

**CITY OF MILL CREEK
MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)
AND
NOTICE OF PROPERTY DEVELOPMENT IMPACT MITIGATION
FOR MILL CREEK SPORTS BINDING SITE PLAN
(CITY FILE PL2015-0029)**

The applicant has submitted a Binding Site Plan to construct a 13,122 square foot building on a 3.73 acre site. The first floor will have 2,256 square feet for the retail sales of sports memorabilia and 8,147 square feet of storage area. A 2,719 square foot mezzanine will be built over the retail area for office use. There will be parking improvements, landscaping, pedestrian access, utility infrastructure improvements, and a 35-foot wide landscaped roadway buffer on Dumas Road and Bothell-Everett Highway. The site includes two Category III wetlands, which require 100 foot buffers. The applicant is proposing to average a portion of the on-site buffers in accordance with MCMC Section 18.06.930(C). (See **Attachment 1**, Site Plan).

The proposed project is being reviewed and processed in accordance with Mill Creek Municipal Code (MCMC) Title 14 Development Code Administration, Title 16 Subdivisions and Plats, Title 17 Zoning, and Title 18 Environment. A SEPA checklist was submitted with the application and is attached (See **Attachment 2**, SEPA Checklist).

This Mitigated Determination of Non-Significance (MDNS) and Notice of Property Development Impact Mitigation are issued pursuant to WAC 197-11-350, Chapters 17.48 and 18.04 MCMC.

PROPONENT: Mr. Harold Christensen
Lance Mueller Architects
130 Lakeside, Suite 250
Seattle, Washington 98122

LOCATION: 1200 Dumas Road, Mill Creek, Washington 98012 (See **Attachment 3**
– **Vicinity Map**)

**TAX PARCEL
NUMBER:** 28053100102100

**LEGAL
DESCRIPTION:** See **Attachment 4 – Legal Description**

LEAD AGENCY: City of Mill Creek, Department of Community and Economic
Development

CONTACT PERSON: Camille Chriest, Senior Planner (425) 921-5726 or
camillec@cityofmillcreek.com

**ELEMENTS OF THE ENVIRONMENT IMPACTED BY THIS ACTION AND
MITIGATION MEASURES:**

The potential environmental impacts of this proposal are documented in the SEPA environmental checklist (attached) and other information on file with the City of Mill Creek. The required mitigation measures listed below are imposed as conditions of development in response to the City's review of this information. Please note that where City regulations address and mitigate potential environmental impacts, the MCMC code section addressing the issue is identified. If mitigation measures beyond those contained in the MCMC are required, the specific mitigation measure is provided. Other non-SEPA based conditions may be imposed pursuant to the MCMC at appropriate times of the remaining stages of the development review process.

MITIGATION MEASURES:

1. EARTH

MCMC Section 15.12.050 and the February 2005 Department of Ecology (DOE) Stormwater Management Manual for Western Washington require that the applicant submit a Stormwater Pollution Prevention Plan (SWPPP) and Erosion Control Plans for approval by the City Engineer. Said plans must be approved and Best Management Practices (BMPs) installed prior to commencement of any site work.

2. AIR

The proponent and/or successor are required to comply with all applicable federal, state and local air quality regulations.

3. WATER

Surface (Wetlands)

Two wetlands were identified on the subject property. Documentation provided by the City of Mill Creek identified a third wetland off-site to the west. All of these wetlands are classified as Category III wetlands. In Mill Creek, Category III wetlands adjacent to high impact land uses typically require 100 foot protective buffers from their delineated edges. Buildings require a 10 foot building setback from buffers. The proposed development layout intrudes into the buffers, resulting in a request for buffer averaging using the buffer averaging standards set forth in MCMC Section 18.06.930.C. The City's wetland consultant has reviewed the preliminary critical areas report and mitigation plan and has found it to be consistent with City requirements.

Mitigation Measures

To mitigate the potential impacts to the wetlands, the project proponent shall satisfy the following conditions:

- A. A final critical areas report shall be prepared in compliance with MCMC Chapter 18.06 and submitted to the City prior to approval of the civil engineering plans.

- B. The wetlands and buffers shall be contained in separate tracts and shall be designated as a Native Growth Protection Areas (NGPA) on the face of the plat, and shall be recorded on all documents of title for all affected lots or land areas, pursuant to MCMC Section 18.06.830. Tract restrictions shall include:
1. An assurance that native vegetation will be preserved for the purpose of preventing harm to property and the environment, including, but not limited to, controlling surface water runoff and erosion, maintaining slope stability, buffering, and protecting plants, fish, and animal habitat; and
 2. The right of the City to enforce the terms of the restrictions.
- C. The edge of the wetland buffers shall be clearly staked and flagged. Site clearing shall not commence until the applicant has submitted written notice to the Department of Community and Economic Development that the buffer requirements of MCMC Sections 18.06.810 and 18.06.930 (E) have been met.
- D. Prior to issuance of a Certificate of Occupancy, the boundary at the edge of the NGPAs shall be identified with permanent signs or markers every 100 feet to clearly indicate the location of the NGPA buffers, pursuant to MCMC Section 18.06.810.

Water Runoff (Stormwater)

MCMC Section 15.14.060 requires that the stormwater management facilities for the project be designed in accordance with the requirements of the February 2005 Department of Ecology (DOE) Stormwater Management Manual for Western Washington and Appendix I of the 2012 NPDES Phase II Municipal Stormwater Permit.

4. PLANTS

A tree survey and a tree retention plan were prepared for the site. Site improvements for the proposal will result in the removal of some existing site landscaping, including 22 trees. To mitigate for the removal of existing landscaping and for the new site improvements and structure, the applicant is required to submit a landscape plan in compliance with MCMC Section 17.22.020 and subject to MCMC Chapter 17.34, Design Review.

5. ENVIRONMENTAL HEALTH - NOISE

MCMC Chapter 9.14 limits the exemption for noise related to construction activity to Monday through Friday, 7 a.m. to 9 p.m., with weekend hours 8 a.m. to 9 p.m.

6. RECREATION:

The proposal is a commercial use and will not increase the demand on the City's park and recreation facilities. No mitigation fees will be required.

7. TRANSPORTATION

Mill Creek: MCMC Chapter 16.16 requires construction of all necessary public improvements, such as the associated public roadway system, as part of a development. In addition, City Ordinance 2011-735 requires traffic mitigation fees to be paid to mitigate development impacts on the City roadway network.

Existing sidewalk, curb and gutter, and drainage facilities are already in place along both frontages, but new access points will be constructed on both Dumas Road and SR 527. The former will be a full-access driveway, while the latter will be a right-in, right-out only operation. Both new driveways will be located outside of existing turn lane / merge transition areas.

A traffic study was prepared by Jake Traffic Engineering, dated December 17, 2015. This development is expected to generate a net total of 10.8 new PM peak hour trips and 212 new average daily trips.

Mitigation Measures:

To mitigate the potential impacts, the project proponent shall pay mitigation to the City of Mill Creek in the amount of \$32,400.00 for impacts to the City roadway system. Payment of traffic mitigation fees to the City is required prior to building permit issuance.

Snohomish County: The Reciprocal Impact Mitigation Agreement between the City of Mill Creek and Snohomish County, dated July 24, 2006, established policies and procedures for the review of development impacts on interjurisdictional transportation systems and the requirement to mitigate appropriate impacts in accordance with adopted road improvement programs. In accordance with the agreement, the project proponent is required to comply with specific measures identified by Snohomish County that are reasonably necessary to mitigate the project's impacts on directly affected County roads in the surrounding area.

Developments are subject to SCC Title 26B and are located within subarea TSA D. There are a number of County projects noted in TSA D. However, none of the projects would be affected by more than 3 PM peak hour trips of the development site's traffic. Snohomish County has reviewed the traffic study prepared by the Jake Traffic Engineering and concurs with this analysis. Therefore, no mitigation is required by this development under the county/city interlocal agreement.

Mitigation Measures:

No mitigation fees will be required.

8. PUBLIC SERVICES - FIRE SERVICES:

The City of Mill Creek and Snohomish County Fire District No. 7 have executed an Interlocal Agreement for mitigation of development impacts on fire facilities/services. Mitigation fees are determined by the anticipated impact a development will have on Fire District No. 7 facilities. Based on the provisions of the agreement, the mitigation required is \$365 per equivalent development unit (EDU).

Mitigation Measures:

To mitigate the potential impacts of these activities and based on the provisions of the agreement, the project proponent shall pay \$365 per equivalent development unit (EDU), for each 2,400 square feet of commercial structure. The proposal is to construct a 13,122 square foot structure, which results in a commercial EDU of 5.47 x \$365 resulting in mitigation fees totaling \$1,996.55. The developer shall pay \$1,996.55 to the City of Mill Creek to offset impacts for the proposal prior to building permit issuance.

9. PUBLIC SERVICES - SCHOOLS:

The proposal is a commercial use and will not increase the demand on the Everett School District facilities. No mitigation fees will be required.

THRESHOLD DETERMINATION

The lead agency for this proposal has determined that the project, as conditioned, does not have a probable significant adverse impact on the environment. An Environmental Impact Statement is not required under RCW 43.21C.030 (2) (C). This determination assumes compliance with state law, City ordinances related to general environmental protection, and the mitigation measures identified above. 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. The Mitigated Determination of Non-Significance and Notice of Property Development Impact Mitigation are specifically conditioned on compliance with the conditions attached hereto, which are incorporated by reference as fully set forth herein.

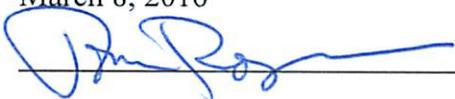
This Mitigated Determination of Non-Significance is issued under WAC 197-11-340(2); the threshold determination will be deemed final 14 days from issuance. Comments on this MDNS must be submitted by **4:30 p.m., March 22, 2016.**

Responsible Official: Tom Rogers, AICP

Title: Director of Community and Economic Development

Address: 15728 Main Street
Mill Creek, Washington 98012

Date: March 8, 2016

Signature: 

In accordance with the provisions of Mill Creek Municipal Code Chapters 3.42, 14.11, and Section 18.04.250, this determination may be appealed to the City Clerk at City Hall, 15728 Main Street, Mill Creek, Washington, no later than 14 days from the date the MDNS and Notice of Property Development Impact Mitigation are issued. To be considered, an appeal of this MDNS must be filed prior to 4:30 p.m., **March 22, 2016**, by submitting a written statement to the City Clerk requesting an appeal, together with appropriate fees. The written statement shall meet the requirements set forth in MCMC Section 14.11.050.

NOTE: This MDNS may be withdrawn in the event of significant changes in the proposal, disclosure of new significant information, misrepresentation by the applicant, or failure to comply with the conditions upon which the Mitigated Determination of Non-Significance are predicated.

Attachments:

- Attachment 1 – Site Plan
- Attachment 2 – SEPA Checklist
- Attachment 3 – Vicinity Map
- Attachment 4 – Legal Description

G:\ELECTRONIC PERMITS - All Depts\Planning\PL2015-0029 - Mill Creek Sports - BSP\Correspondence\MDNS.docx

ATTACHMENT 2 SEPA CHECKLIST

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: Mill Creek Sports building.
2. Name of applicant: Harold Christensen c/o Lance Mueller Architects for Mill Creek Sports
3. Address and phone number of applicant and contact person: Harold Christensen, Lance Mueller Architects, 130 Lakeside, Suite 250, Seattle, WA 98122 206-325-2553

4. Date checklist prepared: 11-2-15

5. Agency requesting checklist: City of Mill Creek, WA

6. Proposed timing or schedule (including phasing, if applicable): Desire to start construction 2016.

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

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. A wetland study has been prepared for the project. Our plans will follow recommendations of our wetland consultant and city of Mill Creek. Geotechnical report prepared by Terra Associates, dated December 18, 2015.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. None are known.

10. List any government approvals or permits that will be needed for your proposal, if known. Binding site plan, civil plans, design review, building permit, final binding site plan, right of way use permit, and sign permit.

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.) Desire to construct 10,403 s.f. footprint building for Mill Creek Sports. Building will have approximately 2,256 s.f. of retail sales area for sports memorabilia, 8,147 s.f. of storage area and a 2,710 s.f. administrative office space on the second floor. Parking stalls for 29 cars will be provided onsite.

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 site is located at the corner of Dumas Road and Bothell Everett Highway. A site plan with legal description is attached.

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)?

Approximately 25% at the west edge of the non-buildable portion of the site.

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. Organic silty sand and forest duff overlying glacial till. No agricultural land will be disturbed as a result of this proposal. See Geotechnical report prepared by Terra Associates, dated December 18, 2015.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. None are known.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. The project will disturb approximately 0.83 acres and require approximately 2,000 cubic yards of fill. The purpose of the fill is to raise the site to accommodate the required detention system and elevate the building relative to the surrounding frontage roads. The source of fill will be determined by the contractor.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. With clearing and grading activities, there is the potential of erosion of subsurface soils if the construction site is not properly managed. A Temporary Erosion and Sediment Control Plan will be provided with the permit documents for the project.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 72% (0.59 acres) of the site will be covered with impervious surfaces.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: During construction, an approved TESC plan including Best Management Practices will be implemented by the contractor. After construction, all disturbed site area will be permanently stabilized.

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. There will be construction equipment exhaust emissions during construction. After completion, exhaust from vehicles.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None are known.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: During clearing and grading, dust control on the site and street cleaning. Compliance with erosion control BMP's.

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. Sitka Creek is about 1,400 feet west of the western portion of the site. Small wetlands are located onsite and any construction adjacent to wetlands will be mitigated. See Critical Area Study by Wetland Resources, Inc., dated ~~December 22, 2015~~. Updated February 24, 2016
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. No part of this proposal will be within 200' of Sitka Creek. See Critical Area Study by Wetland Resources, Inc., dated ~~December 22, 2015~~. Updated February 24, 2016
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. None.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. To meet flow control design constraints, the project will divert surface runoff from a wetland located along the south property line. This is a reduction of 0.07cfs for the 100-year event.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No.
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. No.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. No

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

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. Runoff from storm water will be collected at catch basins which will drain to an underground water quality and storm vault. The vault will discharge to a drain located along the street frontage of Bothell-Everett Highway.
- 2) Could waste materials enter ground or surface waters? If so, generally describe. No.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. Not significantly. The change to discharge to a wetland is approximately 0.07 cfs for the 100-year event.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: The changes to onsite flow patterns are not significant. The project as a whole will comply with flow control requirements for the City of Mill Creek. Detention and water quality facilities will be provided to meet the requirements of the 2005 Department of Ecology Stormwater Manual.

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? Trees and shrubs planted by the homeowner that sold the property will be removed for construction of the proposed building.
- c. List threatened and endangered species known to be on or near the site. Do not know.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Setbacks from existing wetlands, extensive landscaping in parking area and along Dumas Road and Bothell-Everett Highway. Design will follow City of Mill Creek guidelines. Subject to Design Review Board review and approval per MCMC 17.34.
- e. List all noxious weeds and invasive species known to be on or near the site. ~~Do not know.~~

Per Critical Area Study by Wetland Resources Inc., dated February 24, 2016, site contains Himalayan blackberry, cut leaf blackberry, reed canarygrass, Canada thistle, and scot's broom.

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. Hawk, Songbirds are likely near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
 mammals: deer, bear, elk, beaver, other:
 fish: bass, salmon, trout, herring, shellfish, other _____ Do not know if any in area.

- b. List any threatened and endangered species known to be on or near the site. Do not know.
- c. Is the site part of a migration route? If so, explain. Pacific Flyway migratory water fowl route.
- d. Proposed measures to preserve or enhance wildlife, if any: Most of the site will remain untouched due to existing wetlands onsite. Extensive landscaping will enhance site.
- e. List any invasive animal species known to be on or near the site. None are known.

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. Electricity for power and lighting. Natural gas for heating.

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe. No.
- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any: Project will be well insulated and use energy efficient light fixtures. The project will meet Washington State Non-Residential Energy Code.

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. No.
- 1) Describe any known or possible contamination at the site from present or past uses. No recognized environmental conditions were noted onsite when assessed by Terra Associates.
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. None are known.
 - 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. None are known.
 - 4) Describe special emergency services that might be required. None are known.
 - 5) Proposed measures to reduce or control environmental health hazards, if any: Comply with current life safety and work place rules and regulations.
- b. Noise
- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? None.
 - 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. Short term construction noise. Long term, only vehicle noise from customers coming and going.
 - 3) Proposed measures to reduce or control noise impacts, if any: No special measures. Business hours are 11:00a.m. to 6:00p.m. Compliance with MCMC 9.14 Noise

Regulations. Construction activity is limited to Monday – Friday 7 a.m. to 9 p.m. and Saturday and Sunday 8 a.m. to 9 p.m.

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 vacant and covered with shrubs and deciduous trees. A church owns the property to the south. This proposal will have no impact to the adjacent church property.
- 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? No.
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: No.
- c. Describe any structures on the site. No structures remain on the site. Foundations from previous residence and carport remain.
- d. Will any structures be demolished? If so, what? Existing foundations will be removed during construction.
- e. What is the current zoning classification of the site? CB – Community Business
- f. What is the current comprehensive plan designation of the site? CB – Community Business
- g. If applicable, what is the current shoreline master program designation of the site? N.A.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. The wetlands and adjacent setback areas.
- i. Approximately how many people would reside or work in the completed project? Approximately 8 people, 4 per shift.
- 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: Proposed building will be architecturally appealing and comply with City of Mill Creek design guidelines. Subject to Design Review Board review and approval per MCMC 17.43.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: None.

MCMC 17.34,
Design Review

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. None.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None. Site is vacant.

- c. Proposed measures to reduce or control housing impacts, if any: None.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Tallest portion is approximately 34' high. The principal building material is Concrete Masonry Units.

- b. What views in the immediate vicinity would be altered or obstructed? None. Proposed building is set back from Dumas Road and Bothell – Everett Highway. Area to the west is heavily forested.

- b. Proposed measures to reduce or control aesthetic impacts, if any: Subject to Design Review Board review and approval per MCMC 17.43.

MCMC 17.34,
Design Review

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Parking lot lighting. All lights will be downward cast to minimize glare. Lights will be on after dark.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? No. Parking lot is set back from street with building between.
- c. What existing off-site sources of light or glare may affect your proposal? None are known.
- d. Proposed measures to reduce or control light and glare impacts, if any: Downward cast light fixture.

Lighting design is subject to
MCMC 17.34, Design Review

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? A city park is within 3,000 feet to the south.
- b. Would the proposed project displace any existing recreational uses? If so, describe. No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. None are known near the site.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. None are known.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. City and County maps.
- 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. None.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. Access to site proposed from Dumas Road and Bothell – Everett Highway. See attached site plan.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? A transit stop is located right in front of the site on Bothell – Everett Highway.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? 29 stalls will be provided, none will 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). None are known. Existing sidewalks flank adjacent streets.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? The building is expected to generate 131 Average Daily Trips and 10.8 PM peak Hour trips. Less than 2% would be truck (UPS type) traffic. The ITE 9th edition was used for making traffic estimates for this project. See attached traffic study.
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. No.
- h. Proposed measures to reduce or control transportation impacts, if any: Payment of traffic mitigation fees to City of Mill Creek ~~and Snohomish County.~~

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. Existing public services will not need to be increased due to this proposal.

- b. Proposed measures to reduce or control direct impacts on public services, if any. Fire sprinkler system and fire alarm will be provided. Burglar alarm will be provided. Payment of fire mitigation fees.

16. Utilities

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

- c. 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. PUD-Electricity, PSE- Natural gas, Waste Management – Refuse service, multiple options for telephone and internet service. Utilities are on or running adjacent to site.

C. Signature

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

Signature: Harold Christensen

Name of signee Harold Christensen

Position and Agency/Organization Architect w/ Lance Mueller Architects

Date Submitted: ~~12-23-15~~

Date Submitted:
 January 6, 2016

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?

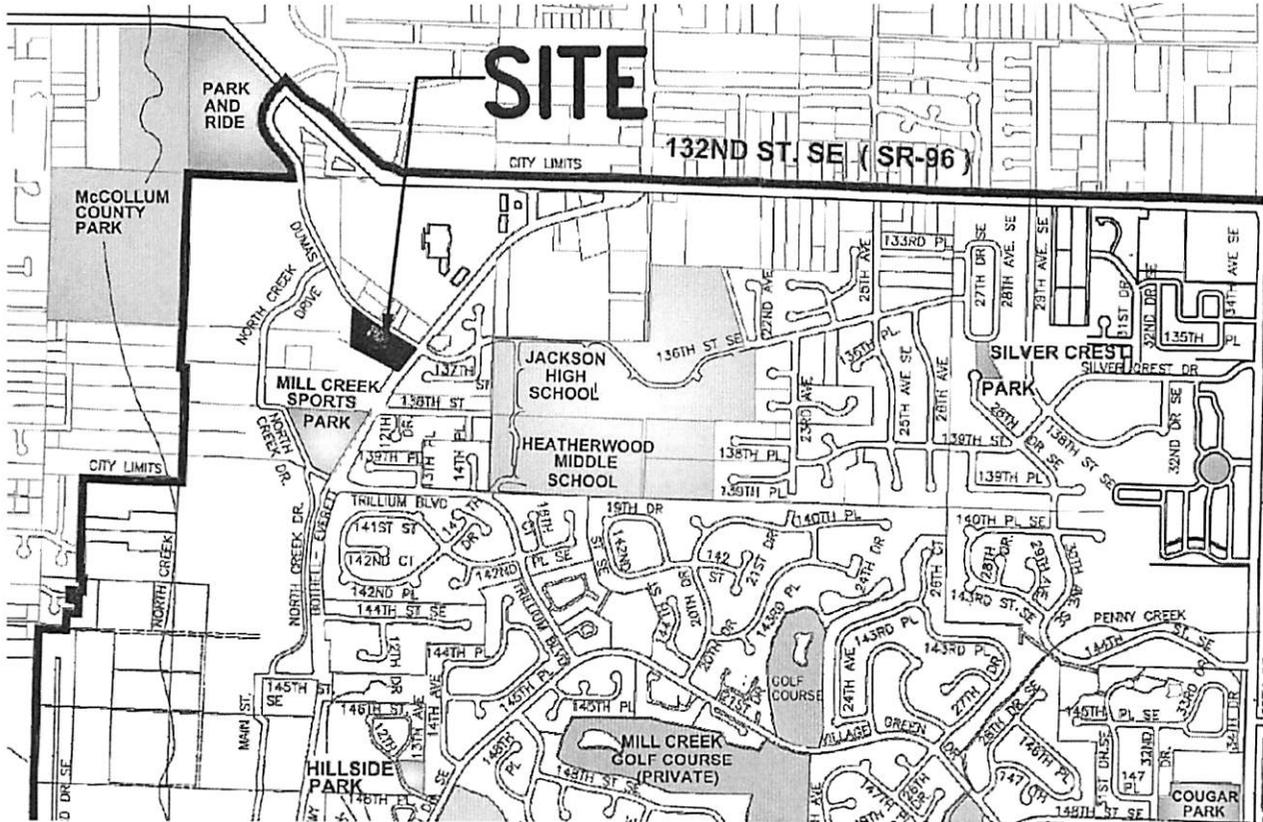
Proposed measures to avoid or reduce shoreline and land use impacts are:

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.

ATTACHMENT 3 VICINITY MAP



ATTACHMENT 4 LEGAL DESCRIPTION

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 31, TOWNSHIP 28 NORTH,
RANGE 5 EAST. W.M., IN SNOHOMISH COUNTY, WASHINGTON,
THENCE SOUTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION
FOR 1029 FEET TO THE TRUE POINT OF BEGINNING,
THENCE CONTINUING SOUTH ALONG SAID WEST LINE FOR 340 FEET,
THENCE SOUTH 63°20' EAST FOR 562 FEET, MORE OR LESS, TO THE WEST BOUNDARY OF
THE PACIFIC HIGHWAY,
THENCE NORTHEASTERLY ALONG THE WEST BOUNDARY OF SAID PACIFIC HIGHWAY FOR
297 FEET,
THENCE NORTH 63°20' WEST FOR 772 FEET, MORE OR LESS, TO THE TRUE POINT OF
BEGINNING,

EXCEPT DUMAS ROAD UNDER AUDITOR'S FILE NUMBER 1220276,

AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED
RECORDED UNDER RECORDING NO 9904120966.

TOTAL CONTAINING 1,444 SQUARE FEET, MORE OR LESS.

TAX PARCEL NUMBER: 280531001021