

**CITY OF MILL CREEK  
MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)  
AND  
NOTICE OF PROPERTY DEVELOPMENT IMPACT MITIGATION  
FOR A BINDING SITE PLAN FOR VINTAGE AT MILL CREEK  
(CITY FILE BS 15-65)**

The applicant has submitted a Binding Site Plan application to develop property located within the East Gateway Urban Village (EGUV) zone district. The proposed project is for a Binding Site Plan to subdivide 3.96 acres for a mixed-use development. The project consists of two five-story buildings with 17,200 square feet of ground floor commercial/retail and a total of 216 residential units above, which will be served by 174 parking stalls. Ninety-six of the parking stalls are proposed to be in a covered secured parking structure for the residents, and the remaining 76 parking stalls are to be surface parking.

As part of the 17,200 square feet of ground floor commercial use, the applicant is proposing 2,800 square feet to be used as a senior center, 2,500 square feet to be used as a beauty parlor and mini-market, and 500 square feet to be used as a City police satellite office. The remaining 10,400 square feet of commercial area is proposed to be divided between the two buildings, 6,300 to be located in Building 1 and 4,100 square feet to be located in Building 2.

Access to the proposed development will be from 132<sup>nd</sup> Street SE with a 30-foot wide public road, 41<sup>st</sup> Avenue SE (Road A), and future road connections are proposed to the west and east with a 72-foot wide public road, 133<sup>rd</sup> Street SE (Road B). There will also be two private drive aisles for traffic circulation and fire access.

Three single story garage buildings are proposed adjacent to the existing single-family homes along the southern property boundary. In addition, a 20-foot wide landscape buffer with a 6-foot wide public pedestrian trail is proposed along the southern perimeter of the site, which will connect to the east and west when the adjacent properties are developed. Landscaping and public and private open spaces are proposed, including a 50-foot wide vegetated roadway buffer with a 6-foot wide sidewalk along 132<sup>nd</sup> Street SE. A total of approximately 55,000 square feet of open space is proposed throughout the site. Private open space is proposed consisting of 6-foot by 12-foot private decks for each unit as well as private court yards totaling 8,074 square feet. Public open space plazas are proposed along Road B totaling approximately 7,000 square feet.

Site runoff will be routed to a temporary off-site stormwater detention pond on the property to the west. Two stage water quality treatment will be provided with a cartridge filter system and a wet pond, and the outfall will flow towards the west to maintain the pre-developed drainage patterns. When the adjacent parcel develops, the developed runoff and treatment will be incorporated into a permanent regional stormwater vault system.

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, Title 18 Environment and a Development Agreement under Snohomish County recording number 201510260323.

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, and through interlocal agreements with Snohomish County Fire District No. 7 and Snohomish County.

**PROPONENT:** Vintage at Mill Creek  
369 San Miguel Drive #135  
Newport Beach, CA 92660

**LOCATION:** The site is located on the south side of 132<sup>nd</sup> Street SE at 41<sup>st</sup> Avenue SE, in the City of Mill Creek, Washington. (See **Attachment 1 – Vicinity Map**)

**TAX PARCEL NUMBER:** 28053300201300

**LEGAL**

**DESCRIPTION:** See **Attachment 2**

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

**CONTACT PERSON:** Christi Amrine, Senior Planner (425) 921-5738 or christia@cityofmillcreek.com

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

The environmental impacts of this proposal are documented in the environmental checklist and other information on file with the City of Mill Creek. The required mitigation measures are imposed in response to the City's review of this information.

**1. EARTH**

Erosion could occur during the clearing, grading, filling and construction of site improvements, as well as for the building foundations, stormwater facilities, parking lots, and utilities. The existing site is vacant. See **Attachment 3 - Binding Site Plan** and **Attachment 4 – Preliminary Clearing, Grading and Utilities (Sheet C1), Preliminary Road Profiles and Sections (Sheet C2), and Site Sections (Sheet C3).**

The site slopes from the east to the west with an 11% maximum slope. This site is not well suited to Low Impact Development practices due to the soils type, which consists of an Alderwood gravelly sandy loam over a glacial till. In addition, a weakly cemented hardpan lies at a depth of 20 to 40 inches below the surface.

Significant grading will occur on the site, including approximately 18,000 cubic yards of cut and 5,000 cubic yards of fill. The applicant is proposing a 3 to 8 foot high retaining wall along the eastern property boundary and a 2 to 4 foot high retaining wall along the southern boundary. Existing residential fences are currently located along the southern boundary. Staff is recommending as a mitigation measure that the fencing be replaced if damaged and/or as necessary if acceptable to the adjacent property owners since the fences are in various conditions and may potentially be damaged during construction.

The applicant is also proposing to stockpile approximately 13,000 cubic yards of fill and construct a temporary stormwater pond on the property to the west. Grading required for the construction of the off-site stormwater detention pond, public and private Roads A - D, all structures or utilities proposed in the Binding Site Plan, or within proposed perimeter landscape buffers shall not take place until the City has approved the Clearing and Grading plans.

Mitigation Measures

To mitigate the potential impacts of these activities, the project proponent shall satisfy the following conditions:

- A. The developer shall submit a Stormwater Pollution Prevention Plan (SWPPP) and Erosion Control Plans for approval by the City Engineer. Said plans shall be approved and Best Management Practices (BMPs) installed prior to commencement of any site work.
- B. An easement shall be obtained from the property owner to the west to allow the location, construction and maintenance of the stormwater pond and Road A, as well as the stockpiling of soil. Verification of an executed easement shall be provided to the City prior to approval of the Clearing and Grading Plans.
- C. The developer shall submit a geotechnical report to address the construction of improvements. This includes, but is not limited to fill under the parking lots, building foundations, stormwater facilities, and retaining walls.
- D. The developer shall coordinate with the adjacent property owners along the southern boundary to protect the existing residential fencing during construction. If damage occurs the developer shall coordinate with the property owner the repair and/or replacement of the fence. Fencing and the fencing detail shall be shown on the Landscape Plan, subject to Design Review Board approval.

**2. AIR**

Construction activities onsite will generate dust, pollution and odors resulting from the use of construction vehicles and equipment. Soils tracked onto City streets by construction vehicles could generate dust off-site. Upon completion and occupation of the project, motor vehicle use on the site will produce automotive emissions consistent with those typically found in multifamily, townhome and commercial developments.

Mitigation Measures

To mitigate the potential impacts of these activities, the project proponent shall satisfy the following conditions:

- A. To mitigate the air quality impacts, dust shall be controlled by watering areas of soil disturbance during construction and using a street sweeper on adjacent roads. Wheel washes shall be required if determined necessary by the City Engineer.
- B. There shall be no non-attended idling of construction vehicles and equipment on-site.

### 3. WATER

**Stormwater:** Development of the site will generate stormwater runoff that may contain sediment, oil, heavy metals, fertilizers, and other potential pollutants. Stormwater runoff if unmitigated could cause downstream erosion, destruction of habitat, and adverse impacts to the adjacent off-site receiving property to the west.

Site runoff will be routed to a temporary off-site stormwater detention pond on the property to the west. The existing site is a pasture, but is required to be modeled as a forested condition for stormwater treatment and flow control. Consequently, the developed discharge rate will be less than the existing flows with no adverse downstream impacts.

Two stage water quality treatment will be provided with a cartridge filter system and a wet pond, and the outfall will flow towards the west via a level spreader with no direct discharge to groundwater in order to maintain the pre-developed drainage patterns. When the adjacent parcel develops, the site runoff will be incorporated into a permanent regional stormwater vault system. See **Attachment 5 – Drainage Report, Revised January 2016.**

#### Mitigation Measures

To mitigate the potential impacts of these activities, the project proponent shall satisfy the following conditions:

- A. Pursuant to City regulations, stormwater management facilities for the project shall be designed in accordance with the requirements of the February 2005 Department of Ecology (DOE) Stormwater Management Manual for Western Washington.
- B. To ensure that the proposed storm drainage detention and water quality facilities are adequately designed and sized, a final storm drainage report (MCMC Chapter 15.14) shall be submitted to the City prior to approval of the clearing and grading plans.

### 4. PLANTS

The existing site is vacant and according to the Arborist Report prepared by Washington Forestry Consultants, dated February 2, 2015, there are a total of 34 trees onsite. Approximately 27 trees will be removed because of their location within the buildable area or because of poor health. Seven trees are proposed to be retained.

A 20-foot landscape buffer is required along the southern property line (adjacent to the Bluegrass Meadows and Westfield Park neighborhoods). Four Cedar trees within the 20-foot buffer will be retained and the buffer will be enhanced with additional landscaping. A 50-foot roadway buffer is required along the SR 96 frontage. Two Douglas fir in the northeast corner of the roadway buffer are proposed to be retained and additional landscaping will be added. The remainder of the site is proposed to be cleared and new plantings will be installed. Landscaping is required throughout the mixed-use development and along the public roadways (Road A and B).

#### Mitigation Measures

To mitigate the potential impacts of the loss of vegetation within the developable portion of the site, the project proponent shall satisfy the following conditions:

- A. Existing mature trees within the 50-foot roadway buffer and 20-foot perimeter landscape buffer will be retained where practical and appropriate. The Director of Community and Economic Development or designee shall determine the trees to be retained based upon the existing trees' compatibility with future improvements to be constructed in the vicinity. This determination shall be made in the field prior to the commencement of clearing and grading activities within the perimeter landscape buffer.
- B. Trees to be retained shall be shown on the Clearing and Grading Plans. Barrier fencing shall be placed by the applicant around the driplines of the trees to be retained prior to commencing clearing and grading, and shall be maintained until construction is completed.
- C. In accordance with MCMC Section 15.10.075.B, where trees designated to be retained are damaged, destroyed or removed during the construction of the proposed improvements, a penalty in the amount of \$1,000 may be assessed for each tree, and each tree shall be replaced at a 3:1 ratio.
- D. A landscape plan(s) for the roadway buffer, perimeter trail, landscape areas, primary and secondary streets (Road A and B), street trees, plazas and parking lots shall be submitted to the City for review and approval by the City of Mill Creek Design Review Board prior to installation. Landscaping may be installed in phases but must be in place prior to the issuance of a Certificate of Occupancy for buildings adjacent to said landscaping.

#### **5. ANIMALS**

Wildlife observed and/or expected to be present onsite or near the site include crows, heron and songbirds and small mammals such as raccoons, mice, shrews, moles, gophers, beaver, opossum, etc. Removal of existing vegetation will result in the loss of habitat for wildlife. When the project is completed, approximately 75 percent of the site would be covered by residential and commercial buildings and parking areas. Some existing mature trees along the southern boundary and in the northeastern corner will be preserved and landscaping will be added within the perimeter landscape buffer and as well as in the roadway buffers along SR 96 as described above under Plants.

#### Mitigation Measures

See mitigation measures listed above under Plants.

## 6. ENVIRONMENTAL HEALTH

**Noise:** The proposed development of the site will generate noise during construction of the site improvements and buildings. Increased noise during construction may impact the adjacent existing uses including the existing hair salon and residential home to the east and the residences to the south (Westfield Park and Bluegrass Meadows neighborhoods).

### Mitigation Measures

To mitigate the potential impacts of noise during construction, the project proponent shall comply with requirements of MCMC 9.14.

- A. Construction activity that generates noise levels as above MCMC Section 9.14.030 shall be limited to Monday through Friday, 7 a.m. to 9 p.m., with weekend hours 8 a.m. to 9 p.m.
- B. No non-attended idling of construction equipment shall be permitted and mufflers are required on all construction vehicles.

## 7. TRANSPORTATION

**City of Mill Creek:** Public roadway improvements are required in accordance with the Development Agreement, as well as MCMC Chapters 16.14 and 16.16. Traffic mitigation is required by the City for PM peak hour trips generated by this development in accordance with City Ordinance No. 2011 – 735. The applicant has submitted a revised Traffic Impact Analysis, see **Attachment 6 – Traffic Impact Analysis, Dated February 1, 2016.**

According to the Transpo Group report, the project will generate new 832 average daily trips (ADT) associated with this project. Of these trips, 68 would occur during the PM Peak hour and 45 would occur during the AM Peak hour. All trips would directly impact 132<sup>nd</sup> Street SE (SR 96) since the sole access point will be at the intersection with Road A (41<sup>st</sup> Avenue SE).

Since the Senior Center and City Police Department satellite office are public facilities that will provide a benefit to the community, no impact fees are required for these two uses. As shown in Traffic Impact Analysis, Table 2, the Police Department office and Senior Center uses are estimated to generate 7 PM peak hour trips, which is equivalent to \$21,000 of the total estimated impact fee.

The City's transportation mitigation impact fee is \$3,000 per weekday PM peak hour trip. Therefore, based on the development's 68 estimated new weekday PM peak hour off-site trips, minus the 7 PM peak hour trips generated by Senior Center and Police Department office, 61 PM peak hour trips results in an impact fee of \$183,000.

**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. Snohomish County has reviewed the traffic study prepared by the Transpo Group, and concurs with the analysis contained within the study. Per SCC 30.66B.330, the applicant's proportionate impact share is based on a generation of 70 percent of 832 net new average daily trips. This percentage was applied to the calculated commercial and residential trip generation with impact fees for residential uses \$227 per ADT and \$267 per ADT. This results in an estimated residential mitigation fee of \$77,861.00 and a commercial mitigation fee of \$63,919.80, and totals \$141,780.80. The Police Department office is estimated to generate 10 weekday commercial trips as shown in the Traffic Impact Analysis, Table 2, and based on the fee per commercial trip is equivalent to \$1,869.00. The Senior Center is estimated to generate 60 weekday residential trip equivalent to \$11,214.00. The County has accepted deductions for these two public uses. Thus, the total Snohomish County mitigation fee is estimated to be \$128,697.80.

Mitigation Measures:

In accordance with Development Agreement and City requirements, the following measures shall be implemented to mitigate the potential impacts of the new traffic generated by the development.

- A. Construction of 132<sup>nd</sup> Street SE (SR 96) Improvements. The developer shall construct all frontage improvements along 132<sup>nd</sup> Street SE (SR 96) required by the Washington State Department of Transportation and the EGUV Engineering Study dated December 2012, including, but not limited to, a new right-in, right-out access point for Road A (41<sup>st</sup> Avenue SE). The design, construction, and operation of the SR 96 improvements are subject to the review and approval of the Washington State Department of Transportation.
- B. Dedication of Road Right-of-Way. The developer shall dedicate or cause to be dedicated to the City the full width of the portion of Road A (41<sup>st</sup> Avenue SE) and Road B (133<sup>rd</sup> Street SE). Developer's dedication shall comply with all terms and provisions for roadway alignment as shown on the Binding Site Plan and the requirements of MCMC Chapter 16.14. Dedication shall be completed either by (i) showing the dedication on the face of the Final BSP for the project; or (ii) by separate dedication deed approved and accepted by City before the Final BSP is released for recording.

- C. Construction of Road A and Road B. The developer shall construct the 30-foot wide public right-of-way improvements for Road A (41<sup>st</sup> Avenue SE) with a sidewalk on the east side and a temporary curb on the west side as shown on the Binding Site Plan and Preliminary Clearing and Grading Plans. In addition, the Developer shall construct the full 72-foot width of the public right-of-way for Road B (133<sup>rd</sup> Street SE). Road construction shall include: (i) full width of the street and sidewalk cross section; (ii) on-street parking as approved by City; (iii) street and pedestrian lighting; (iv) stormwater and drainage facilities; (v) street trees and landscaping; and (vi) signage and striping.
- D. The developer shall pay mitigation to the City of Mill Creek in the amount of \$183,000.00 for impacts to the City roadway system. Payment of traffic mitigation fees to the City is required prior to the issuance of the first building permit.
- E. The developer shall pay mitigation to Snohomish County in the amount of \$128,697.80 for impacts to roads within the TSA D subarea. Payment of traffic mitigation fees to the County is required prior to the issuance of the first building permit.

**8. RECREATION:**

Approval of the Binding Site Plan will increase the demand upon the City’s park and recreation facilities by allowing the construction of a total of 216 residential units comprised of 216 apartments for age 55 and over. Therefore, to mitigate the project’s impacts on park and recreation facilities, mitigation fees are required for both the acquisition and development of neighborhood parks and for the development of community parks. Mitigation fees to offset impacts to parks and recreation facilities are calculated in accordance with Resolution 2013-503. The applicant has provided data that shows that senior apartments have an average of 1.11 persons per household, which is lower than the average 1.82 persons per multi-family household (U.S. Census Bureau) that the City has adopted for calculating the fee. Therefore, the fees calculated below use the 1.11 person per household for senior apartments.

Mitigation Measures:

- A. Neighborhood Park. In accordance with Resolution 2013-503, the developer shall pay \$1,177.32 per renter-occupied (multifamily unit) x 216 units = \$254,301.12 to offset impacts to neighborhood parks for the development of North Pointe neighborhood park. Pursuant to Chapter 17.48 MCMC the developer shall pay community park mitigation fees in the amount of \$254,301.12 prior to issuance of first building permit.
- B. Community Park: In accordance with Resolution 2013-503, the developer shall pay \$714.78 per renter-occupied (multifamily unit) x 216 units = \$154,392.48 to offset impacts to community parks. Pursuant to Chapter 17.48 MCMC, Developer shall pay community park mitigation fees in the amount of \$154,392.48 prior to issuance of first building permit.

**9. 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), which is 2,400 square feet of structure. Based on the applicant's proposal to construct 216 residential units and 17,200 square feet or 7.2 EDUs of commercial square footage, fire mitigation impact fees are calculated at \$78,840.00 for residential EDUs and \$2,628.00 for commercial EDUs, for a total of \$81,468.00.

Mitigation Measures:

To mitigate the potential impacts of these activities and based on the provisions of the Interlocal Agreement for mitigation of development impacts on fire facilities/services, the developer shall pay Fire District No. 7 \$81,468.00 prior to issuance of the first building permit.

**10. PUBLIC SERVICES – SCHOOLS:**

The City of Mill Creek and the Everett School District have executed an Interlocal Agreement for mitigation of development impacts on district facilities. Mitigation fees are calculated per the Interlocal Agreement between the City and Everett School District (ESD).

School impact fees calculated by the ESD in the City of Mill Creek are the product of:

1. The number of housing units of each type.
2. The number of elementary, middle, and high school students generated by each type of housing unit (Student Generation Rate).
3. Whether the schools serving the proposed development are over capacity.
4. The cost of providing accommodations in new portable classrooms for each student, estimated as \$6,250 (\$150,000.00 per portable classroom divided by 24 students).

The proposed project is within the enrollment boundaries of Mill Creek Elementary School, Heatherwood Middle School and H.M. Jackson High School. According to the Everett School District, all three schools are over capacity, thus mitigation is required. Inserting actual numbers and multiplying them produces the following:

The student generation for 0-1 bedroom units is 0. No mitigation for 156 1 bedroom units.

$.120$  (student generation rate)  $\times$   $\$6,250 = \$750 \times 60$  (MF 2+ bedroom) units =  $\$45,000.00$

The applicant has requested a waiver of school impact fees from the EDS based on the information that the proposed project will be for residents over the age of 55 and there will be no school age children living in the project.

### **Mitigation Measures**

To mitigate the potential impacts of these activities, the project proponent shall satisfy the following conditions:

- A. The developer shall enter into a voluntary mitigation agreement with the Everett School District and pay mitigation fees totaling \$45,000.00 and/or in accordance with the fee schedule in effect at the time of issuance of the first building permit. Proof of payment of mitigation fees is required prior to issuance of the first building permit. In order to waive the school mitigation fees based on the age restriction of 55 years or older, the developer shall provide a fully executed regulatory agreement (extended use agreement) between Washington State Housing Finance Commission and Vintage at Mill Creek prior to issuance of building permits.

### **11. PUBLIC SERVICES - WATER AND SANITARY SEWER:**

The subject site lies within the Silverlake Water and Wastewater District. Extension of sewer beyond the project property lines will be required. The District's comprehensive plan has identified the need to extend the water and sewer off-site to 132<sup>nd</sup> Street SE. A 12-inch water main route and 8-inch sewer line are proposed to connect to the existing 16-inch water main and 18-inch sanitary sewer main both at 132<sup>nd</sup> Street SE and 41st Avenue SE (Road A). The water line is proposed to be looped within the site along Road A, Road B, Road D and through the roadway buffer. Both the water and sewer lines will be stubbed to the eastern and western (approximately) property line within Road B to serve the future development of properties in the East Gateway Urban Village. The sewer line is proposed to be extended to the center of Road B along the western property boundary. The costs of sanitary sewer improvements on the project site as well as extending the water system shall be under the terms and conditions of a Developer Extension Agreement with the District.

#### **Mitigation Measures:**

To mitigate the potential impacts of these activities, the project proponent shall satisfy the following conditions:

- A. The developer shall be responsible for all fees and obtaining the required permits and agreements necessary to provide on and off-site sewer improvements and to extend the water and sewer service to the subject site.

### **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. See **Attachment 7 – SEPA Checklist**. 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 **5:00 p.m., March 24, 2016**.

**Responsible Official:** Tom Rogers, AICP  
**Title:** Director of Community and Economic Development  
**Address:** 15728 Main Street  
Mill Creek, Washington 98012  
**Date:** March 10, 2016  
**Signature:** 

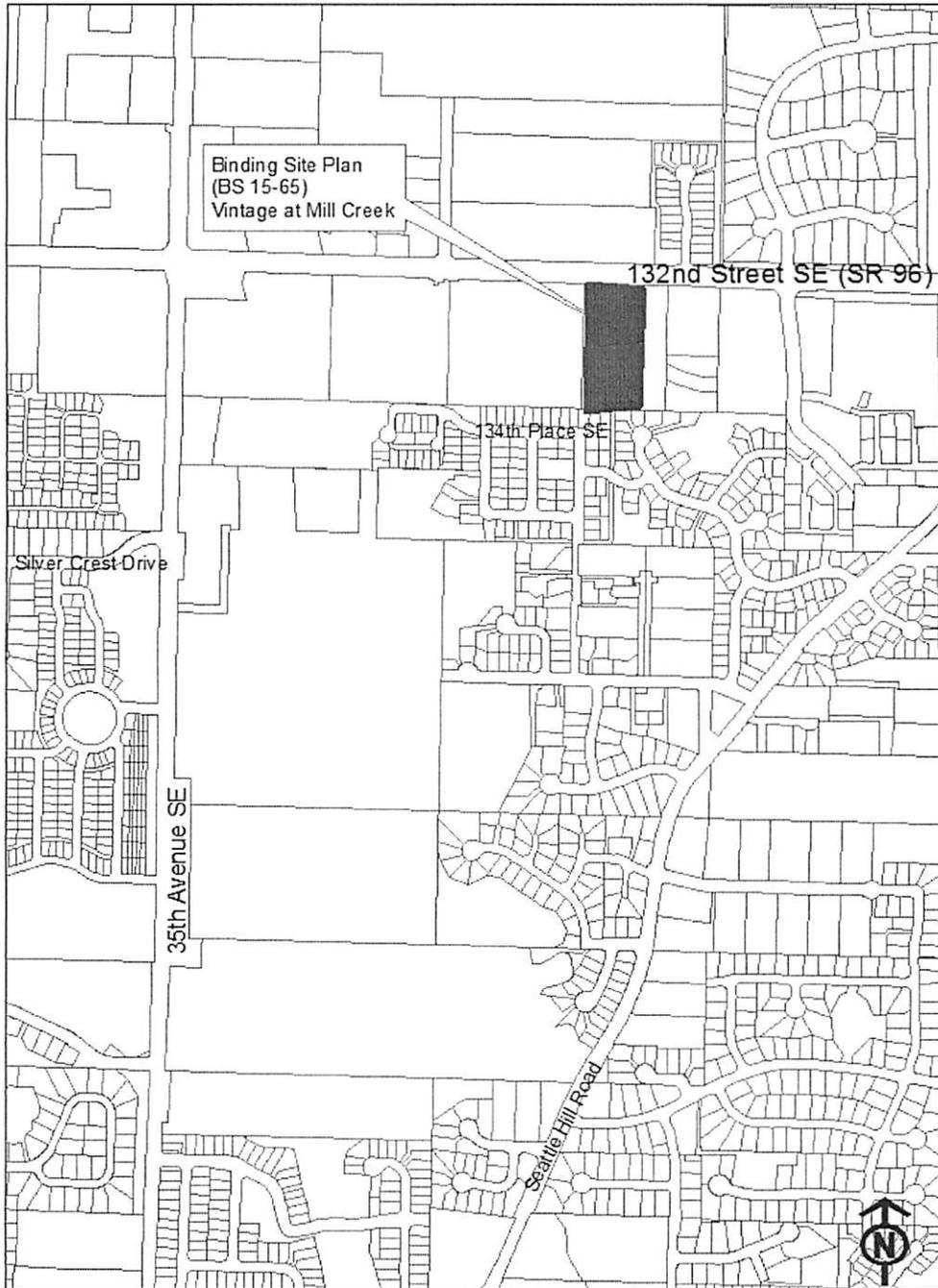
In accordance with the provisions of Mill Creek Municipal Code Chapters 3.42, 14.11, and Section 18.04.250, this determination may be appealed to the City Clerk at City Hall, 15728 Main Street, Mill Creek, Washington, no later than 14 days from the date the MDNS and Notice of Property Development Impact Mitigation are issued. To be considered, an appeal of this MDNS must be filed prior to 4:30 p.m., **March 24, 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.

- Attachment 1 – Vicinity Map
- Attachment 2 – Legal Description
- Attachment 3 – Binding Site Plan
- Attachment 4 – Preliminary Clearing and Grading Plans (Sheet C1), Preliminary Road Profiles and Sections (Sheet C2), and Site Sections (Sheet C3)
- Attachment 5 – Drainage Report, Revised January 2016
- Attachment 6 – Traffic Impact Analysis, Dated February 1, 2016
- Attachment 7 – SEPA Checklist

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# Attachment 1 - Vicinity Map



## **Attachment 2 – Legal Description**

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST, W. M., IN SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE EASTERLY 389 FEET AS MEASURED ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER;

EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY BY QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 219641;

EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON FOR ROAD PURPOSE THROUGH DEED RECORDED MARCH 27, 1992 UNDER RECORDING NO. 9203270216, RE RECORDED BY DEED RECORDED JUNE 3, 1992 UNDER RECORDING NO. 9206030420.

## **Attachment 3 – Binding Site Plan**

**Attachment 4 – Preliminary Clearing and Grading Plans (Sheet C1),  
Preliminary Road Profiles and Sections (Sheet C2), and Site Sections (Sheet  
C3)**

**Attachment 5 – Drainage Report, Revised January 2016**

## **Attachment 6 – Traffic Impact Analysis, Dated February 1, 2016**

## **Attachment 7 – SEPA Checklist**