concrete masonry units (CMU), metal panel, glass, steel framing, and wood.

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

None

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

Beyond well-designed architectural buildings and materials/scale that are appropriate to the site and region, landscape buffers and site features will also serve to improve aesthetic impact.

11. *Light and Glare*

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

Lighting and glare will be controlled using best practices recommended by International Dark Sky Association which will result in minimal light pollution and glare impact. The production facility will operate during typical business hours of 7am to 6pm Monday through Saturday. Additional tasting room hours will occur on Saturdays and Sundays until 8pm, depending on season.

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

No

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

None known

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

- **Use timers, dimmers and motion sensors whenever possible**
- **Use "fully shielded" light fixtures throughout the buildings and site**
- **Use energy-efficient light fixtures**
- **Only use light fixtures in areas where lighting is needed for safety and security.**

12. *Recreation*

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

- **Padilla Bay Trailhead is approximately 6 miles away**
- **Burlington Story Trail is approximately 1.5 miles away**
- **Bay View State Park is approximately 5 miles away**
- **Moose Old Skagit Gun Club is approximately 2 miles away**
- **Skagit Gold & Country Club is approximately 2.5 miles away**

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

No

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

Agricultural interpretive trails are planned for both sites to introduce guests to the agricultural work Westland is engaged in with the WSU Extension, Bread Lab, and area farmers.

13. *Historic and Cultural Preservation*

a. *Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.*

None known

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

None known. No evidence or artifacts are identified in the Washington Information System for Architectural & Archaeological Records Data (WISAARD) for the subject properties nor any of the adjacent properties. Further, since the land has been tilled and farmed in recent decades, any artifacts are likely to have been discovered or removed by now.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

**Washington Information System for Architectural & Archaeological
Records Data (WISAARD)**

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

In the event that any evidence of historic, archeological, scientific, or cultural importance is discovered during construction, local authorities will be immediately notified.

14. Transportation

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

Josh Wilson Road, Peterson Road and Bay Ridge Drive, refer to ALTA surveys & site plan

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The nearest transit stop for the BR-LI parcel is on Peterson Road at Bay Ridge Drive, approximately 0.3 miles away. The Skagit Regional Airport is approximately 0.7 miles away.

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

- **No current parking exists, so none would be eliminated. New parking will be provided based on Skagit County ordinance.**
- **Phase 1 will include 8 standard parking spaces and 1 ADA parking space**
- **Phase 2 will provide 78 additional standard parking spaces, 2 EV charging spaces, and 4 ADA parking spaces**

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private)

None known

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

The project is within the vicinity of Skagit Regional Airport, but it is unlikely that air transportation will be used in relation to the project.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Phase 1: Estimate of 3 average trips per day, with 12% traffic from trucks. This will be Monday – Friday, normal operating hours of the facilities.

Phase 2: Estimate of 57 average trips per day, with 1% traffic from trucks. The traffic generated from trucks will be Monday – Friday, and this accounts for Tasting Room visitors and the occasional private event on weekends at the facility.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

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

- **The company is currently exploring the options of providing an electric fleet for site operations**
- **2 electric vehicle charging stations for guest and staff use**

15. *Public Services*

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

Compared to vacant land, yes, the project will require an increased need for fire and police protection.

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

If applicable, Impact Fees for public services assessed by Skagit County will be paid at the time of building permits.

16. *Utilities*

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

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

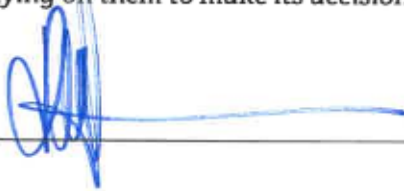
For the BR-LI Parcels, utilities necessary to develop the site will be extended from the adjacent Bay Ridge Drive as necessary to support the proposed development.

This will include water, sewer, natural gas, storm drainage, communication and electrical systems.

For the RRv & Ag-NRL Parcels, utilities necessary to develop the site will be extended from Josh Wilson Road. These utilities may include water, natural gas, storm drainage, communication and electrical systems. Currently there is no plan to connect this site to the public sewer system, as it is located outside of the Urban Growth Boundary.

C. *Signature*

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

Signature: 

Name of signee

MARK WARD, AIA

Position and Agency/Organization

UPWARD ARCHITECTURE

Date Submitted:

11/20/2019

SKAGIT COUNTY

6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
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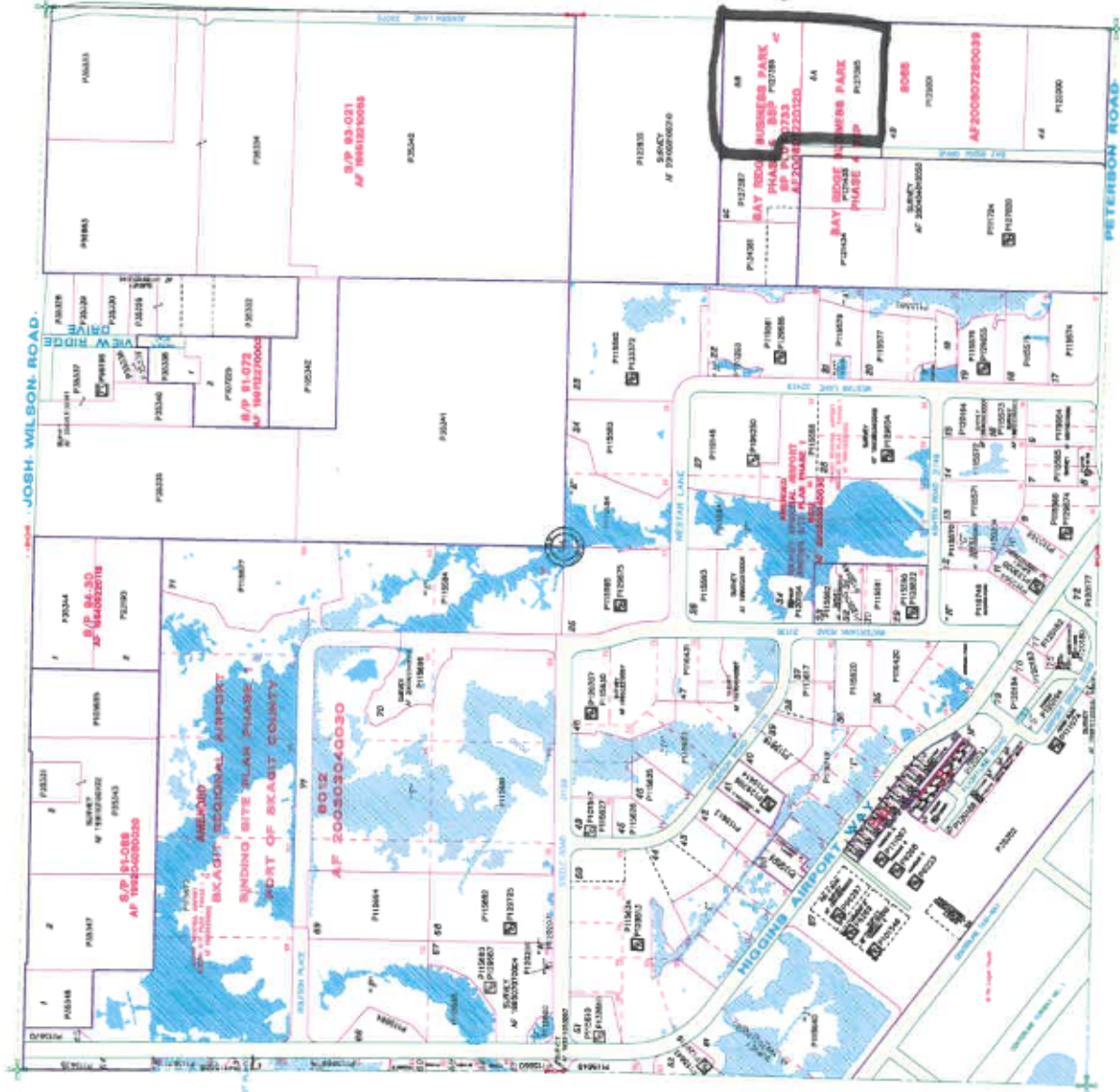


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REVISED	MM
PLOTTED	MM
MAP PREPARED BY	MM
SECURITY	MM

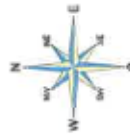
Section 34
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Skagit County

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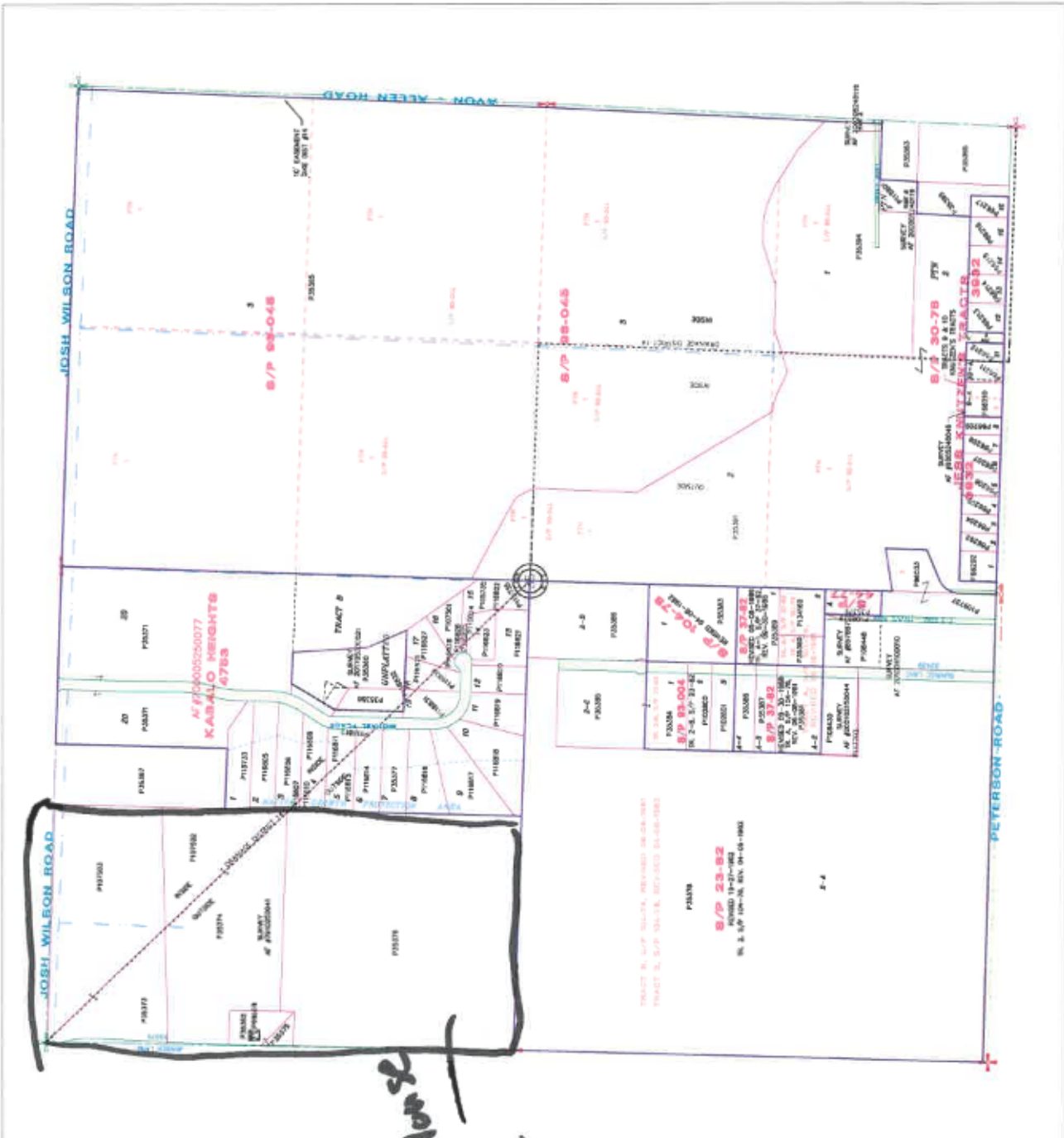
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Section 35
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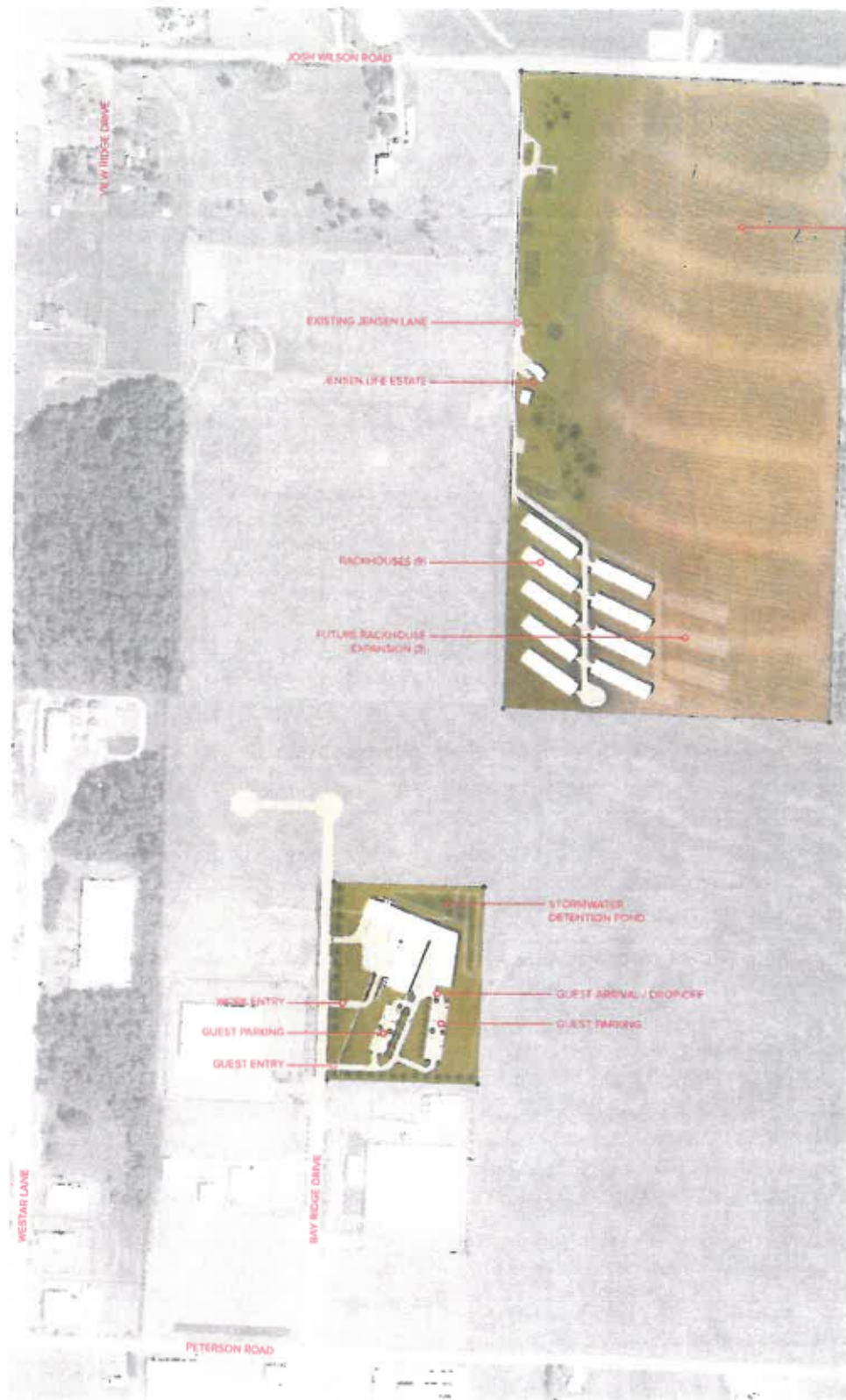
Backhouse
site

VICINITY MAP

&

CAMPUS PLAN

Southern Parcel
Distillery Production,
Tasting Room, Offices



RECEIVED

NOV 22 2019

SKAGIT COUNTY
PDS

PROJECT:

Ingle Malt Whiskey Distillery
Skagit County, Washington

ARCHITECTURE & PLANNING:

Mark Ward, AIA
Upward Architecture
(206) 200-6345

CIVIL ENGINEER:

Alan Jacobson, PE
Jacobson Consulting Engineers
(206) 399-6233

MEP/FP & WASTE:

Oyvind Naess, Chris Barl
Coffman Engineers
(206) 623-0717