

# COSTCO EXHIBIT LIST

## A. EXHIBITS

1. Site Plan Package Received on April 30, 2019
  - a. Revised Site Plan Package Received on October 31, 2019
  - b. Revised Site Plan Received on March 23, 2020
  - c. Preliminary civil plans received on April 30, 2019, dated February 14, 2019
2. Design Review Package Received on April 30, 2019
  - a. Revised Design Review Package Received on October 31, 2019
3. Binding Site Plan Package received on September 19, 2019
  - a. Binding Site Plan map revised November 19, 2019
  - b. Official Binding Site Plan map revised April 15, 2020
4. Administrative Deviations Request received November 8, 2019, dated October 30, 2019
5. Letters of Completeness
6. SEPA Documents
  - a. LUA2019-0082 - Planned Action Certification Application for Costco – Application, Affidavit, Certification, Planned Action Checklist, SEPA Checklist, Email to Agencies, and Postcard
  - b. LUA2019-0068 - Planned Action Certification for the public roads of 91st Ave SE and S. Lake Stevens Road Connector – Application, Affidavit, Certification, Planned Action Checklist, SEPA Checklist, Email to Agencies, and Postcard
  - c. LUA2019-0069 - An MDNS for the construction of 24th St SE – Application, Affidavit, MDNS, SEPA Checklist, Email to Agencies, and Postcard
  - d. Planned Action Ordinance 878, September 24, 2012
  - e. 2012 Draft and Final 20th Street SE Corridor Subarea Plan Environmental Impact Statements (available at <https://www.lakestevenswa.gov/152/Subarea-Planning>)
7. Public Notification
  - a. Notice of Applications for the site plan, design review, and planned action certification - Affidavit, NOA publication, NOA Board, Email to Agencies, and Postcard
  - b. Notice of Public Meeting for site plan and design review – Notice and postcard
  - c. Notice of Application for the binding site plan - Affidavit, NOA publication, NOA Board, Email to Agencies, Email to Interested Parties and Postcard
8. Public Meeting Sign-in Sheet
9. Design Review Recommendation dated April 10, 2020 – including exhibits
10. Public Comments
  - a. Agency Letters and Emails (received from April 22, 2019 to March 27, 2020)
  - b. All comments received (verbatim) by form (letters, emails, etc.) (received from April 22, 2019 to November 19, 2019) - available at <https://www.lakestevenswa.gov/380/Current-Planning>
  - c. Public Comments received after November 19, 2019
    - i. Comments Included in November 26, 2019 City Council packet
    - ii. Comments provided to the City Council at the November 26, 2019 meeting
    - iii. Comments received after the November 26, 2019 City Council meeting
    - iv. Comments provided to the City Council at the December 10, 2019 meeting
    - v. Comments received after December 10, 2019
11. Response Letters to Public Comments
  - a. City of Lake Stevens Summary Response to Public Comments for Costco dated November 19, 2019
  - b. Letter from City of Lake Stevens to Snohomish County dated November 19, 2019

c. Letter from Stoel Rives LLP to City of Lake Stevens dated November 8, 2019

## 12. Environmental Reports

### A. Critical Areas

1. *Costco Wholesale Lake Stevens – Critical Areas Report*, by Sewall Wetland Consulting, Inc. dated February 18, 2019, revised September 10, 2019
2. *Costco Wholesale Lake Stevens – Habitat Report*, by Sewall Wetland Consulting, Inc. dated February 18, 2019
3. *Costco Wholesale Lake Stevens – Impacts and Mitigation Report*, by Sewall Wetland Consulting, Inc. dated September 17, 2019, revised November 15, 2019 (received on November 21, 2019)
4. *Revised Avoidance, Impacts and Mitigation Report* by Sewall Wetland Consulting, Inc., revised February 10, 2020, revised April 6, 2020
5. *Costco Critical Area Mitigation Plan*, by Sewall Wetland Consulting, Inc. dated September 10, 2019, revised November 8, 2019, revised January 20, 2020, revised April 6, 2020
6. *Mitigation Bank Use Plan Costco Lake Stevens and City of Lake Stevens 24<sup>th</sup> Street Extension Project NWS* by Sewall Wetland Consulting, Inc. dated January 25, 2019, revised September 10, 2019, revised October 17, 2019, revised November 15, 2019, revised February 10, 2020, revised April 6, 2020
7. *Critical Area Exhibits* by Sewall Wetland Consulting, Inc. dated June 13, 2018
8. *Costco Lake Stevens & SE 24<sup>th</sup> Street Extension – Alternatives analysis*, by Sewall Wetland Consulting, Inc. dated February 19, 2019
9. *Alternatives Analysis for Costco Wholesale, Lake Stevens* by Sewall Wetland Consulting, Inc. dated October 21, 2019, revised February 10, 2020
10. *Biological Evaluation*, Cedarock Consultants, Inc., dated August 13, 2019, revised February 21, 2020
11. *Recommended Culvert Sizing Analysis - Lake Stevens Road at SR-9*, by Cedarock Consultants, Inc., dated March 26, 2019
12. *Recommended Culvert Sizing Analysis – Mosher Creek and Tributary*, by Cedarock Consultants, Inc., dated August 14, 2019
13. *Wetland and Stream Delineation Report 24<sup>th</sup> Street Southeast Extension* by The Watershed Company, dated September 7, 2017, revised May 30, 2018
14. *Wetland and Stream Delineation for 39.74-Acre Aggregate Property Lake Stevens, WA*, by Altmann Oliver Associates, LLC dated September 21, 2012
15. *Lake Stevens Costco Peer Review of Critical Area & Culvert Design Documentation Technical Memorandum* by The Watershed Company, dated November 20, 2019
16. *Lake Stevens Costco 2nd Peer Review of Wetland Mitigation* by The Watershed Company, dated March 13, 2020

### B. Traffic

1. *Costco Lake Stevens Draft Traffic Impact Analysis (TIA)*, by Transportation Solutions, Inc dated August 31, 2018
2. *Costco Lake Stevens Final Traffic Impact Analysis (TIA)*, by Transportation Solutions, Inc dated October 26, 2018
3. *24<sup>th</sup> Street/South Lake Stevens Road Intersection Control Evaluation Draft Report*, by Transportation Solutions, Inc. dated August 2018
4. *SR-9, MP 13.80, 24<sup>th</sup> St SE/ South Lake Stevens Road Intersection Control Evaluation*, by Transportation Solutions, Inc. dated October 2018
5. *Costco Lake Stevens Traffic Impact Analysis Simulation Analysis Findings Technical Memorandum*, by Transportation Solutions, Inc dated March 12, 2019, revised August 12, 2019
6. *Costco Lake Stevens No Connection from 24<sup>th</sup> Street SE to S Lake Stevens Road Technical Memorandum*, by Transportation Solutions, Inc dated September 9, 2019
7. *Costco Parking Needs Assessment*, by Kittelson & Associates dated May 6, 2019

### C. Stormwater and Drainage

1. *Preliminary Drainage Report for Costco Warehouse, Lake Stevens*, by DOWL Engineering Inc., dated September 18, 2019
  2. *Draft Stormwater Site Plan for Costco Warehouse, Lake Stevens*, by DOWL Engineering Inc., dated February 2020
  3. *24<sup>th</sup> Street Improvement Project Preliminary Stormwater Site Plan*, by Lochner dated January 2018
- D. Geotechnical
1. *Geotechnical Engineering Report*, by Terracon Consultants, Inc. dated May 29, 2018
  2. *Preliminary Geotechnical Report 24th Street SE Extension Lake Stevens, Washington*, by HWA GeoSciences Inc., January 15, 2016
  3. *Draft Geotechnical Report 24<sup>th</sup> Street SE Final Design*, HWA GeoSciences Inc. dated October 16, 2017
  4. *Draft Supplementary Geotechnical Report 24<sup>th</sup> Street SE Final Design*, by HWA GeoSciences Inc. dated April 12, 2018
  5. *Draft Geotechnical Report 24<sup>th</sup> Street SE and 91<sup>st</sup> Avenue SE Extensions*, by HWA GeoSciences Inc. dated April 9, 2019
- E. Cultural Resources
1. *Archaeological Survey and Assessment for the proposed Lake Stevens Costco Wholesale, State Route 9 and 20<sup>th</sup> Street Southeast*, by Caldera Archaeology dated May 5, 2018
- F. Trees
1. *Arborist Report 24<sup>th</sup> St SE Extensions – Lake Stevens*, by H.W. Lochner, Inc dated November 1<sup>st</sup>, 2017
- G. Other
1. *City of Lake Stevens 24th Street Extension Project Phase I Environmental Site Assessment* by Lochner, dated January 2018