

**City of South Bend**  
**Zoom Planning Commission Public Hearing**  
**Agenda**  
**Thursday, August 20, 2020**  
**12:30 pm**

<https://us02web.zoom.us/j/89288011871?pwd=NC8zamFHc1d4dm53cjkvbzFaVVFwZz09>

- I. Zoom Pointers – John Kliem (Creative Community Solutions)
- II. Call Meeting to Order
- III. Roll Call
- IV. Public Hearing – Dollar General Short Subdivision
  - A. Written public comment (Planning Commission Secretary Porter)
- V. Adjournment

Comments must be submitted to Kim Porter at [kim.porter@southbend-wa.gov](mailto:kim.porter@southbend-wa.gov) by 12:00 pm, August 20, 2020

Teleconference: Join by Zoom meeting using the following link:

<https://us02web.zoom.us/j/89288011871?pwd=NC8zamFHc1d4dm53cjkvbzFaVVFwZz09>

Meeting ID: 892 8801 1871 / Password: 872440

Telephone: 1 (253) 215-8782



# City South Bend

## Dollar General Short Subdivision

### Notice of Application

**Project Name:** Dollar General Preliminary Short Subdivision

**Project Description:** The applicant is proposing to subdivide a single 8.07 acre lot into four lots. Lot 1 will be 118,867 SF, Lot 2 will be 90,355 SF, Lot 3 will be 100,080 SF, and Lot 4 will be 42,312 SF. The zoning for the property is Downtown and Commercial District.

**Project Location:** 300 Block of Robert Bush Drive E., South Bend, WA 98586. Parcel #14092733041

**Applicant:** Zarembo Group, LLC

**Applicant Address:** 41600 Detroit Avenue, Suite 1500, Lakewood, OH 44107

**Applicant Designated Representative:** Ross Jarvis, SCJ Alliance, 8730 Tallon Lane NE, Suite 200, Lacey, WA 98516

**Application Date:** March 20, 2020

**Determination of Completeness:** March 27, 2020

**Date of Notice of Application:** July 29, 2020

**Date of Open Record Public Hearing and Public Comment:** The South Bend Planning Commission will hold an open record public hearing by Zoom Video Communications on the proposed short subdivision beginning at 12:30 PM, August 20, 2020, in the South Bend City Hall.

Any person interested in providing public comment at the public hearing may do so by:

1. Teleconference: Join by Zoom meeting using the following link:  
<https://us02web.zoom.us/j/89288011871?pwd=NC8zamFHc1d4dm53cjkvzbzFaVVFwZz09>. Meeting ID: 892 8801 1871 / Password: 872440
2. Telephone: 1 (253) 215-8782
3. Email: Comments must be submitted to Kim Porter at [kim.porter@southbend-wa.gov](mailto:kim.porter@southbend-wa.gov) by 12:00 PM, August 20, 2020.
4. Written comments: Comments will be accepted until 12:00 PM, August 20, 2020 by sending them City Hall, PO Box 9, South Bend, WA 98586

After receiving public testimony, the Planning Commission will consider the proposal and make a recommendation to the City Council. The City Council will consider the Planning Commission recommendation at the next regularly scheduled meeting and decide to approve, approve with modifications, or deny the short subdivision.

The City Council will hear one closed record appeal. Appeals heard before the City Council must be filed within 14 days of the notice of decision.

**Environmental Review:** The city issued a Determination of Nonsignificance (DNS) for the short subdivision and the construction of a 9,100 SF commercial building with associated site improvements on May 22, 2020. The comment period on the environmental review closed on June 4, 2020.

**City Contact:** If you have questions about this Notice of Decision, contact Dennis Houk, City Supervisor, at (360) 875-5571 or [dennis.houk@southbend-wa.gov](mailto:dennis.houk@southbend-wa.gov), PO Drawer 9, 1102 W. First Street, South Bend, WA 98586.

**Project Documents** are available for viewing at City Hall, 1102 W. First Street, South Bend, WA 98586.



## Dollar General Preliminary Short Subdivision Application

### General Project Information

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<b>Project</b>	<ul style="list-style-type: none"><li>• Dollar General Preliminary Short Subdivision</li></ul>
<b>Applicant</b>	<ul style="list-style-type: none"><li>• Zaremba Group, LLC; 41600 Detroit Avenue, Suite 1500, Lakewood, OH 44107</li></ul>
<b>Property Owner</b>	<ul style="list-style-type: none"><li>• Harbor Rock, Inc.; PO Box 246, South Bend, WA 98586</li></ul>
<b>Requested Action</b>	<ul style="list-style-type: none"><li>• The applicant is proposing to subdivide a single 8.07 acre lot into four lots. Lot 1 will be 118,867 SF, Lot 2 will be 90,355 SF, Lot 3 will be 100,080 SF, and Lot 4 will be 42,312 SF. (See Appendix A for applicant application materials.)</li></ul>
<b>Project Location</b>	<ul style="list-style-type: none"><li>• 300 Block of Robert Bush Drive E., South Bend, WA 98586. Parcel #14092733041</li></ul>
<b>Zoning</b>	<ul style="list-style-type: none"><li>• Downtown &amp; Commercial District</li></ul>
<b>Application Date</b>	<ul style="list-style-type: none"><li>• March 20, 2020</li></ul>
<b>Determination of Completeness</b>	<ul style="list-style-type: none"><li>• March 27, 2020</li></ul>
<b>1st Date of Notice of Application</b>	<ul style="list-style-type: none"><li>• June 3, 2020 (Note: due to the Covid-19 lockdown, the applicant voluntarily extended the review date required under Chapter 15.08 SBMC)</li></ul>
<b>2nd Date of Notice of Application</b>	<ul style="list-style-type: none"><li>• July 29, 2020 (Note: at the applicant's request, the public hearing before the PC was cancelled to make minor adjustments to the preliminary plat)</li></ul>
<b>Open Record Hearing</b>	<ul style="list-style-type: none"><li>• August 20, 2020 before the South Bend Planning Commission.</li></ul>

### Applicable Code Sections to the Project

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<b>Short Subdivision Definition</b>	<ul style="list-style-type: none"><li>• The subdivision of land into four or fewer lots is a short subdivision under SBMC 15.04.020.</li></ul>
<b>Project Permit Procedures</b>	<ul style="list-style-type: none"><li>• Chapter 15.08 SBMC, Administration of Development Regulations, provides general procedures for all permit</li></ul>

actions that include review timelines, public notice and hearings, and appeals.

- A preliminary short subdivision is a Type 4 project permit application under SMBC 15.08.040(D). The applicant requested a consolidated review that includes a building permit.

**Project Permit Review Steps**

1. Planning Commission holds the open record hearing on the preliminary subdivision application
2. After closing the hearing, the Planning Commission considers all public testimony
3. Once discussion Planning Commission is complete on the application, it will need to make a recommendation to the City Council whether to approve, approve with modifications, or deny the preliminary short subdivision
4. The City Council will review the Planning Commission recommendation at a regular meeting (no public hearing is necessary) and will decide to approve, approve with modifications, or deny the preliminary short subdivision. The final decision requires the City Council adopting findings of fact and conclusions.
5. Appeal of the City Council's decision is before the Pacific County Superior Court.

**Consultation with WSDOT**

- SBMC 15.64.030 requires the city to consult with WSDOT whenever a subdivision occurs adjacent to a state highway, in this case, US 101.
- The city, WSDOT, and the applicant's project representative held a telephone conference call on the project April 7, 2020.
- WSDOT discussed issues related to the survey and specific site design (storm drainage, pedestrian crossing, ingress/egress for the proposed commercial development).
- The applicant will need to work with WSDOT to obtain a right-of-way permit.

**State Environmental Policy Act**

- A preliminary short subdivision application is exempt under the State Environmental Policy Act (SEPA).
- At the applicant's request, the city simultaneously conducted an environmental review for the application to construct a 9,100 SF commercial retail building with associated site improvements on proposed Lot 4 on the short plat. There were no other agencies with jurisdiction other than the city under SEPA.
- The city issued a Determination of Nonsignificance (DNS) for the building permit on May 22, 2020 with a comment period of 14 days. The city published the DNS on the Department of Ecology SEPA website.
- The city received verbal comments from WSDOT and written comments from the Department of Ecology (see Appendix B).

**Shoreline Requirements**

- A preliminary short subdivision does not meet the definition of "development" under WAC 173-27-030(6).

**Short Subdivision Requirements**

- Chapter 15.64 SBMC, Short Subdivisions, provides specific review requirements and procedures for short subdivisions.

**Planning Commission Review Requirements**

- SMBC 15.64.050 provides the Planning Commission's review criteria:
  1. Whether the short subdivision meets applicable zoning and other land use regulatory requirements of the city and state. No short subdivision will be approved unless it is found to be in compliance with applicable zoning requirements;
  2. Whether the proposed short subdivision is already adequately served by sidewalks and other planning features that assure safe walking conditions for students who walk to and from school and others who may use the sidewalks;
  3. Whether the design, shape, size, and orientation of the proposed short subdivision are appropriate to the proposed use for which the lots are intended and are compatible with the character of the area in which they are located;
  4. The recommendations of the persons listed in SBMC 15.64.020(B), if they gave recommendations;
  5. No short subdivision covering any land situated in a flood control zone (as provided in Chapter 86.16 RCW) will be approved unless prior written approval from the State

Department of Ecology is provided. Construction of protective improvements may be required as a condition of approval, and the improvements will be noted on the approved short subdivision;

6. Whether easements are provided and conveyed where necessary for utility installation and maintenance, public access, drainage, and buffer strip or protective easements;
7. When only a portion of an entire tract is proposed to be short subdivided, the planning commission will consider how the proposed lots and improvements will eventually relate and coordinate with the entire tract when fully platted.

## Site Conditions

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- |                            |   |
|----------------------------|---|
| <b>Topography</b>          | <ul style="list-style-type: none"><li>• The site is relatively flat</li></ul>   |
| <b>Critical Areas</b>      | <ul style="list-style-type: none"><li>• The proposed short subdivision is in a geologically hazardous area that includes conditions related to tsunami and seismic hazards.</li></ul> |
| <b>Current Development</b> | <ul style="list-style-type: none"><li>• The proposed short subdivision is largely undeveloped except for a small outdoor seafood dining establishment and a coffee kiosk.</li></ul>   |

## Staff Review and Recommendation

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- |                     |  |
|---------------------|--|
| <b>Planning</b>     | <p>The preliminary short subdivision, as represented in the application and the preliminary short plat meets all requirements of Title 15, Division III, Zoning.</p> <p>In addition, the site presents no issues related to:</p> <ul style="list-style-type: none"><li>• Critical areas, Chapter 14.15</li><li>• Shoreline management, City of South Bend Shoreline Master Program</li></ul>                           |
| <b>Public Works</b> | <p>The City's consulting engineers, Gray and Osborne, also reviewed the application. Their conclusions were the preliminary short subdivision as represented in the application and the preliminary short plat meets current applicable codes and policies regarding:</p> <ul style="list-style-type: none"><li>• Geotechnical engineering report</li><li>• Stormwater site plan</li><li>• General site plan</li></ul> |

- Title report
- Survey requirements

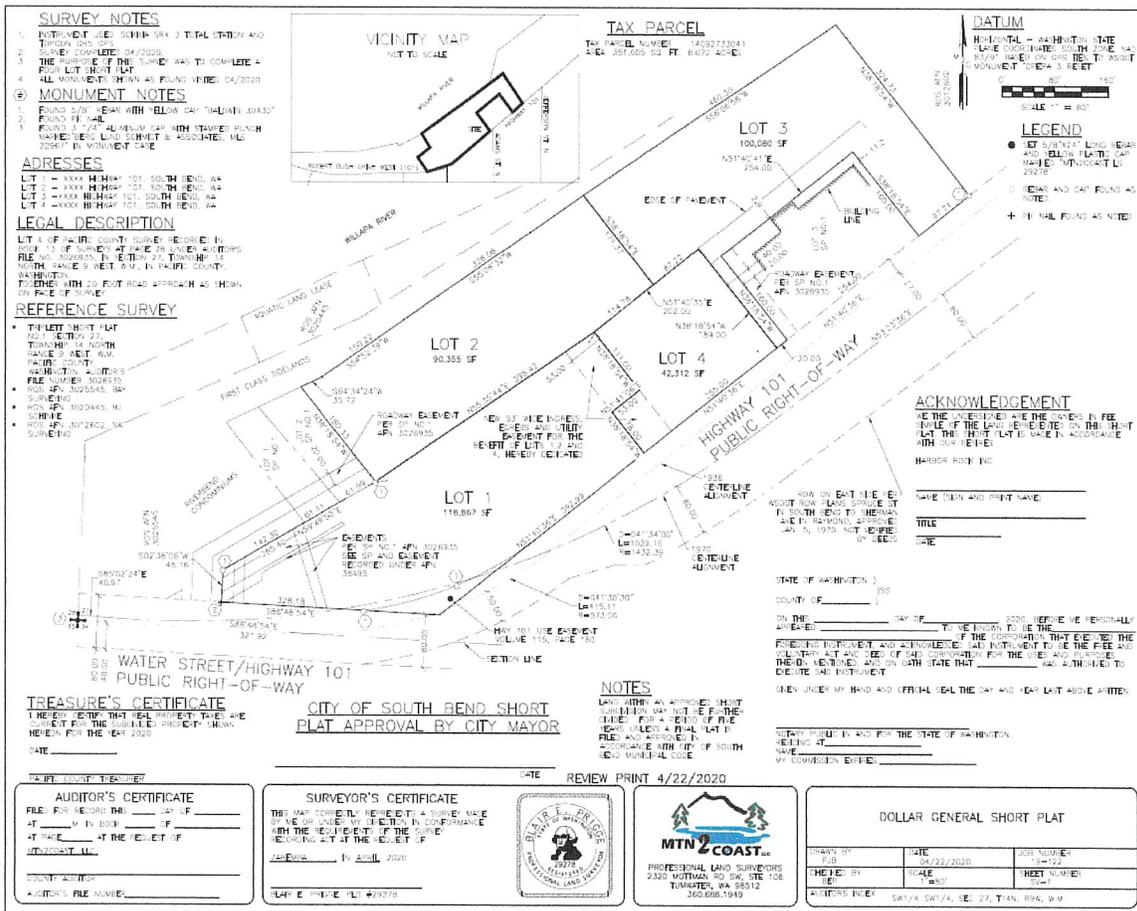
**Staff Recommendation** The City Supervisor recommends the Planning Commission approve the application for a preliminary short subdivision as presented in the attached application materials submitted by the Zaremba Group, LLC.

# Appendix A - Application

	<p align="center"><b>Land Use Planning Permit Application</b>                  City of South Bend                  P.O. Drawer 9, South Bend, WA 98586                  (360) 875-5571 FAX (360) 875-4009  <a href="http://www.southbend-wa.gov">www.southbend-wa.gov</a></p>	<p align="center">OFFICE USE ONLY</p>
<b>PROJECT/PROPERTY INFORMATION</b>		
Tax Parcel ID #: 14092733041		
Project Value: \$1,200,000		
<b>OWNER/APPLICANT INFORMATION</b>		
Owner: Todd Hamula - Zarembo Group, LLC		
Applicant: Ross Jarvis - SCJ Alliance		
Contractor:		

**PLANNING INFORMATION – Failure to provide complete information will lead to a rejection of your permit application.**

1. List existing improvements, structures and dimensions: Coffee stand, Oyster Bay Seafood
2. Is the proposed development one phase of a larger project or larger development? If yes, describe the entire project in detail: No, all improvements will be completed at once.
3. Is there any surface water body on or in the immediate vicinity of the proposed site including year-round and seasonal streams, saltwater, lakes, ponds, wetlands? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
4. Name of water and/or wetlands within which development is proposed: Willapa River - adjacent to site
5. Does the property have an existing driveway? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
6. Will fill material be placed near or within a drainage way (ditch, swale, channel, etc)? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
7. Are activities adjacent to unstable soils or slopes? YES <input type="checkbox"/> NO <input type="checkbox"/>
8. Will activities alter man-made or natural drainage features? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
9. Indicate amount of new impervious areas (areas covered by buildings, pavement, concrete, rock, etc):
10. Does the project involve any clearing, filling, grading, paving, surfacing and/or dredging: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> <b>If Yes, answer the following. If No, go to #11</b>
A. If activities include clearing and grading greater than 5,000 sq ft Indicate SF: 43,125
B. If activities include new landscaping, yard maintenance or gardening greater than 7,500 sq ft Indicate SF:
C. Will activities involve placing fill materials? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
1. If fill materials exceed 1 foot in depth. Indicate Depth: Approximately 1.5 feet
2. If fill materials exceed 50 cubic yards. Indicate Cubic Yards: Approximately 1,000 CY
D. If activities involve earth removal exceeding 2 feet in depth (Excluding foundation excavations). Indicate FT: N/A
E. If activities add more than 10,000 sq ft of impervious area (road projects only). Indicate SF:
F. If activities add 5,000 sq ft of impervious area (all other projects). Indicate SF: 33,540
11. Has proposed site been flagged/staked? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> If No, contact the City of South Bend when flagged/staked.



# Appendix B - Environmental Review



## Determination of Nonsignificance (DNS)

### Description of proposal:

Short subdivision of 8.07 acres into four lots and construction of a 9,100 SF commercial retail building with associated site improvements on proposed Lot 4.

**Proponent:** Zarembo Group, LLC; Todd Hamula, 41600 Detroit Avenue, Suite 1500, Lakewood, OH 44107, (216) 221-6600.

**Location of proposal:** 300 block of Robert Bush Drive East (US 101) in South Bend, WA, 98502. The site sits along the northwest side of the road, on tax parcel number 14092733041.

**Lead agency:** City of South Bend

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal from the following date: Comments must be submitted by 4:00 PM, Thursday, June 4, 2020

**Responsible official:** Dennis Houk

**Position/title:** City Supervisor

**Phone:** (360) 875-5571 [dennis.houk@southbend-wa.gov](mailto:dennis.houk@southbend-wa.gov)

**Address:** PO Drawer 9, South Bend, WA 98586

**Date:** May 22, 2020

# SEPA ENVIRONMENTAL CHECKLIST

## ***Purpose of checklist:***

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

## ***Instructions for applicants:***

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

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

## ***Instructions for Lead Agencies:***

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

## ***Use of checklist for nonproject proposals:***

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

## ***A. Background***

1. Name of proposed project, if applicable:
  - Dollar General, South Bend, WA

2. Name of applicant:
  - Zaremba Group, LLC
3. Address and phone number of applicant and contact person:
  - Applicant:
    - Zaremba Group, LLC attention Todd Hamula
    - 41600 Detroit Avenue, Suite 1500, Lakewood, OH 44107
    - 216-221-6600
  - Contact:
    - Ross Jarvis, SCJ Alliance
    - 8730 Tallon Lane NE, Suite 200, Lacey, WA 98516
    - 360-352-1465
4. Date checklist prepared:
  - March 2020
5. Agency requesting checklist:
  - City of South Bend, WA
6. Proposed timing or schedule (including phasing, if applicable):
  - Construction to start summer of 2020 or as soon as applicable permits are issued. Once started, construction is anticipated to take approximately 3.5 months.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
  - There are no plans for future additions or expansions at this time.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
  - Environment Checklist
  - Stormwater Site Plan
  - Grading and Drainage Plan
  - Water and Sanitary Sewer Plan
  - Stormwater Pollution Prevention Plan
  - Landscape Planting Plan
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
  - We are not aware of any other pending applications or proposals directly affecting the property covered in this proposal.
10. List any government approvals or permits that will be needed for your proposal, if known.
  - Environmental Determination by City of South Bend
  - Site Plan Approval by City of South Bend
  - Building Permits by City of South Bend
  - Plumbing/Electrical/Mechanical Permits by City of South Bend
  - Grading Permit by City of South Bend
  - Watermain Connection Permit by City of South Bend
  - Sanitary Sewer Connection by City of South Bend

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

- The project includes the construction of an approximately 9,100 sqft Dollar General store and associated support facilities along the 300 block of Robert Bush Drive East in South Bend, WA. The site sits along the northwest side of the road, on tax parcel number 14092733041.
- The parcel is currently occupied by a small seafood stall and coffee stand, with the rest of the parcel cleared but undeveloped.

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

- The project is located on tax parcel number 14092733041 along the 300 block of Robert Bush Drive East in South Bend, WA.
- Tax 41, 27-14-9
- LOT 4 OF PACIFIC COUNTY SURVEY RECORDED IN BOOK 13 OF SURVEYS AT PAGE 28 UNDER AUDITOR'S FILE NO. 3026935, IN SECTION 27, TOWNSHIP 14 NORTH, RANGE 9 WEST, W.M., IN PACIFIC COUNTY, WASHINGTON.
- Site plans, vicinity map, and topographic data are included within site plan application.

## ***B. Environmental Elements***

### ***1. Earth***

a. General description of the site:

(circle one) Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

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

- The steepest slope on the site is less than 5%.

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.

- Review of the USDA Web Soil Survey, the site is predominately mapped to contain Udorthentis, level. This soil is general described as sandy and loamy river drefdings and typically located near tidal flats with moderately well drainage.  
(<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>)

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

- There are no known surface indications of a history of unstable soils in the immediate vicinity of the proposed project area.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
- The proposed project will impact approximately .99 acre. The site will be graded to allow construction of the approximate 9,100 square feet of facility footprint and associated site improvements including site utilities, asphalt and concrete paving, and walkways.
    - Total impervious surfaces are anticipated to be approximately 33,540 sq ft.
    - Estimated fill is approximately 1,000 cubic yards. New fill will be a combination of excavated soils that meet the site fill standards and off-site fill material obtained locally from reputable sources.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
- Erosion may occur during site clearing and construction. To address this possibility, erosion and sediment control measures will be employed and maintained throughout the construction process as site conditions warrant.
  - Upon completion of construction, the site will be stabilized with pavement and vegetation including grass and landscaping. Once stabilized, no erosion is expected due to use of the completed project improvements.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
- The project encompasses .99 total acre of land. Approximately 82% percent will be impervious surfaces upon project completion.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
- To address the possibility of erosion during construction, erosion and sediment control measures will be employed and maintained throughout the construction process as site conditions warrant. Erosion control measures will include, but not limited to: construction entrance; sediment fencing; covering stockpiles; etc.
  - Upon completion of construction, the site will be stabilized with pavement and vegetation including grass and landscaping. Once stabilized, no erosion is expected due to use of the completed project improvements.

## **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.
- The only expected air emissions are from automobiles and equipment associated with construction and the typical traffic associated with commercial communities within the surrounding area. Once completed, HVAC units and customer vehicles are anticipated to produce emissions.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
- Emissions from vehicular traffic on area roadways would be present but would not be anticipated to affect the proposal.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

- Proposed measures anticipated during construction are the use of dust control to prevent fugitive dust and avoiding unnecessary idling of construction equipment for extended periods of time. No other specific measures are proposed.

### 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.
  - Located adjacent to the project site is the Willapa River. Bordering the project site along the shore of the Willapa River is a 2.56 acre Estuarine and Marine Wetland (E2USN).
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
  - Yes, the northern edge of the building will be approximately 175' south of the Willapa River.
- 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.
  - Not Applicable
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
  - The proposed work will not require surface water withdrawals or diversions.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
  - According to the FEMA Flood Map Service Center, the project site lies within Zone X – Area of Minimal Flood Hazard (Map 53049C0245D, eff 5/18/2015). The site is bordered to the northwest by the Willapa River, which lies in flood zone AE (EL 10 Feet).
- 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.
  - The project is unlikely to involve any discharge of waste materials to surface waters. Contractors will use erosion control measures during construction to limit any sediment that may reach surface waters.
  - Wastewater from the proposed store will be connected to the sanitary sewer main east of the project site. A septic system is not proposed as part of the project.
  - Stormwater runoff from the project site will receive water quality improvements meeting City standards prior to discharge from the site.

#### 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.
  - The project does not propose withdrawal of groundwater. Stormwater will infiltrate to the ground after water quality treatment.

- 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.
  - Project will not discharge waste material into the groundwater from septic tanks or other sources.

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.
  - Source of runoff will be rainfall from building rooftops and pavement areas. Stormwater runoff from the project site will receive water quality improvements meeting City standards prior to discharge from the site. Runoff from the site exits the site to the east and eventually drains to the Willapa river.
- 2) Could waste materials enter ground or surface waters? If so, generally describe.
  - No waste materials are anticipated to enter ground or surface waters from this site.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
  - It is not anticipated that drainage patterns will be altered or otherwise affected by this project proposal.

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

- Storm drainage system will be designed to the City of South Bend standards and constructed to control water runoff.

#### 4. *Plants*

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

- The project site is already mostly cleared for two existing small structures, with the exception of some grassy areas. It is expected that the remaining grassy area on the south side of the project site will be removed to accommodate parking lot construction.

- c. List threatened and endangered species known to be on or near the site.
  - Based on review of the U.S. Fish and Wildlife IPaC site, there are no know threatened or endangered species known to be on or near the site.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
  - As part of this project, landscaping will be installed including foundation plantings, shrubs, groundcover, and turf.
  - Native vegetation will be used in landscaping whenever possible on site; existing ground cover will be removed and replaced with native plants.
- e. List all noxious weeds and invasive species known to be on or near the site.
  - Review of the EDDMapS shows no know noxious weeds or invasive species in the project site or surrounding area.

**5. Animals**

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

Examples include:

birds: hawk, heron, eagle, songbirds, other: Seagull  
 mammals: deer, bear, elk, beaver, other: Squirrel  
 fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

- b. List any threatened and endangered species known to be on or near the site.
  - According to the U.S. Fish & Wildlife IPaC site the following birds and fish have been known to be on or near the project site: Marbled Murrelet, Streaked Horned Lark, Yellow-billed Cuckoo, and Bull Trout (all threatened).
- c. Is the site part of a migration route? If so, explain.
  - The project site is located within the Pacific Flyway, a major north-south flyway for migratory birds in America extending from Alaska to Patagonia.
- d. Proposed measures to preserve or enhance wildlife, if any:
  - Proposed measures include temporary and permanent erosion control to minimize erosion during the construction period. Beyond the proposed landscaping improvements noted elsewhere in this checklist, no additional measures to preserve or enhance wildlife are planned.
- e. List any invasive animal species known to be on or near the site.
  - Review of the EDDMapS shows no know noxious weeds or invasive species in the project site or surrounding area.

**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.
  - The project will use electricity as the primary source of energy one the site. Project facilities will connect with local energy infrastructure for energy needs. These energy sources will be used for

lighting, heat, and for other typical commercial uses.

- b. Would your project affect the potential use of solar energy by adjacent properties?  
If so, generally describe.
- The project is not expected to affect the potential use of solar energy by adjacent residents.
- c. What kinds of energy conservation features are included in the plans of this proposal?  
List other proposed measures to reduce or control energy impacts, if any:
- The proposed project is being designed to current energy standards and will include energy conservation features as required by mechanical and electrical codes. The project will utilize energy efficient equipment where feasible.

## **7. Environmental Health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?  
If so, describe.
- There are no increased environmental health hazards or risks associated with this proposal.
- 1) Describe any known or possible contamination at the site from present or past uses.
    - The Department of Ecology does not show any contamination known on the project site. There are a couple cleanup sites noted to the north and south along Robert Bush Drive East/US 101 for cleanup of petroleum/diesel. These contaminations are not expected to affect the project proposal.
  - 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.
    - There are no known hazardous chemicals or conditions that affect the project development and design.
  - 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.
    - During construction non-toxic chemicals will be used to the extent feasible. Should the use of toxic or hazardous chemicals such as coatings or adhesives be required as part of construction, product directions and instructions will be followed. Such chemicals will be stored in a secured storage area suitable for the specific chemicals used.
  - 4) Describe special emergency services that might be required.
    - Emergency services will be provided by the City of South Bend. No special emergency services are anticipated to be required as part of the proposed project.
  - 5) Proposed measures to reduce or control environmental health hazards, if any:
    - All potentially hazardous materials used during construction would be handled and stored in accordance with state and federal hazardous materials handling requirements. If contaminated soil or groundwater are encountered during construction, a formal plan would be developed consistent with state and federal regulations for their removal and treatment or disposal. Also, if contaminants are encountered, measures would be implemented to minimize exposure to people in accordance with applicable regulations.

*b. Noise*

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

- Sources of ambient noise at the site are related primarily to automobile and transit traffic from Robert Bush Drive East/US 101. These noise sources will not change as part of this project and are not expected to affect this proposal.

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.

- This project will generate varying construction noises typical of a construction project. Routing of construction traffic and timing will be within the standard hours of construction per the City of South Bend ordinance to minimize noise impacts to adjacent properties.
- Once complete, the commercial facility is not expected to generate a significant increase in noise levels.

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

- Construction activities will be limited to hours allowed by the City of South Bend ordinances and will not exceed allowable City noise limits. Construction equipment will, to the extent feasible, be equipped with mufflers to reduce noise impacts.

**8. Land and Shoreline Use**

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

- The site is currently occupied by a small seafood stand and a coffee stand. Adjacent to the parcel on the east is the City of South Bend Licensing Office and Adult Protective Services. The west side of the parcel is occupied by residential development.
- The proposed project is not expected to affect the current uses of the 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?

- Review of the available resources shows that there is no known past use of the land as working farmlands or forest lands.
- No resource lands of long-term commercial significance will be converted or lost as part of this project.

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

- The project will not be affected/affect working farm or forest land operations.

c. Describe any structures on the site.

- The site currently is occupied by a small seafood stand with seating and a small coffee stand.

- d. Will any structures be demolished? If so, what?
  - Yes, all existing structures on the site will be demolished.
- e. What is the current zoning classification of the site?
  - The site is currently zoned Downtown Commercial.
- f. What is the current comprehensive plan designation of the site?
  - Downtown Commercial
- g. If applicable, what is the current shoreline master program designation of the site?
  - The parcel is partially located in the City Waterfront designation
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
  - Bordering the project site along the shore of the Willapa River is a 2.56 acre Estuarine and Marine Wetland (E2USN).
- i. Approximately how many people would reside or work in the completed project?
  - The project is intended to be a commercial facility. No residences will exist on site. Approximately 5-7 employees will work at the building during normal business hours.
- j. Approximately how many people would the completed project displace?
  - None
- k. Proposed measures to avoid or reduce displacement impacts, if any:
  - None
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
  - The project is a permitted use within the current zoning designation and the project will be designed to comply with city zoning code and design standards. Design and landscaping efforts will be made to align with surrounding development trends.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
  - Upon project completion, no known impacts are anticipated to agricultural and forest lands of long-term commercial significance

## **9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
  - The project is intended to be a commercial facility. No residences will exist on site.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
  - There are no current residential structures on the project site.
- c. Proposed measures to reduce or control housing impacts, if any:
  - As the proposed project complies with existing land use designations for this zoning and is compatible with adjacent uses and zoning requirements, measures to reduce or control housing impacts will not be necessary.

## **10. Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
  - The tallest point on the proposed facility will not exceed 35 feet in height. Exterior building materials will consist of appropriate architectural materials for commercial structures in this area.
- b. What views in the immediate vicinity would be altered or obstructed?
  - Upon completion of the project, views of the Willapa River for residences located across from the project site will be obstructed.
- b. Proposed measures to reduce or control aesthetic impacts, if any:
  - Exterior building materials and project landscaping will be selected to compliment general aesthetic of the site and surrounding area.

## **11. Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
  - Additional outdoor lighting similar to those currently located in the vicinity of the proposed project will be provided to light pedestrian walkways and parking areas and will utilize cut off type fixtures to minimize the potential for offsite lighting impacts or glare. Exterior lighting will be used throughout the evening hours.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
  - This project would not produce light or glare that would be a safety hazard or interfere with views. In many situations, additional lighting will improve safety of local residences.
- c. What existing off-site sources of light or glare may affect your proposal?
  - There are no known existing off-site sources of light or glare that will affect this proposal.
- d. Proposed measures to reduce or control light and glare impacts, if any:
  - Cut off type fixtures will be used to minimize the potential for offsite lighting impacts and potential glare.

## **12. Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?
  - Near the project site there are a two parks, First Street Park and Margaret Olson Park, the Willapa Hills Trailhead is around a mile north of the project site on Robert Bush Drive East. There are also boating opportunities on the Willapa River near the site. There are also a number of restaurants in the surrounding area.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
  - The proposed project will remove the existing seafood stall on the project site but is not expected to have any other impact on recreational uses.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
  - The proposed project is not expected to make a significant impact on the surrounding recreational opportunities, no measures are proposed at this time.

### **13. Historic and cultural preservation** [\[help\]](#)

- 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.
  - To the southwest of the project site, a little less than half a mile, is St. Lawrence Catholic Church which was built in 1924 and listed as a historic property.
- 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.
  - There are no known landmarks, features, or other evidence of Indian or historic use occupation. WISAARD's predictive model for archaeology identifies the surrounding area as "high risk" which can be attributed to tribal activities in the area.
- 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.
  - The applicant has consulted the data provided on the State of Washington's main database of historic and cultural resources (WISAARD).
  - In the event that archeological deposits are inadvertently discovered during construction, ground-disturbing activities should be halted immediately, and a historic preservation representative for Pacific County will be contacted.
- 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.
  - With no previous evidence of cultural or historical findings, no measures are proposed relative to these types of resources. As noted in the answer above, the project proponent indicates that construction will be halted and a representative for the Pacific County Historical Society will be contacted.

### **14. Transportation** [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
  - The site is currently accessed from a driveway off of Robert Bush Drive East and a driveway that connects to the parking lot for the adjacent building on the east side of the site.
  - Once completed, access will be from the driveway on Robert Bush Drive East, as shown on the site plan.
- c. 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?
  - There is a bus stop approximately a half mile north on Robert Bush Drive and the bus route passes directly in front of the project site.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
  - The completed project includes 36 parking stalls as required by city code. The existing project site does not include any formal parking spaces so none would be eliminated.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
- A crosswalk and push button activated signal are proposed at the southeast corner of the project site which crosses Robert Bush Drive.
- 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 site is adjacent to the Willapa River, it is assumed that boats and other forms of private water transportation (commercial and recreational) will pass by the site.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?
- The following table indicates typical peak hourly traffic patterns for Dollar General:

ITE Land Use	Peak AM Hour		Peak PM Hour		Peak SAT Hour	
	7:00 - 8:00 AM		5:00 - 6:00 PM		12:00 - 1:00 PM	
	Enter	Exit	Enter	Exit	Enter	Exit
Variety Store (Land Use 814)	26	9	31	31	-	-
Dollar General Actual Trip Generation	-	-	19	16	28	29

- 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, the proposal will not interfere with the movement of agricultural and forest products.
- h. Proposed measures to reduce or control transportation impacts, if any:
- No measures are proposed at this time as it is only expected that there will be only a slight increase of vehicle trips and volume of traffic.

## 15. Public Services [\[help\]](#)

- 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.
- There may be an increased need to public transportation to the project site though no new route will be needed as the project site is already accessible. It is not expected that there will be a significant increase in the need for other public services.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
- The project is expected to have a minimal impact of existing public services, no measures are proposed at this time.

## 16. Utilities [\[help\]](#)

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

- d. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
- Water, sewer, electrical, and communication/telephone will be needed for the proposed project and are all currently exist on or are adjacent to the project site and will be relocated/appropriately scaled to accommodate the proposed construction. Propane will also be used in the completed project and a tank/holding area will be constructed as shown on the site plan.

### C. Signature [\[HELP\]](#)

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: Ross Jarvis  
Name of signee Ross Jarvis  
Position and Agency/Organization Principal / SCJ Alliance  
Date Submitted: 3/31/2020

### D. Supplemental sheet for nonproject actions [\[HELP\]](#)

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

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

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

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

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

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

**SURVEY NOTES**

1. INSTRUMENT USED: SOKKIA SRX 3 TOTAL STATION AND TOPCON GR5 GPS.
2. SURVEY COMPLETED 04/2020.
3. THE PURPOSE OF THIS SURVEY WAS TO COMPLETE A FOUR LOT SHORT PLAT.
4. ALL MONUMENTS SHOWN AS FOUND VISITED 04/2020.

**MONUMENT NOTES**

1. FOUND 5/8" REBAR WITH YELLOW CAP "BALDWIN 30430"
2. FOUND PK NAIL
3. FOUND 3/4" ALUMINUM CAP WITH STAMPED PUNCH MARKED "BERG LUND SCHMIDT & ASSOCIATES, MLS 22967" IN MONUMENT CASE.

**ADDRESSES**

- LOT 1 - XXXX HIGHWAY 101, SOUTH BEND, WA
- LOT 2 - XXXX HIGHWAY 101, SOUTH BEND, WA
- LOT 3 - XXXX HIGHWAY 101, SOUTH BEND, WA
- LOT 4 - XXXX HIGHWAY 101, SOUTH BEND, WA

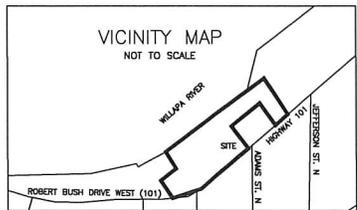
**LEGAL DESCRIPTION**

LOT 4 OF PACIFIC COUNTY SURVEY RECORDED IN BOOK 13 OF SURVEYS AT PAGE 28 UNDER AUDITOR'S FILE NO. 3026935, IN SECTION 27, TOWNSHIP 14 NORTH, RANGE 9 WEST, W.M., IN PACIFIC COUNTY, WASHINGTON.

TOGETHER WITH 20 FOOT ROAD APPROACH AS SHOWN ON FACE OF SURVEY.

**REFERENCE SURVEY**

- TRIPLETT SHORT PLAT NO.1 SECTION 27, TOWNSHIP 14 NORTH, RANGE 9 WEST, W.M. PACIFIC COUNTY, WASHINGTON. AUDITOR'S FILE NUMBER 3026935.
- ROS AFN 3025545, BAY SURVEYING
- ROS AFN 3020445, BJ SCHINKE
- ROS AFN 3012602, SW SURVEYING

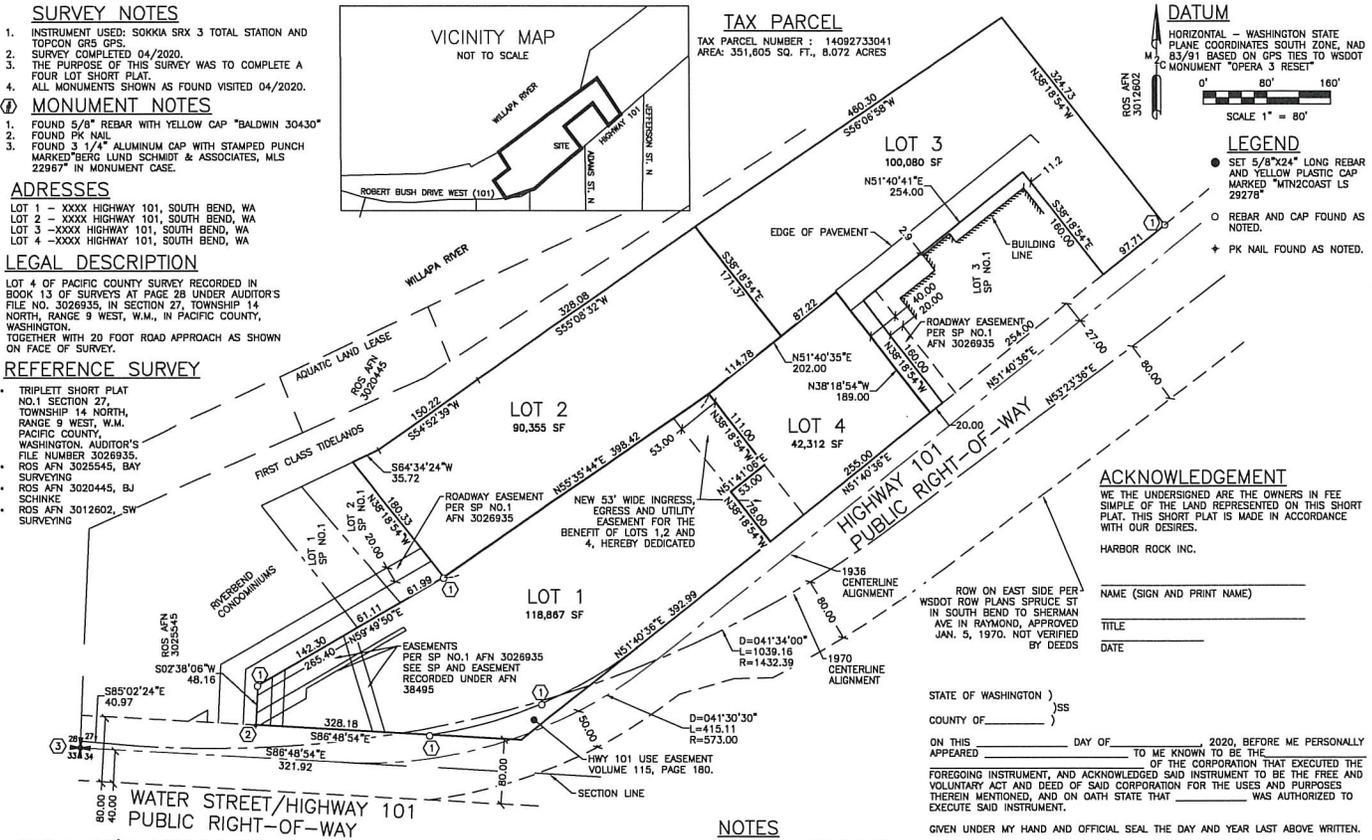


**TAX PARCEL**  
 TAX PARCEL NUMBER : 14092733041  
 AREA: 351.605 SQ. FT., 8.072 ACRES

**DATUM**  
 HORIZONTAL - WASHINGTON STATE PLANE COORDINATES SOUTH ZONE, NAD 83/91 BASED ON GPS TIES TO WSDOT MONUMENT "OPERA 3 RESET"

SCALE 1" = 80'

- LEGEND**
- SET 5/8"x24" LONG REBAR AND YELLOW PLASTIC CAP MARKED "MTN2COAST LS 2927B"
  - REBAR AND CAP FOUND AS NOTED.
  - ✦ PK NAIL FOUND AS NOTED.



**ACKNOWLEDGEMENT**  
 WE, THE UNDERSIGNED ARE THE OWNERS IN FEE SIMPLE OF THE LAND REPRESENTED ON THIS SHORT PLAT. THIS SHORT PLAT IS MADE IN ACCORDANCE WITH OUR DESIRES.

HARBOR ROCK INC.

NAME (SIGN AND PRINT NAME) \_\_\_\_\_  
 TITLE \_\_\_\_\_  
 DATE \_\_\_\_\_

STATE OF WASHINGTON )  
 COUNTY OF \_\_\_\_\_ )  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE \_\_\_\_\_ OF THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATE THAT \_\_\_\_\_ WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
 RESIDING AT \_\_\_\_\_  
 NAME: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**TREASURER'S CERTIFICATE**  
 I HEREBY CERTIFY THAT REAL PROPERTY TAXES ARE CURRENT FOR THE SUBDIVIDED PROPERTY SHOWN HEREON FOR THE YEAR 2020.

**CITY OF SOUTH BEND SHORT PLAT APPROVAL BY CITY MAYOR**

**NOTES**  
 LAND WITHIN AN APPROVED SHORT SUBDIVISION MAY NOT BE FURTHER DIVIDED FOR A PERIOD OF FIVE YEARS UNLESS A FINAL PLAT IS FILED AND APPROVED IN ACCORDANCE WITH CITY OF SOUTH BEND MUNICIPAL CODE.

PACIFIC COUNTY TREASURER \_\_\_\_\_  
**AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF \_\_\_\_\_  
 AT PAGE \_\_\_\_\_ AT THE REQUEST OF MTN2COAST, LLC.  
 COUNTY AUDITOR \_\_\_\_\_  
 AUDITOR'S FILE NUMBER \_\_\_\_\_

DATE \_\_\_\_\_ REVIEW PRINT 4/22/2020  
**SURVEYOR'S CERTIFICATE**  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF:  
 ZAREMBA \_\_\_\_\_ IN APRIL 2020  
 BLAIR E. PRIGGE, PLS #2927B



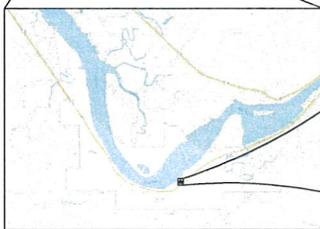
**DOLLAR GENERAL SHORT PLAT**

DRAWN BY PJB	DATE 04/22/2020	JOB NUMBER 18-122
CHECKED BY BEP	SCALE 1"=80'	SHEET NUMBER 3Y-1
AUDITORS INDEX SW1/4 SW1/4, SEC 27, T14N, R9W, W.M.		

SEC. 27, T14N., R9W., W.M.

# DOLLAR GENERAL

DOLLAR GENERAL STORE #21913  
 SITE PLAN REVIEW  
 SOUTH BEND, WASHINGTON



**OWNER / APPLICANT**

ZACHRY GROUP, LLC  
 17400 DETROIT AVE, SUITE 1500  
 LAKELAND, WA 98022  
 PHONE: 253.222.2242  
 CONTACT: TONY VAMALA

**CONSULTANTS**

SCJ ALLIANCE  
 8730 SILVER LAKE NE, SUITE 200  
 LACEY, WA 98501  
 PHONE: 360.852.1448  
 CONTACT: ROSS JAMES, PE

**ENGINEER**

BLAIR PRINCE, P.L.L.C.  
 2100 NORTHERN ROAD SW, SUITE 108  
 SAMMAMISH, WA 98075  
 PHONE: 360.881.8888  
 CONTACT: BLAIR PRINCE, P.L.L.C.

**OWNER**

THE SAGE GROUP  
 812 NW 34TH STREET  
 GAINESVILLE, FL 32608  
 PHONE: 352.381.1811  
 CONTACT: WILLIAM GALL, PE, CE

**SITE ADDRESS:**

NOT YET ASSIGNED

**UTILITIES**

WATER:  
 CITY OF SOUTH BEND  
 1125 W FIRST STREET  
 SOUTH BEND, WA 98081  
 PHONE: 360.335.6251  
 CONTACT: DENNIS HOEK

**SEWER**

CITY OF SOUTH BEND  
 1125 W FIRST STREET  
 SOUTH BEND, WA 98081  
 PHONE: 360.335.6251  
 CONTACT: DENNIS HOEK

**POWER**

PACIFIC COUNTY PUD 1  
 800 SANDSIDE RD  
 LONG BEACH, WA 98025  
 PHONE: 360.462.0191

**LEGAL DESCRIPTION:**

LOT 4 OF PACIFIC COUNTY SURVEY RECORDED IN BOOK 15 OF SURVEYS AT PAGE 28 UNDER AUDITOR'S FILE NO. 303680, IN SECTION 27, TOWNSHIP 14 NORTH, RANGE 9 WEST, W.M., IN PACIFIC COUNTY WASHINGTON, TOGETHER WITH 20 FOOT ROAD APPROACH AS SHOWN ON FACE OF SURVEY.

**DATUM:**

HORIZONTAL - WASHINGTON STATE PLANE COORDINATES  
 SOUTH ZONE, AND ELEVATION BASED ON GPS 1825 TO  
 NORTH DATUM/POINT "TYPICAL 3" HEIGHT"

**SITE INFORMATION**

PANEL NUMBER: 140872/2408  
 AREA: 5.819



A PORTION OF SEC 27, T14N., R9W., W.M.  
 CITY, STATE

SHEET INDEX		
SHEET NO.	SHEET TITLE	SHEET DESCRIPTION
1	CV-01	COVER SHEET
2	SY-01	ALTA SURVEY
3	IS-01	UTILITIES AND TIE-IN PLAN
4	FR-01	FRONT YARD IMPROVEMENTS PLAN
5	FR-02	FRONT YARD IMPROVEMENTS NOTES & DETAILS
6	FR-03	FRONT YARD IMPROVEMENTS NOTES & DETAILS
7	IS-02	SEWERING & DRAINAGE PLAN
8	IS-03	SEWERING & DRAINAGE DETAILS
9	UT-01	WATER AND SEWER PLAN
10	LS-01	LANDSCAPE PLAN
11	LS-02	LANDSCAPE DETAILS & SPEC.

ZONING CLASSIFICATION	DOWNTOWN AND COMMERCIAL DISTRICT (DC)
MINIMUM LOT AREA:	---
MINIMUM LOT WIDTH:	---
MINIMUM LOT DEPTH:	---
MINIMUM BUILDING HEIGHT:	30 FT
MINIMUM FLOOR AREA RATIO:	---
MINIMUM LOT COVERAGE:	---
BUILDING SETBACKS:	
FRONT:	0
SIDE:	0
REAR:	0
PARKING REQUIREMENTS	1 PER 200 SQ FT

**CALL BEFORE YOU DIG**  
 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 OR (800)-424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

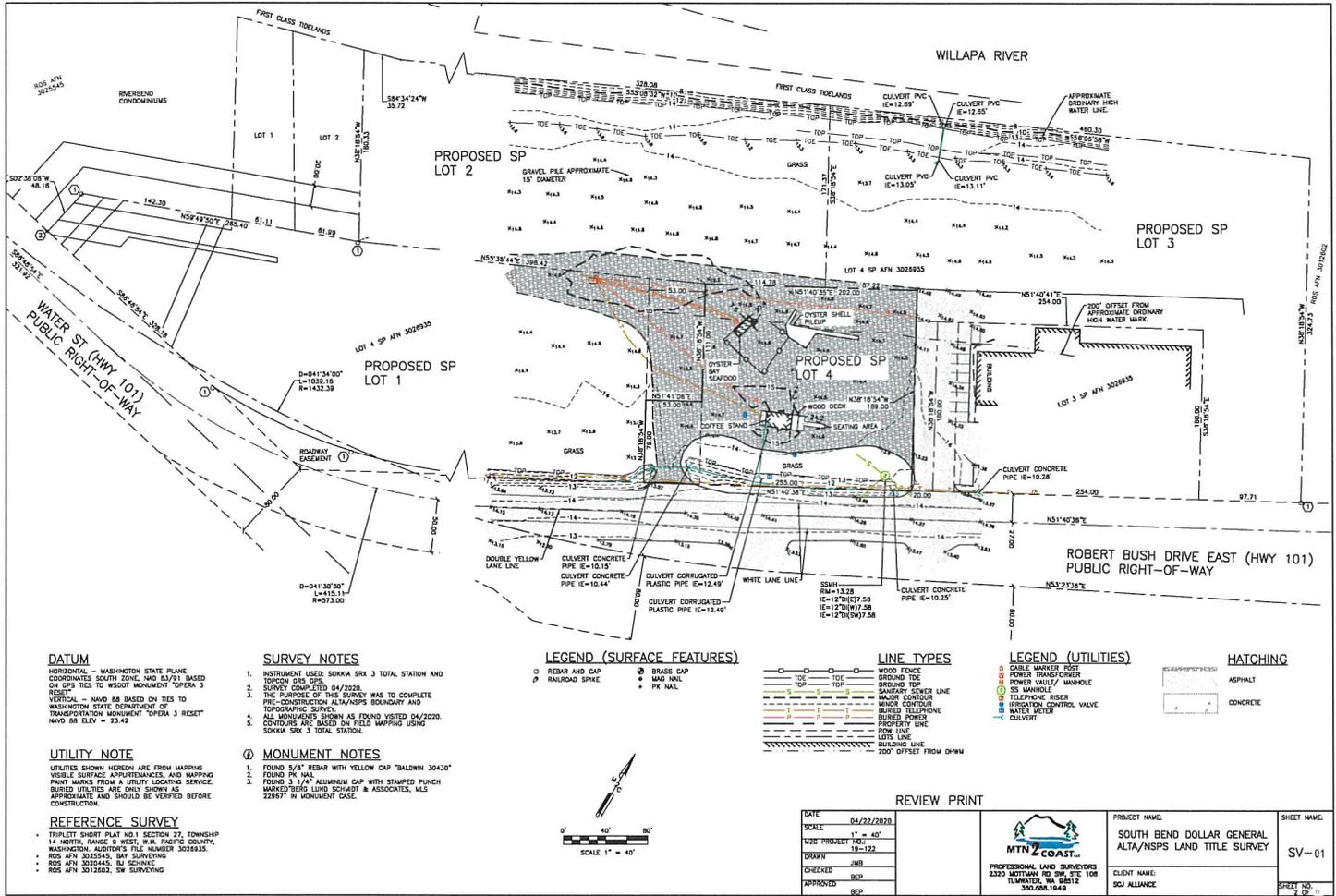
DATE	
BY	
REVISION	
NO.	
DATE	
BY	
REVISION	
NO.	
DATE	
BY	
REVISION	
NO.	

**SCJ ALLIANCE**  
 CONSULTANTS  
 8730 SILVER LAKE NE, SUITE 200  
 LACEY, WA 98501  
 P: 360.852.1448 F: 360.852.1459  
 WWW.SCJALLIANCE.COM

**COVER SHEET**  
 PROJECT NAME: DOLLAR GENERAL STORE #21913  
 SOUTH BEND, WASHINGTON

**REGISTERED PROFESSIONAL ENGINEER**  
 STATE OF WASHINGTON  
 NO. 140872/2408  
 DATE: APRIL 2023

DESIGNER: M. DOBBS  
 DRAWN BY: M. DOBBS  
 CHECKED BY: B. JAMES  
 DATE: APRIL 2023  
 SCALE: 3/8"=1'  
 DRAWING FILE NO: 21913-01-001  
 DRAWING NO: 21913-01-001  
 SHEET NO: CV-01  
 1 OF 11



**DATUM**

HORIZONTAL - WASHINGTON STATE PLANE  
 COORDINATES SOUTH ZONE, NAD 83/81 BASED  
 ON GPS TIES TO MONUMENT "OPERA 3  
 RESET"  
 VERTICAL - NAVD 88 BASED ON TIES TO  
 WASHINGTON STATE DEPARTMENT OF  
 TRANSPORTATION MONUMENT "OPERA 3 RESET"  
 NAVD 88 ELLV = 23.42

**UTILITY NOTE**

UTILITIES SHOWN HEREIN ARE FROM MAPPING  
 VISIBLE SURFACE APPURTENANCES, AND MAPPING  
 PAINT MARKS FROM A UTILITY LOCATING SERVICE.  
 BURIED UTILITIES ARE ONLY SHOWN AS  
 APPROXIMATE AND SHOULD BE VERIFIED BEFORE  
 CONSTRUCTION.

**REFERENCE SURVEY**

- TRIPLETT SHORT PLAT NO. 1 SECTION 27, TOWNSHIP  
 14 NORTH, RANGE 9 WEST, W. & K. PACIFIC COUNTY,  
 WASHINGTON, ALBERT'S FILE NUMBER 3026936.
- RDS APN 3025545, BAY SURVEYING
- RDS APN 3026445, BJ SCHWABE
- RDS APN 3012602, SW SURVEYING

**SURVEY NOTES**

1. INSTRUMENT USED: SOKKIA SR3 3 TOTAL STATION AND  
 TOPCON DRS GPS.
2. SURVEY COMPLETED 04/22/2020.
3. THE PURPOSE OF THIS SURVEY WAS TO COMPLETE  
 PRE-CONSTRUCTION ALTA/NSPS BOUNDARY AND  
 TOPOGRAPHIC SURVEY.
4. ALL MONUMENTS SHOWN AS FOUND VISITED 04/2020.  
 CONTOURS ARE BASED ON FIELD MAPPING USING  
 SOKKIA SR3 TOTAL STATION.

**MONUMENT NOTES**

1. FOUND 5/8" REBAR WITH YELLOW CAP "BALDWIN 30430"
2. FOUND PK NAIL
3. FOUND 3 1/4" ALUMINUM CAP WITH STAMPED PUNCH  
 MARKED TERS LUND SCHWABE & ASSOCIATES, ILS  
 22967" IN MONUMENT CASE.

**LEGEND (SURFACE FEATURES)**

- REBAR AND CAP
- RAILROAD SPIKE
- BRASS CAP
- MAG NAIL
- PK NAIL



**LINE TYPES**

- TOE
- TOP
- GROUND TOE
- GROUND TOP
- SHARPLY BENT LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- BURIED TELEPHONE
- BURIED POWER
- PROPERTY LINE
- FENCE LINE
- LOTS LINE
- BUILDING LINE
- 200' OFFSET FROM CHHW

**LEGEND (UTILITIES)**

- CABLE MARKER POLE
- POWER TRANSFORMER
- POWER VALVE / MANHOLE
- SE MANHOLE
- TELEPHONE ROVER
- BREAKDOWN CONTROL VALVE
- WATER METER
- CULVERT

**HATCHING**

- ASPHALT
- CONCRETE

**REVIEW PRINT**

DATE	04/22/2020	 PROFESSIONAL LAND SURVEYORS 2330 MOTTMAN RD SW, STE 108 TUMWATER, WA 98512 360.668.1948	PROJECT NAME	SOUTH BEND DOLLAR GENERAL ALTA/NSPS LAND TITLE SURVEY	SHEET NAME	SV-01
SCALE	1" = 40'		CLIENT NAME	SCJ ALLIANCE	SHEET NO.	3 OF 3
WDC PROJECT NO.	18-222					
DRAWN	JMB					
CHECKED	REP					
APPROVED	REP					







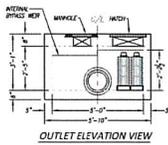
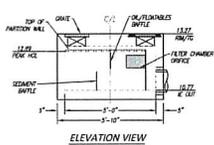
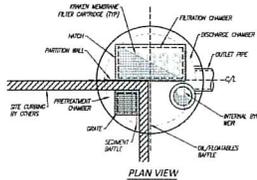




SEC. 27, T14N., R9W., W.M.

SITE SPECIFIC DATA*	
PROJECT NUMBER	1085
PROJECT NAME	DOLLAR GENERAL SOUTH BEND
PROJECT LOCATION	SOUTH BEND, IN
CONTRACT NO.	CG-02
WATER QUALITY FLOW RATE (GPM)	10 GPM
FLOW RATE (GPM)	10 GPM
PIPE SIZE	1/2" MINIMUM
INLET PIPE	1/2" N/A
OUTLET PIPE	1/2" N/A
PIPE LENGTH	11.00'
SURFACE LOADING REQUIREMENT	100'-10"
FRAME AND COVER	20" x 30"
	12" x 12"
	41/2"
NOTES	
SEE ENGINEER OF RECORD	

KF PERFORMANCE DATA	
CAPACITY (GPM)	15.00
CAPACITY (FLOW RATE (GPM))	15.00
NUMBER OF FILTERS	2
WATER TREATMENT FLOW RATE (GPM)	15.00



- GENERAL NOTES**
- SEE OWNER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
  - ALL DIMENSIONS, CLEARANCES, SPECIFICATIONS, AND CHARACTERISTICS SUBJECT TO CHANGE FOR PROJECT SPECIFIC CHANGES, OBTAINING EXACT DIMENSIONS, WEIGHTS, AND ACCEPTABLE PLANT CONTACT AND CLEAN.
- INSTALLATION NOTES**
- CONTRACTOR TO PROVIDE ALL LABOR EQUIPMENT, MATERIALS AND ACCESSORIES REQUIRED TO INSTALL AND MAINTAIN THE SYSTEM AND PERFORMANCE AS SPECIFIED WITH THE SYSTEM AND THE MANUFACTURER'S SPECIFICATIONS UNLESS OTHERWISE STATED IN MANUFACTURER'S SPECIFICATIONS.
- MANUFACTURER'S RECOMMENDED 2" LEVEL FLOOR SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE SPECIFIED BY THE CONTRACTOR.
  - CONTRACTOR RESPONSIBLE FOR OBTAINING PROJECT SPECIFICATIONS AND PERFORMANCE AS SPECIFIED.
  - ALL PIPES MUST BE CLEAN WITH HIGH PRESSURE WATER BEFORE CONCRETE FORMS CAN BE SET AND BEFORE POURING.
  - ALL PIPES AND FITTINGS SHALL BE GRADE INTERFERED WITH A MINIMUM 100' FROM THE MANUFACTURER'S STANDARDS.
  - CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL ACCESSORIES AND MATERIALS AS SPECIFIED.

THIS PROJECT WAS SUBMITTED BY ME OR FOR ME TO THE STATE OF INDIANA FOR REVIEW AND APPROVAL. THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR AND NOT THE ENGINEER OF RECORD. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THIS PROJECT.

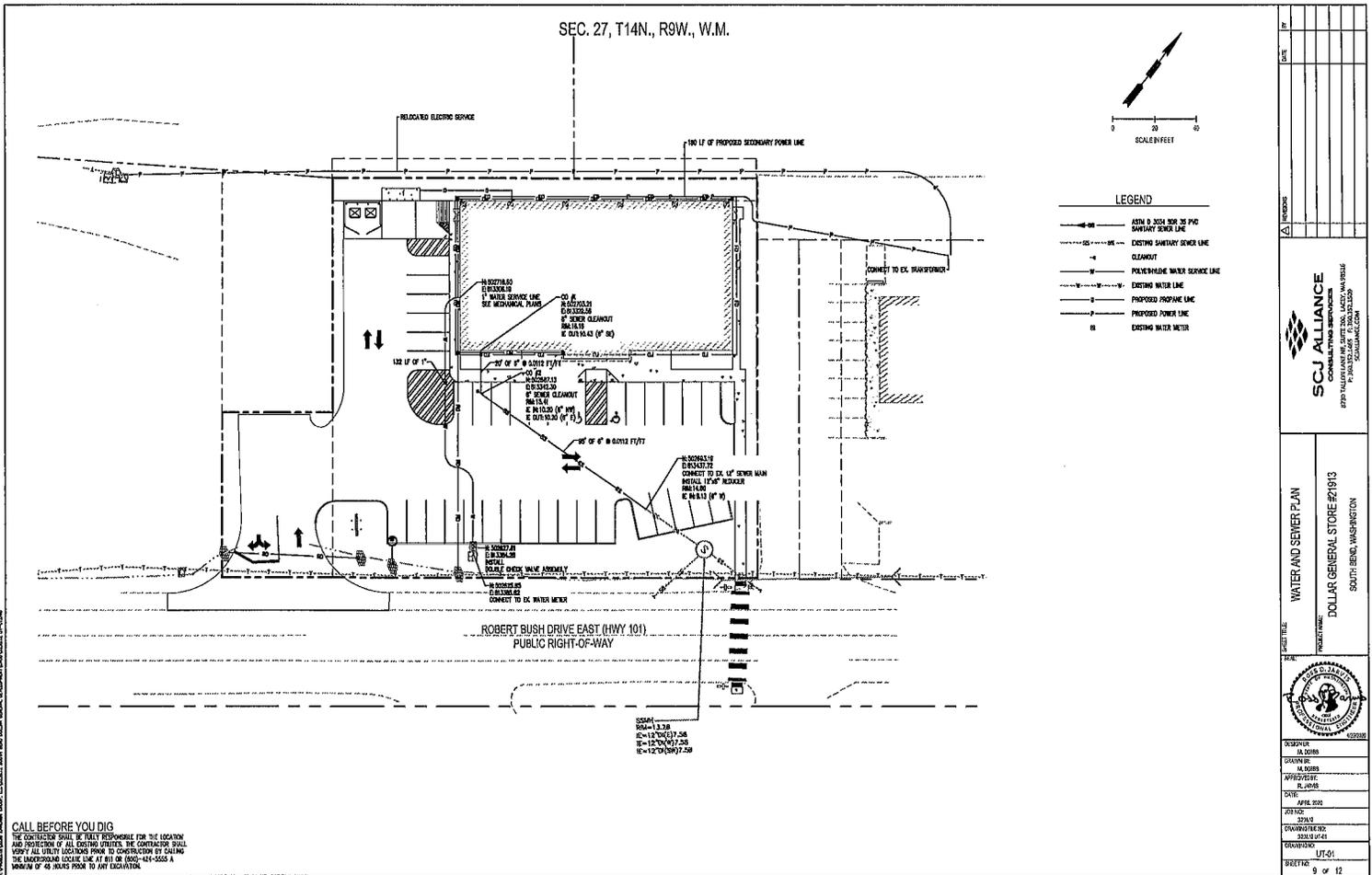


**KF-5 ROUND**  
MEMBRANE FILTRATION SYSTEM  
SITE SPECIFIC DETAIL

**CALL BEFORE YOU DIG**  
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 OR (800)-484-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

DATE	
BY	
REVISION	
 <b>SCJ ALLIANCE</b> CONSULTING ENGINEERS 8730 141st Avenue, N.E. Suite 100, Bellevue, WA 98004 PH: 206.276.1234 FAX: 206.276.1235 WWW.SCJALLIANCE.COM	
PROJECT	GRADING & DRAINAGE DETAILS
SUBJECT	DOLLAR GENERAL STORE #21913
LOCATION	SOUTH BEND, WASHINGTON
DESIGNER	M. GOSSEL
DRAWN BY	M. GOSSEL
APPROVED BY	R. JARVIS
DATE	APRIL 2020
SCALE	AS SHOWN
DRAWN/PLOTTED BY	M. GOSSEL
DATE	APRIL 2020
SHEET NO.	CG-02
TOTAL SHEETS	8 OF 11

SEC. 27, T14N., R9W., W.M.

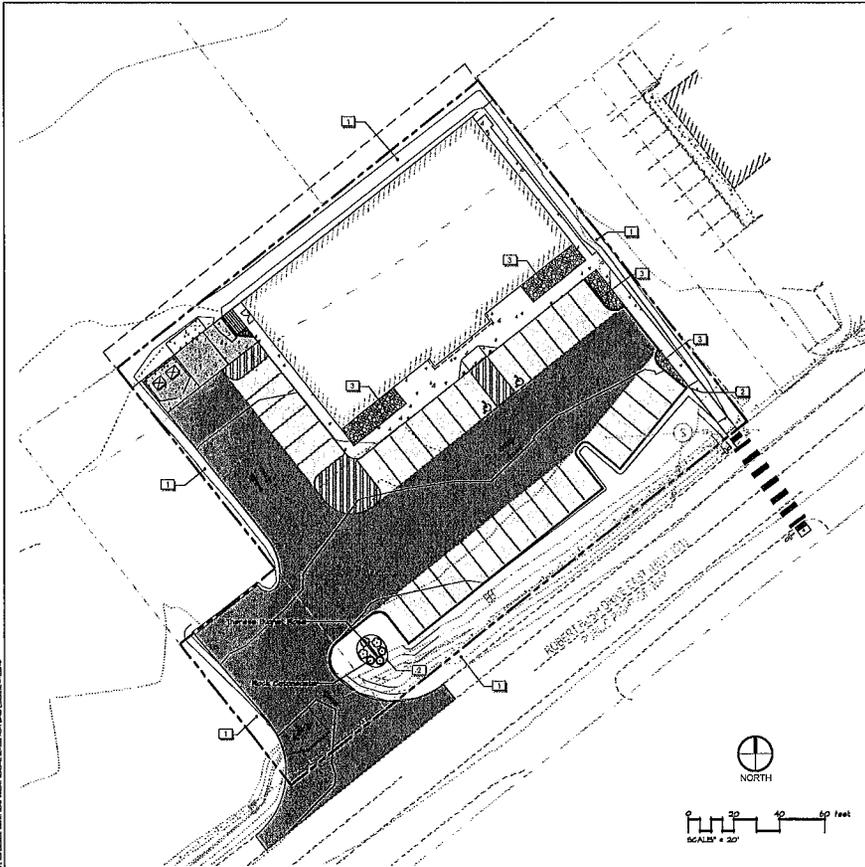


- LEGEND**
- 12" ASH B JOIN BOX 30" PVC SANITARY SEWER LINE
  - 12" EXISTING SANITARY SEWER LINE
  - CLEANOUT
  - POLYETHYLENE WATER SERVICE LINE
  - EXISTING WATER LINE
  - PROPOSED PROPANE LINE
  - PROPOSED POWER LINE
  - EXISTING WATER METER

SS&P  
 R9W=13.38  
 T14N=147.00  
 R=127.00  
 S=127.00  
 E=127.00

**CALL BEFORE YOU DIG**  
 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 OR (866)-444-5655 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

DATE	
BY	
REVISIONS	
<p><b>SCJ ALLIANCE</b>                  CONSULTING ENGINEERS AND ARCHITECTS                  6700 N. HANCOCK STREET, SUITE 100                  PLYMOUTH, WASHINGTON 98053</p>	
<p><b>WATER AND SEWER PLAN</b></p> <p><b>DOLLAR GENERAL STORE #21913</b>                  SOUTH BEND, WASHINGTON</p>	
DESIGNER	M. SAYERS
DRAWN BY	PLANS
APPROVED BY	
DATE	APRIL 2020
JOB NO.	2214
OWNER'S FILE NO.	2214-01
PROJECT NO.	
SHEET NO.	9 OF 12



**REFERENCE NOTES SCHEDULE**

SYMBOL	DESCRIPTION	DETAIL
[1]	LAWN AREA	
[2]	LAWN EDGE	5/15-02
[3]	ROCK MULCH, 4" DEPTH, 1/4" WASHED RIVER ROCK WITH FILTER FABRIC.	

**PLANT SCHEDULE**

SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE
○	5	ROCK COTONEASTER COTONEASTER HORIZONTALIS	1 GAL
○	9	THESESE BUGNET ROSE ROSA RUGOSA 'THESESE BUGNET'	2 GAL

**SHEET NOTES**

1. REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT/OWNER.
3. ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/OWNER.
4. PLANT LIST QUANTITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AS LISTED WITH FINAL PLAN CALL-OUTS AND INSTALLING PLANTINGS PER THE LANDSCAPE PLAN. QUANTITIES AND QUANTITIES SHALL BE ADJUSTED AS REQUIRED FOR FIELD CONDITIONS AT THE SPECIFIED SPACING.
5. ALL PLANTS MUST BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

**CALL BEFORE YOU DIG**  
 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 OR (206)-426-5855 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

DATE	
BY	
REVISION	
SCALE	
<p><b>SCJ Alliance</b>          CONSULTING LANDSCAPE ARCHITECTS          8829 TULLOCH LANE, SUITE 200, LACUY, WA 98026          PH: 206.885.4200 FAX: 206.885.4201</p>	
<p>LANDSCAPE PLAN          DOLLAR GENERAL STORE #21813          SOUTH BEND, WASHINGTON</p>	
DESIGNER:	AVOS
DRAWN BY:	AVOS
APPROVED BY:	J. GLAZDER
DATE:	APR. 2018
SCALE:	AS SHOWN
DRAWING FILE NO.:	201804
PROJECT NO.:	LS-01
SHEET NO.:	10 of 11





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 4, 2020

Dennis Houk, City Supervisor  
City of South Bend  
1102 West First Street  
South Bend, WA 98586

Dear Dennis Houk:

Thank you for the opportunity to comment on the determination of nonsignificance for the Dollar General Store Project as proposed by Zarembo Group, LLC. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

**SHORELANDS & ENVIRONMENTAL ASSISTANCE:  
Zachary Meyer, Wetlands/Shorelands Specialist (360) 407-6167**

The proposed development must be consistent with the City of South Bend Shoreline Master Program (SMP) and will require shoreline permitting. For questions or technical assistance, please contact Ecology Wetlands/Shorelands Specialist, Zachary Meyer, via email at [Zachary.Meyer@ecy.wa.gov](mailto:Zachary.Meyer@ecy.wa.gov) or by phone at (360) 407-6167.

**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.

**TOXICS CLEANUP: Jackson Barnes (360) 407-6248**

This property is within a quarter mile of several known or suspected contaminated sites. The sites are Time Oil, FSID #98441925 and Inn Grocery, FSID #74851343. To search and access information concerning these sites see <http://www.ecy.wa.gov/fs/> and <https://fortress.wa.gov/ecy/gsp/SiteSearchPage.aspx>. If contamination is suspected, discovered, or occurs during the proposed development, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by sampling, the Department of Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Andrew Smith with the Toxics Cleanup Program at the Southwest Regional Office at (360) 407-6316.

**WATER QUALITY/WATERSHED RESOURCES UNIT:  
Sheila Marcoe (360) 407-6329**

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.

Dennis Houk  
June 4, 2020  
Page 3

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.

Department of Ecology  
Southwest Regional Office

(GMP:202002683)

cc: Zachary Meyer, SEA  
Derek Rockett, SWM  
Jackson Barnes, TCP  
Sheila Marcoe, WQ

Christine Balcom – 315 Willapa Ave., South Bend, is in opposition to the Dollar General, Ezra McCampbell – Raymond, is in opposition to the Dollar General, Pam Shipp – Raymond, is in opposition to the Dollar General, Tracy Robison – Address unknown, is in opposition to the Dollar General, Linda Buchanan – 212 S Jackson, South Bend, is in opposition to the Dollar General, Dee & Mark Powell – 927 Clay Ave., Raymond, is in opposition to the Dollar General, Sarah Murphy – South Bend, is in opposition to the Dollar General, Randi Solue – 1315 Duryea, Raymond, is in opposition to the Dollar General, Denise Garotte – 1957 Fowler, Raymond, is in opposition to the Dollar General, Allison Larew – 5710 School St, Raymond, is in opposition to the Dollar General, Gail Atkins – 6299 Wilson Creek Rd., Raymond, is in opposition to the Dollar General, Sandra Ellwanger Harris – Unknown Address, is in opposition to the Dollar General, Heidi Stonebraker – 616 E Second, South Bend, is in opposition to the Dollar General, Linda Anderson – Unknown Address, is in opposition to the Dollar General, Harvest McCampbell – Raymond, is in opposition to the Dollar General.

Sue Carey – 522 California, South Bend, supports the General Dollar, Melissa Abad – 639 Cherry St., Raymond, supports the General Dollar

Sue Carey from South Bend called in and spoke to Clerk/Treasurer Roberts and stated she was 100% in support of The Dollar General.

**From:** Melissa Abad <missaboo119@gmail.com>  
**Sent:** Monday, August 17, 2020 3:54 PM  
**To:** kim.porter@southbend-wa.gov  
**Subject:** Please read.

I know you have been getting many messages concerning the Dollar General and how some don't want it. I figured I'd give you some of my own perception of this new store HOPEFULLY coming to town.

I am 100% for this new business coming to town mostly for the fact that I am low income. We are a family of 5 with a mortgage, in our mid 20s, trying to figure out basic life skills still. My fiancé is the most hardest working man I know but we haven't been able to be a 2 income home since I had my son January of 2019. We cannot afford childcare for me to work. So you could only imagine our food supply last year. It was horrible, we would only be able to get 200\$ worth of food every month due to bills and not making as much as we would like. Due to me not having a car, I couldn't go to the food banks unless I had a ride. Then when the liquidation store came to town i was BEYOND excited, it started helping my family in so many ways. That was until I fount maggots in some of the snacks I got for the kids and vowed to never shop their again. So again, back to over priced food. Now we have finally qualified for food stamps! Which is amazing, yet I still don't have a car to drive an hour away to be able to get food at an affordable cost. So I have to shop locally and wisely. If we are to get this dollar general I, as many other low income families in the area, would be so grateful because then we could have a good, reliable, place to shop. If this is going to happen then it NEEDS to happen for the sake of our low income peers. It could attract more money for the town. It would help everything.

Please keep low income families in your mind before reading about how much "bad" others think it'll cause for the town. They're afraid of change. I am not. Many of us aren't.

Thank you if you read this.

**kim.porter@southbend-wa.gov**

---

**From:** dennis.houk@southbend-wa.gov  
**Sent:** Tuesday, August 18, 2020 1:23 PM  
**To:** Kim Porter  
**Subject:** FW: Legal Questions / DG Short Subdivision  
**Attachments:** Dollar General affidavit of publication DNS.pdf

**From:** dennis.houk@southbend-wa.gov <dennis.houk@southbend-wa.gov>  
**Sent:** Tuesday, August 18, 2020 11:02 AM  
**To:** dee.roberts@southbend-wa.gov  
**Cc:** 'Eric Noah' <enoah@g-o.com>; 'John Kliem' <jmkliem@comcast.net>  
**Subject:** FW: Legal Questions / DG Short Subdivision

FYI-

**From:** [dennis.houk@southbend-wa.gov](mailto:dennis.houk@southbend-wa.gov) <[dennis.houk@southbend-wa.gov](mailto:dennis.houk@southbend-wa.gov)>  
**Sent:** Tuesday, August 18, 2020 11:01 AM  
**To:** 'Harvest McCampbell' <[harvest95546@yahoo.com](mailto:harvest95546@yahoo.com)>  
**Subject:** RE: Legal Questions / DG Short Subdivision

The Public Records Request asked for the Site Specific Shoreline Environment evaluation and Shoreline Permit application package, not the affidavit of publication for the DNS. Please see attached.

Dennis

**From:** Harvest McCampbell <[harvest95546@yahoo.com](mailto:harvest95546@yahoo.com)>  
**Sent:** Tuesday, August 18, 2020 10:32 AM  
**To:** Harvest McCampbell <[harvest95546@yahoo.com](mailto:harvest95546@yahoo.com)>  
**Subject:** Legal Questions / DG Short Subdivision

Legal Questions concerning the Dollar General Preliminary Short Subdivision

Planning Commission,

City Council,

City Officials,

City of South Bend;

Dollar General, Zaramba, SCJ Alliance - representative;

## Members of the Public

Dear Persons:

This is an introduction to a few issues concerning the Dollar General Preliminary Short Subdivision. I will be supplying more detailed information regarding the issues introduced below, on August 20<sup>th</sup>, at the end of the public comment period. At that time I will also be attaching files to document my statements. However, I feel it is imperative that I bring these issues to your attention now, so you have the time to begin looking into them before any decisions are made.

Two things are of particular concern. The first is the Determination of Nonsignificance. The second is the noncompliance of the proposed plat division with the City of South Bend's Shoreline Management Plan. A few members of the local community contacted me to help them in their research on these issues. Some of our findings are mentioned below.

First, on the Determination of Nonsignificance (DNS): The laws clearly state that a two week public comment period and a public hearing must be held before issuing or enacting a DNS. The laws also clearly states that public notice must be given. We have requested City of South Bend public records regarding this public notice, and no documentation has been provided; other documents were sent, however. One of them mentioned that there should be an affidavit of publication, which was not included. In addition, we have made a thorough search of the City of South Bend's website, and nothing was found there either. We have requested this record again, in different words; but it is unlikely that we will have an answer before the public comment period for the short subdivision ends. Unless there was adequate and clear public notification for the comment period for the DNS there is no valid DNS.

In addition, the laws clearly state that if new information is uncovered, or if nonfactual information was used on the Environmental Checklist that informed the decision to issue a DNS, that the DNS must be rescinded. We have documentation that chemical contaminants have been found on parcel # 14092733041, which is the parcel in question. We have filed a public records request for additional information regarding these contaminants, but it is unlikely we will have any records that may exist before the public comment period ends. In the meantime, a lot of research has been done on the history of the property, and there is a long history of railroad and heavy industry on and near the parcel in question. There were ample opportunities for chemical contamination to occur. The Environmental Checklist for the DNS claims there is no known chemical contamination. Whether that was a false statement, or if it is a new finding, it is reason to reverse the DNS and disprove the proposed plat division. More information on that contamination is needed and a mitigation plan should be developed and approved before the subdivision is approved.

It is also claimed, in the DNS, that the only recreational displacement will be the removal of the existing sea food stall on the property. However, the parcel has a long history of use by locals and travelers as a place to walk, walk their dogs, and to view and photograph the river and wildlife. Further, no mitigation is offered concerning the migratory shore birds that use the area and are protected by the Migratory Bird Act. Canadian geese and Killdeer (a type of plover) are known to use the area, and they are both protected. While development of lot 4 in the proposed subdivision will not completely displace these protected birds, development of the entire parcel will. Mitigation and protection should be a part of any proposed plat division, as well as public access. Which brings us to the City's Shoreline Management Program.

The City's Shoreline Management Program repeatedly emphasizes the necessity of providing public access to the shoreline in the form of trails and paths. As this property has long been a place people do walk, a simple publicly dedicated trail that ran the perimeter of the parcel from the Highway to the shoreline, and back to the highway with small parking lots at one or both ends should meet that requirement. As would any of a number of possible alternative plans. If this trail abutted set aside areas for killdeer and geese, both the needs or nature and people would be met. The current proposed subdivision does not provide any mitigation nor public access and is not in compliance with the Shoreline Management Program.

The Shoreline Management Program also requires that a site specific evaluation of the shoreline showing the 200 foot mark, wetland areas, and flood zones be conducted and that a map of this information be prepared for the parcel, and that an application for a Shoreline Permit must be made, (and that is just the beginning). We have requested these documents previously, and while some interesting documents were provided, they were not responsive to the request made. New public records requests have been made, but again, the information is unlikely to be made available before the close of the comment period.

The Dollar General Short Subdivision application should not be approved until these issues have been explored and resolved.

Thank you for your consideration,

Harvest McCampbell, research assistant and concerned member of the public

**From:** Linda Sue <lindasue07@gmail.com>  
**Sent:** Friday, August 7, 2020 4:00 PM  
**To:** kim.porter@southbend-wa.gov  
**Subject:** Dollar Store

Hi Kim - as a local resident I want to register my extreme disappointment that South Bend would lease waterfront property to a store, any kind of a store. The only place in town that really shows off the waterfront is Elixir. Otherwise there is nothing that shows the beauty of our area. A dollar store may be handy for some people, but does it really need waterfront property??? Seems that a decision was made without considering all the factors, like waterfront views for businesses that will have a use for it. Please reconsider.

--

*Linda S. Anderson*  
*(360) 942-8368*

**kim.porter@southbend-wa.gov**

---

**From:** Heidi Stonebraker <heidiallyn2016@gmail.com>  
**Sent:** Friday, August 7, 2020 3:41 PM  
**To:** kim.porter@southbend-wa.gov  
**Subject:** Dollar General

Madame Mayor, South Bend City Council Members, City Planners,

It has come to my recent attention that a Dollar General store may already have been approved for South Bend.

As I read, with growing alarm and dismay, article after article about how this kind of business spells impending doom for small, rural communities like ours, I pray that there is still time to reconsider such a short-sided and ultimately destructive plan..

What, if any, benefit would a giant, multibillion dollar corporate entity that threatens the existence of businesses that have been part of this community for decades possibly offer South Bend?

I see zero benefit and a myriad of potential harms, the LEAST of which includes an UGLY BLIGHT of a box store on our beautiful waterfront. The worst possibility is that the existence of such an opportunistic vulture, that preys on the poor and the communities in which they live, would be the closure of Pioneer Grocery, Bud's Lumber and South Bend Pharmacy.

In earnest hope that this can be stopped,

16-year resident of South Bend,

Heidi Stonebraker

**kim.porter@southbend-wa.gov**

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**From:** Heidi Stonebraker <stonebraker.65@icloud.com>  
**Sent:** Friday, August 7, 2020 4:06 PM  
**To:** kim.porter@southbend-wa.gov  
**Subject:** Where even Walmart won't go: how Dollar General took over rural America

[https://www.theguardian.com/business/2018/aug/13/dollar-general-walmart-buhler-haven-kansas?CMP=share\\_btn\\_link](https://www.theguardian.com/business/2018/aug/13/dollar-general-walmart-buhler-haven-kansas?CMP=share_btn_link)

Please read this article and reconsider allowing this corporate entity into our community.

Heidi Stonebraker

Sent from my iPhone

**kim.porter@southbend-wa.gov**

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**From:** sandra ellwanger harris <sandyonbstreet@gmail.com>  
**Sent:** Friday, August 7, 2020 1:22 PM  
**To:** kim.porter@southbend-wa.gov  
**Subject:** Dollar Tree in South Bend

To the Mayor, Planners and Council members of South Bend, Wa.

I just learned that South Bend may allow a Dollar Tree to build on waterfront property. This is one of the worst things that could happen to a small community such as ours. The evidence of this is overwhelming. You just have to Google 'Dollar Tree's effect on small communities' for hours of heartbreaking reading. Stores like this don't bring the jobs they claim but rather steal the employees that have been laid off from established businesses that cannot complete. We have everything we need here provided by our local grocery and shops. While they do struggle a bit, they do a good job. Why would you want to undermine this delicate balance? Not to mention putting such a monstrosity on the water! The city should have water property designated specifically for things like hospitality, and always with access to the public, tourists and community members, alike. We should be building boardwalks and restaurants, not big box stores. This is a dark road we may not be able to come back from.

Last year, at a council meeting, I think, the Mayor said we were going to use the cities of La Connor, PT Townsend and Langley, as to model or future plans for S.B. This was a relief to know that our city leaders had an understanding of what it takes to maintain the integrity of a water town. How unique and important such a place is for it's residents and for tourism. We will be needing those tourist dollars in the future. I contacted Langley and La Conner to see if those communities were still free of the "invasive" box stores. City managers say they are "disallowed" or "banned". For all the reasons I'm discussing here. The Institute For Local Self Reliance says "In small towns...Dollar Trees are leading full service grocery stores to close...is making it impossible for new groceries and other local businesses to root and grow." I believe you need only to look at Astoria and Warrenton to see the picture clearly. Astoria at a certain point said no to franchises and box stores. They decided to be a 'destination'. Warrenton welcomed all the outsider boxes. Warrenton barely exists as a community now and nobody wants to live there.

Don't do this to us. You as much as made a promise to this community when you held up the towns of Langley and La Conner as models. You said you knew what we needed to do to get there. You are veering very far off track with Dollar tree. You could kill this town with such a bad decision.

Thank you for your serious consideration,

Sandra Ellwanger Harris  
360.875.0048

**kim.porter@southbend-wa.gov**

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**From:** gailatkins@comcast.net  
**Sent:** Saturday, August 8, 2020 1:02 PM  
**To:** kim.porter@southbend-wa.gov  
**Subject:** Dollar General in South Bend ?

While I live in Raymond I very much appreciate the main street commercial area and atmosphere of South Bend. This is where I take visitors to show off our local area. All that will be lost if a Dollar Store dominates South Bend business. I certainly will not want to patronize another grim area of big box wasteland. Please reconsider the damage that will be done and do not just the dollar signs.

Gail Atkins



Virus-free. [www.avast.com](http://www.avast.com)

**kim.porter@southbend-wa.gov**

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**From:** Allison Larew <allison1211@gmail.com>  
**Sent:** Sunday, August 9, 2020 10:47 AM  
**To:** kim.porter@southbend-wa.gov  
**Subject:** Dollar General Concerns

Good morning, I have received word that the property near the DSHS in South Bend is working to put in a Dollar General store.

This concerns me for our small community. Their business model targets small communities and undercuts local businesses. They employ less than 10 staff, pay minimum wage, and refuse to offer full time employment which often means staff will need other assistance for health insurance. When corporate business comes in, their revenue doesn't stay local.

If we allow Dollar General to come into our community, our other small community businesses will go under. The small businesses where the revenue DOES stay local. If we allow Dollar General to come into our community, you can say goodbye to youth baseball, football, and soccer. There will be no more sports boosters either. No community Easter Egg hunts, or trick or treating. No more festivals or fairs or parades. No more fundraisers for sick community members or mission trips.

Some may think it would be nice for our area to offer "cheaper" items but it's not sustainable. The model of Dollar General is to undercut local businesses, and then gradually raise prices over time.

If you can, PLEASE say no to Dollar General and save our community.

Sent from my iPhone

**kim.porter@southbend-wa.gov**

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**From:** Denise Garoutte <dgaroutte@gmail.com>  
**Sent:** Sunday, August 9, 2020 9:13 PM  
**To:** kim.porter@southbend-wa.gov  
**Subject:** Dollar General

I wish to express my opinion of the Dollar General coming to our area. I believe it will be a huge blow to Pioneer (and I base my opinion on comments made by one of the owners who said as much). Without Pioneer, South Bend will be like downtown Raymond.

Pioneer is such a good member of the community, willing to donate, to order special items and to help as needed. We will not get that from Dollar General. In fact, they are known for not being involved in the community, paying minimum wage without benefits and trying to undercut and drive out existing business.

I do not know what you can do about this store, but I urge the Planning Commission and City Council to reject plans for this store to come to our community.

Thank you,  
Denise Garoutte-Bell

**kim.porter@southbend-wa.gov**

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**From:** Randi Soule <rmsoule@sbcglobal.net>  
**Sent:** Sunday, August 9, 2020 2:58 PM  
**To:** kim.porter@southbend-wa.gov  
**Subject:** Dollar general will be the ruin of this beautiful small area

Hi Kim,

My name is Randi Soule. I purchased a house in Raymond 2 years ago. I moved here for the small town lifestyle, the friendly people and the beautiful river. I am a Violinist and Violin instructor.

I strongly oppose the Dollar General store.

Allowing a large chain store to move in will ruin the locally owned grocery store, and there is already a discount grocery in Raymond. Dollar General will not hire very many people, and will not pay a living wage. The location is too valuable for such an ugly building. It will be a traffic nightmare too. The amount of city resources this will eat up from accidents will not be recovered from the taxes D.G. will pay.

Was this project ever reported on in the local newspaper? I was just lucky to see it on Facebook a few days ago. I can't imagine the people of this County would want to see this type of business. I am interested in knowing who thought this would be a good idea, and who locally is going to make money from it other than the land owner selling the lot?

The better idea would be to help the struggling locally owned businesses so that the residents of both towns would make more income and spend the revenues here in the area. When this pandemic is over more entertainment will be needed to keep the teenagers and young adults out of trouble. A Bowling Alley, Arcade or skating rink located in an existing building makes more sense to me.

I have seen some excellent new businesses open in the area since I moved here, and they have been mostly locally owned. It is better to have the growth happen slowly. I am all for having more businesses, just keep the money local. The big corporations will not care about the town or it's residents.

I previously lived in a small community similar to this one. Over the years, through road widening, chain retailers, population growth beyond capacity, homelessness, and greed for more revenue, it has become a mess. Traffic is horrible, the air quality is bad, people are angry and fighting about how to solve the housing shortage, gang activity moved in and drug use and crime is rampant. A once charming, quiet community has been ruined by lack of forethought. Revenue is great, but let's not shoot ourselves in the foot.

I hope that the people who are making this decision can all read this and heed my warning.

Thank you for taking the time to read this,

Randi Soule

rmsoule@sbcglobal.net

**kim.porter@southbend-wa.gov**

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**From:** Sarah Murphy <smurphy9390@gmail.com>  
**Sent:** Monday, August 10, 2020 1:08 PM  
**To:** kim.porter@southbend-wa.gov  
**Subject:** Possible Dollar General

To The City of South Bend,

Hi, my name is Sarah, I've been a resident of South Bend for about three years and consider it my home. I recently heard that there is discussion about bringing a Dollar General to town and wanted to voice my concerns. I want to clearly say 'no' to this project. Many big box stores, and particularly this one, have a history of ruining the small towns they move into. They create very few new jobs, while also driving local stores out of business. South Bend is unique, and our local businesses are a huge part of that. Please consider the overall impact a decision like this would have on our community.

Thank you for your time,

Sarah Massin

**kim.porter@southbend-wa.gov**

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**From:** Dee Powell <DBPowell@gmx.com>  
**Sent:** Tuesday, August 11, 2020 11:00 AM  
**To:** Kim.Porter@Southbend-WA.gov  
**Subject:** PLANNING COMMISSION - DOLLAR GENERAL

Kim.Porter@Southbend-WA.gov <mailto:Kim.Porter@Southbend.WA.gov>

Planning Commission

ATTN: Kim Porter

This is in response to the announcement that South Bend, Washington is considering allowing a Dollar General Store to build within city limits. As a resident of Raymond, we do a lot of business in South Bend, including grocery shopping.

We have researched the business practices of Dollar General:

- \* Their prices are not a dollar (as their name implies)
- \* They only hire about 9 people
- \* After driving other business out, they raise their prices
- \* Then, if they don't have enough profits, they close their business – leaving the community without needed services.

Allowing this corporation to operate in this small community would be a disservice to everyone who relies on these businesses to survive.

Here are 3 links which supports our reasoning.

<https://www.theguardian.com/business/2018/aug/13/dollar-general-walmart-buhler-haven-kansas> <https://deref-gmx.com/mail/client/TDkjRTAlJgc/dereferrer/?redirectUrl=https%3A%2F%2Fwww.theguardian.com%2Fbusiness%2F2018%2Faug%2F13%2Fdollar-general-walmart-buhler-haven-kansas>

<https://progressive.org/magazine/dollar-stores-prey-on-the-poor-sainato-191001/> <https://deref-gmx.com/mail/client/a3DVEP93rAl/dereferrer/?redirectUrl=https%3A%2F%2Fprogressive.org%2Fmagazine%2Fdollar-stores-prey-on-the-poor-sainato-191001%2F>

<https://www.cnn.com/2019/07/19/business/dollar-general-opposition/index.html> <https://deref-gmx.com/mail/client/GAytknTongc/dereferrer/?redirectUrl=https%3A%2F%2Fwww.cnn.com%2F2019%2F07%2F19%2Fbusiness%2Fdollar-general-opposition%2Findex.html>

**WE STRONGLY OPPOSE HAVING DOLLAR GENERAL IN OUR COMMUNITY.**

Thank you.

Delores Powell,

(253) 328-3811

**kim.porter@southbend-wa.gov**

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**From:** Mark Powell <MEPowell@gmx.com>  
**Sent:** Tuesday, August 11, 2020 10:58 AM  
**To:** Kim.Porter@Southbend-WA.gov  
**Subject:** Proposed Addition of Dollar General to the Riverfront

To the Planning Commission:

Attn: Kim Porter;

This is in response to the announcement that South Bend, Washington is considering allowing a Dollar General Store to build along the riverfront. As a resident of Raymond, we do a lot of business in South Bend, including grocery shopping. We also greatly enjoy the views and recreational opportunities along the river.

We have researched the business practices of Dollar General:

- \* Their prices are not a dollar (as their name implies)
- \* They only hire about 9 people
- \* After driving other business out, they raise their prices
- \* Then, if they don't have enough profits, they close their business – leaving the community without needed services.

Allowing this corporation to operate in this small community would be a disservice to everyone who relies on these businesses to survive. Bringing in a large, out of area corporations takes needed revenue OUT of our communities, making us all poorer. They cost more local jobs than they create, and then frequently depart, eliminating even the scant jobs they make. They have been shown, time and again, to cause long-term harm to the communities they occupy.

Here are 3 links which supports our reasoning.

<https://www.theguardian.com/business/2018/aug/13/dollar-general-walmart-buhler-haven-kansas> <<https://deref-gmx.com/mail/client/TDkjRTAlJgc/dereferrer/?redirectUrl=https%3A%2F%2Fwww.theguardian.com%2Fbusiness%2F2018%2Faug%2F13%2Fdollar-general-walmart-buhler-haven-kansas>>

<https://progressive.org/magazine/dollar-stores-prey-on-the-poor-sainato-191001/> <<https://deref-gmx.com/mail/client/a3DVEP93rAl/dereferrer/?redirectUrl=https%3A%2F%2Fprogressive.org%2Fmagazine%2Fdollar-stores-prey-on-the-poor-sainato-191001%2F>>

<https://www.cnn.com/2019/07/19/business/dollar-general-opposition/index.html> <<https://deref-gmx.com/mail/client/GAytknTongc/dereferrer/?redirectUrl=https%3A%2F%2Fwww.cnn.com%2F2019%2F07%2F19%2Fbusiness%2Fdollar-general-opposition%2Findex.html>>

**WE STRONGLY OPPOSE HAVING DOLLAR GENERAL IN OUR COMMUNITY.**

Thank you.

Mark Powell  
MEPowell@gmx.com  
360-522-6535

Please consider the environment before printing this email.

Mark Powell

MEPowell@gmx.com

Please consider the environment before printing this email.

**kim.porter@southbend-wa.gov**

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**From:** julie.struck@southbend-wa.gov  
**Sent:** Thursday, August 13, 2020 2:54 PM  
**To:** kim.porter@southbend-wa.gov; 'Dennis Houk'  
**Subject:** FW: City of South Bend Washington: Dollar General

FYI

-----Original Message-----

**From:** South Bend WebSite <web@southbend-wa.gov>  
**Sent:** Thursday, August 13, 2020 2:48 PM  
**To:** julie.struck@southbend-wa.gov  
**Subject:** City of South Bend Washington: Dollar General

This is an enquiry email via <https://www.southbend-wa.gov/> from:  
Linda I Buchanan <lindaaida@comcast.net>

I am opposed to allowing Dollar General to build a structure and open a business in South Bend. Not only will this business be an eyesore, it will threaten long-established businesses which have supported and served the citizens of our community for generations, through good times and bad.

Businesses such as Bud's Lumber, Dennis Company, Pioneer Grocery, the two pharmacies and others have contributed generously to organizations and programs in both Raymond and South Bend, something which Dollar General is highly unlikely to do.

Our local businesses take pride in the appearance of their buildings: as examples---the striking paint job on Bud's Lumber and the upgrades and expansion of Pioneer Grocery. In contrast, Dollar General buildings are big and boxy structures with no character.

Local businesses respond to customer requests and preferences, and they provide quality merchandise. Dollar General, despite the name, is NOT a dollar store and their products are sometimes packaged in smaller sizes with higher per-unit prices.

Dollar General has an exploitive business plan which takes advantage of low-income customers by selling low-quality merchandise. They have no stake in the community and they historically will pull out of a location if their business goals are not being met, leaving an empty, ugly building. The few jobs that come with a Dollar General offer low pay and few, if any, benefits.

People argue that a business such as Dollar General helps low-income citizens. Our low-income population seems to be growing. I believe it is up to Mayor Struck, the City Council and the city planning commission to work as a team to make living in South Bend more affordable and to bring living-wage, decent and fulfilling jobs to our community, not help an exploitive corporation take advantage of our city. Please work together to make decisions which benefit us all, not just a wealthy property owner and a Tennessee corporation. I say "NO" to Dollar General.

Linda Buchanan  
South Bend resident

**kim.porter@southbend-wa.gov**

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**From:** Tracy Robison <dibelsmentor1823@gmail.com>  
**Sent:** Thursday, August 13, 2020 11:45 PM  
**To:** kim.porter@southbend-wa.gov  
**Subject:** City of SB and Planning Commission STOP Dollar General

Good morning, I have received word that the property near the DSHS in South Bend is working to put in a Dollar General store.

This concerns me for our small community. Their business model targets small communities and undercuts local businesses. They employ less than 10 staff, pay minimum wage, and refuse to offer full time employment which often means staff will need other assistance for health insurance. When corporate business comes in, their revenue doesn't stay local.

If we allow Dollar General to come into our community, our other small community businesses will go under. The small businesses where the revenue DOES stay local. If we allow Dollar General to come into our community, you can say goodbye to youth baseball, football, and soccer. There will be no more sports boosters either. No community Easter Egg hunts, or trick or treating. No more festivals or fairs or parades. No more fundraisers for sick community members or mission trips.

Some may think it would be nice for our area to offer "cheaper" items but it's not sustainable. The model of Dollar General is to undercut local businesses, and then gradually raise prices over time.

If you can, PLEASE say no to Dollar General and save our community. "

Sincerely,  
Citizens that want to save and support our community!

**From:** Pam Shipp <justpeachy1955@gmail.com>  
**Sent:** Friday, August 14, 2020 1:21 PM  
**To:** kim.Porter@southbend-wa.gov  
**Subject:** Dollar General

This is a form letter I'm sending along with my personal views. Our river and it's frontage needs protecting. It's very hard to reclaim something once developed. I encourage the planning commission to please take a good long hard look at what they want our riverfront to look like in tueni 50 or a 100 years. We want to draw tourists that want to stay not draw tourists though spend a few bucks and drive away. Please consider something that will benefit the community and the tourists and be pleasing to our senses. We all came to South Bend because we loved the quietness and the beauty we need to find a way to keep it. The Canary cottages are for sale let them put the Dollar General there or there's a spit of land on 101 and Nemah Valley Road that's for sale. Let them put the Dollar General there. Please anywhere but not on our riverfront. FYI, I am a full time South Bend resident

This is in response to the announcement that South Bend, Washington is considering allowing a Dollar General Store to build within city limits. As a resident of Raymond, we do a lot of business in South Bend, including grocery shopping. We have researched the business practices of Dollar General:

- Their prices are not a dollar (as their name implies)
- They only hire about 9 people
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Allowing this corporation to operate in this small community would be a disservice to everyone who relies on these businesses to survive.

Here are 3 links which supports our reasoning.

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<https://progressive.org/magazine/dollar-stores-prey-on-the-poor-sainato-191001/>

<https://www.cnn.com/2019/07/19/business/dollar-general-opposition/index.html>

WE STRONGLY OPPOSE HAVING DOLLAR GENERAL IN OUR COMMUNITY.

Thank you and sincerely yours

Pam Shipp  
360 208 4997

**From:** Ezra McCampbell <mccampbell360@gmail.com>  
**Sent:** Monday, August 17, 2020 3:06 PM  
**To:** kim.porter@southbend-wa.gov  
**Subject:** Dollar General Public Comment

I do not believe this would be a good idea unless full mitigation of the contamination from the previous railroad fueling station is cleaned up and there is a buffer zone included between the river and the store with preventative measures to keep garbage from the store and the store customer's out of the Willapa River. Over time contaminated ground produces a plum from water seeping through the soil and transporting the contamination down stream. With a tidal influenced River the direction of flow goes both directions contaminating a larger area. I do not believe Dollar General wants to assume liability for the contamination and clean up. Public access to the waterfront is also important to the community and visitors and should be encouraged by South Bend.

**From:** Christine Balcom <beesnblossoms@live.com>  
**Sent:** Tuesday, August 18, 2020 8:11 AM  
**To:** kim.porter@southbend-wa.gov  
**Subject:** Proposed Dollar General in South Bend, WA

To: City of South Bend Planning Commission

Greetings,

I am writing to express several concerns that have arisen with the Dollar General's proposed siting on 101. After reviewing the Public Record Request results, it is apparent that plans are to place a crosswalk from the DG site to Adams St. Adams St runs straight down to the school, and as expressed by a City employee and WSDOT, there is concern for the safety of those school kids that will be walking down and crossing daily.

Dollar General's only concession to safety at this crosswalk is one, single flasher. This is a crosswalk that vehicles come upon after rounding a bend from the south, with multiple side streets all along the way, and a slowdown from 40 MPH to 30 MPH less than 1/2 mile from the north. I would hope to see a left turn lane installed if plans move forward, we have seen this is needed at times during peak traffic for locals trying to enter the DSHS building adjacent to the proposed DG lot, along with Linda's Fish and Chips, a separate driveway just north of DSHS's lot. The danger to pedestrians and schoolchildren during these peak traffic hours is extremely high. There is also a transit bus stop proposed either before/after the crosswalk, with no shoulder widening/left turn lane installed this will also add to the danger to pedestrians in the crosswalk with visibility of crosswalk occupants to oncoming traffic hindered.

If I may suggest, some of you may want to try crossing the street at the Raymond 101 roundabout at 3 PM. That crosswalk has a single flasher like DG is proposing to use here. You should also note signs that explain traffic may not stop. It can be nerve-wracking for an adult. Children will have to keep track of cars coming in multiple directions and be able to judge if drivers notice them, and the flasher. I would like to request that if moving forward is inevitable, the City engage an independent engineer to evaluate the design. We must keep the safety of our school children at the forefront, and I do not believe current plans allow for that. In fact, it puts them at great risk.

Thank you for your consideration,

Christine Balcom