



Planning and Community Development  
 1812 Main Street, P O Box 257  
 Lake Stevens WA 98258  
 Phone Number (425) 622-9430

**To Be Completed By Staff**  
 Date of Application: \_\_\_\_\_  
 Staff Initials: \_\_\_\_\_  
 Permit Number: LUA 2019-0069

**TYPE I AND II – ADMINISTRATIVE DECISIONS  
 LAND USE DEVELOPMENT APPLICATION**

**CHECK ONE**

<p><b>TYPE I</b></p> <p><input type="checkbox"/> Administrative Design Review</p> <p><input type="checkbox"/> Administrative Modification</p> <p><input type="checkbox"/> Boundary Line Adjustment</p> <p><input type="checkbox"/> Change of Use</p> <p><input type="checkbox"/> Code Interpretation</p> <p><input type="checkbox"/> Fireworks Stand</p> <p><input type="checkbox"/> Floodplain Development</p> <p><input type="checkbox"/> Master Sign Program</p> <p><input type="checkbox"/> Minor Land Disturbance</p> <p><input type="checkbox"/> Reasonable Use Exception</p> <p><input type="checkbox"/> Shoreline Exemption</p> <p><input type="checkbox"/> Sign</p> <p><input type="checkbox"/> Temporary Use</p> <p><input type="checkbox"/> Type I Other: _____</p>	<p><b>TYPE II</b></p> <p><input type="checkbox"/> Administrative Conditional Use</p> <p><input type="checkbox"/> Binding Site Plan</p> <p><input type="checkbox"/> Major Land Disturbance</p> <p><input type="checkbox"/> Planned Action Certification</p> <p><input checked="" type="checkbox"/> SEPA Review</p> <p><input type="checkbox"/> Shoreline Substantial Development</p> <p><input type="checkbox"/> Short Plats</p> <p><input type="checkbox"/> Short Plat Alteration</p> <p><input type="checkbox"/> Short Plat Vacation</p> <p><input type="checkbox"/> Site Plan Review</p> <p><input type="checkbox"/> Type II Other: _____</p>
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**All Shoreline Permits Require Floodplain Review**

<b>Property Information</b>	Site Address: Southwest of the SR-9 and 20th St SE intersection <u>00 24th St-SE</u>		
	Assessor Parcel No: 00457000002102, 00457000002201, 00457000002304		Property Square Feet: _____
			Acres: _____
	Land Use Designation: Commercial		Zoning: Commercial District
	Number of Buildings on Site/: 2		Number to be Retained: 0
<b>Applicant</b>	Name/Company: Jessica Knoepfle, PW Administrative Assistant		
	Address: 1812 Main St.		City/State/Zip: Lake Stevens, WA 98258
	Phone: 425-622-9444		Applicants relationship to owner: City employee
	Fax: _____		Email: _____
<b>Primary Contact</b>	Name/Company: Aaron Halverson, Capital Projects Coordinator, City of Lake Stevens		
	Address: 1812 Main St.		City/State/Zip: Lake Stevens, WA 98258
	Phone: 425-622-9447		Email: ahalverson@lakestevenswa.gov

	Fax:
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<b>Property Owner</b>	Name/Company: City of Lake Stevens			
	Address: 1812 Main St.		City/State/Zip: Lake Stevens, WA 98258	
	Phone:		Email:	
	Fax:			
<b>Project Description</b>	Grading Quantities		<b>Cut:</b> 280,000 cy of cut and fill	<b>Fill:</b>
	Proposed project/land use (attach additional sheets if necessary):			
	This project will include the construction of a new public road, 24th Street SE, west of SR-9 and S. Lake Stevens Road.			
	See the attached SEPA checklist for more detailed information.			
<b>Building Information</b>	Gross Floor Area of Existing and Proposed Buildings:			
	Bldg 1:	Bldg 2:	Bldg 3:	Bldg 4:
	Gross Floor Area by Use of Buildings (please describe use as well as floor area):			
	Use 1:			
	Use 2:			
	Use3:			
	Use4:			

**You may not begin any activity** based on this application until a decision, including the resolution of any appeal, has been made. Conditions or restrictions may be placed on your permit if it is approved. After the City has acted on your application, you will receive notice of the outcome. If an appeal is filed, you may not begin any work until the appeal is settled. You may also need approvals from other agencies; please check this before beginning any activity.

This application expires 180 days after the last date that additional information is requested (LSMC 14316A.245)

If you suspect that your site contains a stream or wetland or is adjacent to a lake, you may need a permit from the state or federal government.

I DECLARE UNDER PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I HAVE PROVIDED ON THIS APPLICATION IS TRUE, CORRECT AND COMPLETE.

  
 Signature of Property Owner/Agent

4/18/19  
 Date of Application

By affixing my signature I certify that I am the legal owner of the property for which this application is issued or an authorized agent of the owner.



Planning and Community Development  
1812 Main Street, P O Box 257  
Lake Stevens WA 98258  
Phone Number (425) 377-3235

**To be completed by staff**

Date of Application: \_\_\_\_\_

Staff Initials: \_\_\_\_\_

Permit Number: \_\_\_\_\_

**STATEMENT OF OWNERSHIP/APPLICANT AUTHORITY**

I certify or declare under penalty of perjury under the laws of the state of Washington that:

1. This application is authorized by the all the land owners with authority to bind the land/property;
2. That the developer is operating under the landowner's authority;
3. That the developer and/or landowner is either an individual or a duly formed and qualified corporation, partnership, or other legal entity; and
4. That the person signing all applications or other legal documents is authorized by the legal entity and/or landowner to do so; and
5. That the application and submittals are true and correct to the best of my information.

**Applicant**

Signature: Jessica Knoepfle

Name: Jessica Knoepfle

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_

Email address: \_\_\_\_\_

**Property Owner(s)**

Signature: Jessica Knoepfle

Name: Jessica Knoepfle

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_

Email address: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_

Email address: \_\_\_\_\_





## AFFIDAVIT OF NOTICE

Project Name: 24th St. SE ROW  
 Project Number: LUA 2019-0069  
 Type of Notice SEPA

<u>Place Posted</u>	<u>Date Posted</u>	<u>Signature</u>
1. Property	<u>4/22/19</u>	<u>[Signature]</u>
2. City Hall	<u>4/22/19</u>	<u>[Signature]</u>
3. Planning	<u>4/22/19</u>	<u>[Signature]</u>
4. Everett Herald	<u>4/22/19</u>	<u>[Signature]</u>
5. Mailings	<u>4/19/19</u>	<u>[Signature]</u>
6. Website	<u>4/22/19</u>	<u>[Signature]</u>
7. Distribution List	<u>4/22/19</u>	<u>_____</u>
8. Parties of Record	<u>⊙</u>	<u>_____</u>



# SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE

**Issuance Date:** April 22, 2019

**Project Name (No.):** 24<sup>th</sup> St SE Road Project (LUA2019-0069)

**Lead Agency:** City of Lake Stevens

**Proponent:** City of Lake Stevens

**Description of Proposal:** This project is to construct 24th St SE, a new road, west of State Route 9 and south of 20th St SE for approximately 1,400 feet in length. The roadway will consist of one eastbound lane and one westbound lane with a four-foot planter strip and a ten-foot wide multi-use path on the north side. The construction of this new public road will provide an alternate route to support growth along the south side of 20th St. SE and help reduce congestion along 20th St SE. Future development of this area was anticipated and evaluated in the City's 20th St SE Corridor Subarea Plan and associated EIS. This project is consistent with the Lake Stevens Comprehensive Plan and the Capital Improvement Plan for the city. 24th St SE was identified in the 20th St SE Corridor Subarea Plan as a key connecting roadway but potential environmental impacts of the construction of this road were not fully analyzed in the EIS thus requiring a SEPA determination at this time.

**Project Location:** The new roadway will be located west of State Route 9 and South Lake Stevens Road. Assessor Parcel Numbers: 00457000002102, 00457000002201, and 00457000002304.

**Contact Person:** Melissa Place, Senior Planner

**Phone:** (425) 622-9433

**Threshold Determination:** The City of Lake Stevens, acting as lead agency for this proposal has determined that it 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 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. This MDNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of issuance.

## **Mitigation Measures:**

1. The proponent or successor shall comply with the recommendations within the geotechnical reports, the traffic impact analysis reports and addendums, the wetland and habitat and mitigation bank use reports, the arborist report, the drainage reports, and the cultural resources report or as hereafter amended.
2. The purchase of mitigation bank credits from an accredited wetland bank in Snohomish County shall occur prior to the commencement of construction for the roadway.
3. The Army Corps 404 Permit shall be obtained prior to commencing construction of the roadway and all conditions of the permit shall be adhered to by the applicant.
4. The applicant shall ensure that the regional stormwater pond is constructed prior to or concurrent with the roadway construction and that the pond is functioning and able to accept and adequately treat the stormwater from the newly constructed roadway prior to the roadway being utilized for public use.

5. A traffic control plan for the new road shall be approved by the city's Public Works Department prior to beginning construction.
6. All disturbed areas shall be hydro-seeded and mulched, sodded or otherwise protected within 48 hours of disturbance.
7. Best management practices for temporary erosion control shall be in place for the full extent of the project.
8. Construction equipment shall be fueled, maintained, and stored in a fashion to minimize the potential for spills of hazardous materials into a critical area or buffer.
9. Archaeological deposits are protected by Washington State RCW's 27.44, 27.53, and WAC 25-48. Whenever historic, cultural or archaeological sites or artifacts of potential significance are discovered in the process of development (e.g., shell, stone tools, animal bones, ceramic artifacts, etc.) work on that portion of the development site shall be stopped immediately and the find reported as soon as possible to the City of Lake Stevens, the Washington State Department of Archaeology and Historic Preservation, and the Tulalip Tribe. The inadvertent discovery of human skeletal remains must additionally comply with RCW's 68.50 and 68.60. If ground disturbing activities encounter human skeletal remains during the course of construction, then all activity will cease that may cause further disturbance to those remains. The finding of human skeletal remains will be reported to the Snohomish Medical Examiner and the City of Lake Steven's Police Department as soon as possible.
10. The proponent or successor is responsible for obtaining all other state or federal regulatory permits, as applicable.

SEPA Responsible Official: \_\_\_\_\_



Russ Wright, Community Development Director

**Comments on the Threshold Determination:** Written comments should be sent to the address below by **May 6, 2019** (14 days from issuance). The Responsible Official may incorporate any substantial comments into the MDNS. If the MDNS is substantially modified, it will be reissued for further public review.

**Appeals:** You may appeal this determination of non-significance by submitting an appeal to the address below no later than 5:00 PM, **May 6, 2019** (14 days from issuance). The appeal must be in written form, contain a concise statement of the matter being appealed and the basic rationale for the appeal. A fee is required per the City's Fee Resolution. Please note that failure to file a timely and complete appeal shall constitute a waiver of all rights to an administrative appeal under City code. All comments or appeals are to be directed to City Hall, P.O. Box 257, Lake Stevens WA, 98258, Attn: Melissa Place.



## **SEPA ENVIRONMENTAL CHECKLIST**

**UPDATED 2014**

### ***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: **24<sup>th</sup> Street SE Project – and the associated projects of 91<sup>st</sup> Ave SE Extension and the South Lake Stevens Road Connector**

2. Name of applicant: **Aaron Halverson**

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

**Applicant: City of Lake Stevens Public Works Department  
1812 Main Street  
PO Box 257  
Lake Stevens, WA 98258  
Attn: Aaron Halverson**

**Contact: City of Lake Stevens Public Works Department  
1812 Main Street  
PO Box 257  
Lake Stevens, WA 98258  
Attn: Aaron Halverson**

4. Date checklist prepared: **April 4, 2019**

5. Agency requesting checklist: **City of Lake Stevens**

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

**Design is proposed to be completed by fall of 2019 with construction beginning in summer of 2020 or prior**

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

- **It is anticipated that 24<sup>th</sup> St. SE would be constructed further west as a logical extension when future development occurs; timeframe is unknown.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- **Stormwater Report**
- **Design and Construction Plans**
- **Geotechnical Reports**
- **Wetland and Stream Delineation Report**
- **Arborist Report**
- **Cultural Resources Report**
- **Phase 1 ESA**
- **Traffic Impact Analysis (TIA) and Addendum**
- **Joint Aquatic Resources Permit Application (JARPA)**

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.

- **JARPA Permit**
- **USACE 404 Permit**

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

- **City of Lake Stevens Construction Plan Approval**
- **City of Lake Stevens Major Land Disturbance Permit**
- **City of Lake Stevens Construction Building Permit – Retaining Walls**
- **NPDES Permit Approval (Department of Ecology)**
- **HPA 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.)

**This project will include the construction of three new public roads: 24<sup>th</sup> Street SE, 91<sup>st</sup> Ave SE, and a South Lake Stevens Road Connector to support additional growth in the 20<sup>th</sup> St SE Subarea, west of SR-9. The role of 24<sup>th</sup> St. SE is to provide an alternate route to support growth along the south side of 20<sup>th</sup> St. SE and to reduce congestion along 20<sup>th</sup> St SE.**

**A regional stormwater facility will be constructed for the stormwater from the proposed roadways and from the commercial developments anticipated in the area. The stormwater facility is currently planned at the southwest corner of the intersection of the new 91<sup>st</sup> Ave SE and 24<sup>th</sup> St SE. In addition, a new multi-lane roundabout will be constructed at the intersection of 24<sup>th</sup> St SE and SR-9 in association with commercial development in the area.**

**Future development of this area was anticipated and evaluated in the City's 20<sup>th</sup> St SE Corridor Subarea Plan and associated EIS. The City adopted a Planned Action Ordinance for the subarea, whereby development consistent with the development thresholds and environmental analysis of the Planned Action EIS may qualify as a Planned Action and shall not require a further SEPA threshold determination.**

**The roadway improvements of 91<sup>st</sup> Ave SE and S. Lake Stevens Road Connector were analyzed in the Planned Action EIS and are included in this checklist for the purposes of qualification of a Planned Action. A Planned Action Determination is anticipated with these two roadway improvements. 24<sup>th</sup> St SE was identified in the 20<sup>th</sup> St SE Corridor Subarea Plan as a key connecting roadway but potential environmental impacts of the construction of this road were not fully analyzed in the EIS thus requiring a SEPA determination at this time.**

- **24<sup>th</sup> St. SE - This project will create a new extension of 24<sup>th</sup> St SE, west of State Route 9 and south of 20<sup>th</sup> St SE for approximately 1,400 feet in length. The roadway will consist of one eastbound lane and one westbound lane with a four foot planter strip and a ten-foot wide multi-use path on the north side.**
- **91<sup>st</sup> Ave SE - This project will extend the existing 91<sup>st</sup> Ave SE, across 20<sup>th</sup> St. SE directly to the other side of the undeveloped terrain. This new road extension will be approximately 1,255 feet in length. The road will connect with the new 24<sup>th</sup> St**

**SE (as described above). The roadway will consist of two - 11 ft through lanes, a 12 ft center turn lane, a four foot wide planter strip and a 10 ft-wide multi-use path on the east side of the new road.**

- **S. Lake Stevens Rd Connector – This project consists of a short road connection of approximately 490 feet in length that will connect the new 24<sup>th</sup> St. SE roadway with the existing S. Lake Stevens Road west of SR-9. The roadway will consist of one north bound and one south bound lane and no planter strips nor sidewalks due to impacts to existing critical areas. The intersection of this road and 24<sup>th</sup> St. SE will align with the entrance for a commercial development.**

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 new roadways will be located southwest of the SR-9 and 20<sup>th</sup> St SE intersection. Please see the attached site plan map. Assesor Parcel Numbers: 0047340000400, 00457000002102, 00457000002201, 00457000002304, 00457000002401, and 00457000002503.**

## **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 site has gently rolling topography with vertical relief ranging from 10 to 20 feet in places.**

- 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.

**Soils on the site consist of McKenna gravelly silt loam and the Tokul gravelly medial loam between 0%-15% slopes.**

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

**None observed or known to exist.**

- 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.

**Grading and excavation will be performed for this project. Approximately 280,000 cy of cut and fill is estimated for development of the proposed roadways, the commercial site, and the regional stormwater facility.**

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

**Yes, during construction, the potential for increased erosion will be present. Silt fencing, inlet protection, and other BMP's will be used.**

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

**Approximately 65-75% of the entire site (roadways, commercial, and stormwater) will be impervious after construction occurs.**

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

**Retaining walls will be built along portions of the new roadways to retain roadway cuts and fill and reduce erosion impacts.**

**The project will adhere to the recommendations found in the Draft Geotechnical Report prepared for the project by HWA Geosciences Inc. dated October 16, 2017 and the Supplementary Geotechnical Report dated April 12, 2018 prepared by the same. Retaining walls and rockeries will be constructed per the engineered plans in order to mitigate any impacts from steep slopes.**

**A SWPPP & TESC Plan will be developed as part of the construction documents and best management practices will be adhered to. Erosion control measures may include silt fencing, straw placement on exposed disturbed earth, and hydroseeding on prolonged exposed soils.**

## 2. Air

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

**During construction there would be increased exhaust and dust particle emissions to the ambient air from construction activities and vehicles. Once construction is complete, the emissions will be those related to vehicle trips on public roadways.**

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

**There are no known off-site sources of emissions or odors apart from the existing roadway and surrounding roadways.**

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

**Should construction activities be undertaken during the dry season, periodic watering, if deemed necessary, could be used to control dust along with other appropriate BMP's. Automobile emissions should be negligible due to the standards regulated by the Washington State Department of Licensing.**

### 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.

**There are six wetlands and one stream within the study area for this project. This consists of Wetlands A, B, C, D, F, & M (as named in the Sewall report) and Mosher Creek. The proposed road alignments will intersect with some of the wetlands and their buffers and the buffer for Mosher Creek which will require mitigation complying with local, state, and federal regulations. The proposed mitigation for the wetland impacts is the purchase of credits from an accredited wetland bank in Snohomish County.**

**Please see the Wetland and Stream Delineation Report by The Watershed Company dated September 7, 2017 and revised on May 30, 2018, the Critical Areas Report and Habitat Report by Sewall Wetland Consulting dated February 18, 2019, the Mitigation Bank Use Plan dated January 26, 2019 by Sewall Wetland Consulting, Inc., and the 2012 Wetland Delineation by Altmann-Oliver Associates, LLC for more details.**

- 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.

**Road construction work will take place over, in, and adjacent to the waters as described in the above reports. The proposed roadway project would result in a total of 0.87 acres of wetland fill. The project plans to mitigate these impacts by purchasing mitigation bank credits as allowed under LSMC 14.88.840(a)(5). Additional fill may occur with future commercial development.**

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

**The proposed project would fill all or part of 5 wetlands resulting in a total of 1.87 acres of wetland fill as per the Mitigation Bank Use Plan by Sewall Wetland**

**Consulting, Inc. A Section 404 permit has been applied for to the US Army Corps of Engineers (USACE) for the proposed fill. The permit is currently under review.**

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

**No surface water withdrawals are anticipated with this project.**

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

**The proposal does not lie within a recognized 100 yr floodplain according to FEMA flood maps.**

- 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.

**This proposal does not involve discharges of waste materials to surface waters.**

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.

**This project does not involve the discharge of any waste material into the ground.**

c. Water runoff (including stormwater):

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

**The existing project area drains to a downstream channel located near the southwest corner of the project which is tributary to the Ebey Slough. The proposed regional stormwater detention pond discharges into this same downstream channel as the existing site. The existing WSDOT stormwater pond discharges to Centennial Creek, located near State Road 9 and 24th Street SE. A flow control manhole will route low flows to Centennial Creek to match the existing peak flow rates and route high flows to the regional stormwater detention pond, which discharges to the Pilchuck River.**

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

**There is minimal risk of waste materials entering ground or surface waters as a result of this proposal.**

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

**The discharge point into Centennial Creek releases water into existing wetland areas. The project modifies the volume of water released into Centennial Creek and requires approval from the Department of Ecology. The discharge from the regional pond to the south releases into an existing channel in the vicinity of existing wetlands which flows to the Ebey Slough. Overall stormwater release would mimic predeveloped conditions.**

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

**Stormwater will be detained in a stormwater pond and discharged into an existing downstream channel. A regional stormwater pond will be constructed to provide flow control and water quality treatment from the new roads and from commercial lots planned on the property. Additionally, an existing stormwater pond serving a portion of State Road 9 will be combined with the regional stormwater pond. Runoff from State Road 9 will be provided with enhanced treatment and oil control because of the high traffic volume on this road while runoff from 24th Street and 91st Avenue will be provided with basic treatment.**

**Temporary erosion control devices would be installed during construction. After construction, stormwater runoff would be conveyed and controlled using a network of catch basins and storm conveyance pipe.**

**Permanent impacts to the wetlands and wetland buffers will be compensated through the purchase of credits from the Skykomish Habitat Mitigation Bank.**

#### 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 site is covered with a mix of coniferous species (douglas fir, western red cedar, and western hemlock) with the exception of the wetlands and some red alder. Existing vegetation in the proposed right-of-way will be removed as necessary for construction activities. Please see the Arborist Report by American Forest Management dated November 1, 2017 for more details.**

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

**No state or federally listed threatened or endangered plant or wildlife species were observed on the site, nor are they listed per WDNR and WDFW data records per the Habitat Report by Sewall Wetland Consulting.**

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

**The right-of-way along 24<sup>th</sup> and 91st will include landscape planter strips that will include landscaping and street trees.**

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

**Impacted areas within the proposed road right-of-way, include impacted wetland areas and wetland and stream buffers composed mainly of Himalayan Blackberry and Reed Canarygrass.**

## 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: **songbirds**  
mammals: deer, bear, elk, beaver, other: **other mammals (coyote, deer, raccoon)**  
fish: bass, salmon, trout, herring, shellfish, other: **resident cutthroat trout**

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

**No state or federally listed threatened or endangered plant or wildlife species were observed on the site, nor are they listed per WDNR and WDFW data records per the Habitat Report by Sewall Wetland Consulting. Mosher Creek is presumed to be fish bearing or a Type F water due to the a lack of barriers in the creek. No state or federally listed fish species were noted in the stream nor would any be expected to be found. It is likely that the only occupants of the creek are resident cutthroat trout.**

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

**Yes, the entire region is part of the Pacific Flyway Migration Route.**

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

**All wetland areas not impacted by construction of the roads will be preserved. Wetland areas impacted will be mitigated by the purchase of credits in an offsite wetland bank.**

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

**None 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.

**Electric power for street lighting**

- 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:

**Street lighting will be LED**

## 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, per the Phase 1 ESA prepared for the property by H.W. Lochner, Inc.**

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

**None known.**

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

**None known.**

- 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.

**Oil and fuel for construction equipment will be used on site during construction.**

- 4) Describe special emergency services that might be required.

**No special emergency services would be required by the proposed project.**

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

**None required or proposed.**

#### **b. Noise**

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

**Noise from traffic on surrounding roadways could have a minimal impact on the project. The project itself would be located within new right-of-way, which itself is a source of normal traffic noise.**

- 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.

**Noise levels would be intermittent throughout construction from excavating and other noise generating heavy construction equipment. Upon completion, noise from the new roads would be similar to noise generated by adjacent roadways.**

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

**Construction would be done in accordance with the City of Lake Stevens Ordinance, Noise Control Chapter 9.56.**

#### **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 currently contains two homes and the remainder is undeveloped. Adjacent properties are single family residential developments to the north and east and mostly undeveloped to the south and west. The proposal would increase street and pedestrian connectivity in the area. The proposed street improvements were included in the 20<sup>th</sup> St**

**Subarea Plan for the area to improve the greater system-wide connectivity and to support the planned commercial and residential growth for the 20<sup>th</sup> St corridor.**

- 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, the site has not been used as working farmlands or forest lands.**

- 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, the proposal will not affect or be affected by farm or forest business.**

- c. Describe any structures on the site.

**Two existing vacant homes are located on the site.**

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

**Both homes will be demolished.**

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

**The site is zoned Commercial District (CD).**

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

**The site is designated as Commercial in the Comprehensive Plan.**

- 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.

**Yes, there are several wetlands, Mosher Creek, and some steep slopes on the site. Some of the wetlands, wetland buffers, and creek buffer are located within the proposed street right-of-way. Please see the Wetland and Stream Delineation Report by The Watershed Company dated September 7, 2017 and revised on May 30, 2018, the Critical Areas Report and Habitat Report by Sewall Wetland Consulting dated February 18, 2019, the Mitigation Bank Use Plan dated January 26, 2019 by Sewall Wetland Consulting, Inc., and the 2012 Wetland Delineation by Altmann-Oliver Associates, LLC for more details.**

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

**N/A – roads only**

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

**The road project would not displace any people.**

- 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:

**This project was identified in the city's 20th St SE Corridor Subarea Plan as well as in the city's Capital Facilities Element of the Comprehensive Plan. The proposal is designed to be consistent with these plans.**

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

**N/A**

## 9. Housing

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

**0**

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

**Two middle-income homes would be eliminated**

- 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?

**No buildings are proposed. Retaining walls will be constructed along areas of the roadways that will be cut. The largest retaining wall (along 91<sup>st</sup> Ave SE and near the 20<sup>th</sup> St SE intersection) will be nearly 20 feet high.**

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

**Views would be altered to include new streets, retaining walls, landscaping and a multi-use path.**

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

**Street trees and planter strips will be incorporated into the streetscape where applicable to enhance the aesthetic impact. The project will also follow the Lake Stevens Beautification Plan guidelines.**

## 11. Light and glare

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

**Street lighting will be located along the proposed streets for vehicular and pedestrian safety. The lighting will occur at mainly at night but might also turn on during the day if dark enough to trigger the sensors.**

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

**No, lighting on the roads would provide safety for roadway users.**

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

**None anticipated**

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

**Downward directing or shielded lighting would be used.**

## 12. Recreation

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

**Cavalero Hill Community Park is located approximately ¾ mile west on 20<sup>th</sup> St. SE. The project itself would serve as a recreational opportunity due to the development of a multi-use path along the roadway.**

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

**The proposal would expand recreational uses and would not displace any current recreational opportunities.**

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

**The project involves the creation of a mixed-use path within the road right-of-way.**

### 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.

**No historic properties have been recorded in the vicinity of the project and none were identified in the area of potential effect per the Cultural Resources Assessment Report conducted for the project dated November 16, 2017 by Tierra Right of Way Services, Ltd.**

- 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.

**A cultural resource assessment was conducted by Tierra Right of Way Services for the project as cited above. No cultural resources were identified in the area from the assessment.**

- 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.

**Cultural resource assessment and there are no mapped sites on the Washington State Department of Archaeology and Historic Preservation (DAHP) WISAARD GIS located near this site.**

- 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.

**The city will adhere to the recommendations in the Cultural Resources Assessment and in the event that archaeological materials are encountered during ground-disturbing activities, work will be halted in the vicinity of the find until the materials can be inspected and assessed. At that time, the appropriate persons are to be notified of the exact nature and extent of the resources so that measures can be taken to secure them. In the event of inadvertently discovered human remains or indeterminate bones, pursuant to Revised Code of Washington 68.50.645, all work must stop immediately, and law enforcement should be contacted as soon as**

**possible: Snohomish County Sherriff (425) 388-3393; Snohomish County Medical Examiner (425) 438-6200. Any remains should be covered and secured against further disturbance, and communication established with local police, the Washington Department of Archaeology and Historic Preservation, and any concerned Tribal agencies.**

#### 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.

**Currently, 20<sup>th</sup> St SE, SR-9, 21<sup>st</sup> St SE, and South Lake Stevens Road serve the site. This project will include the construction of three new public roads: 24th Street SE, 91st Ave SE, and a South Lake Stevens Road Connector to support additional growth in the 20th St SE Subarea, west of SR-9.**

**The role of 24th St. SE is to provide an alternate route to support growth along the south side of 20th St. SE and to reduce congestion along 20th St SE. In addition, a new roundabout will be constructed at the intersection of 24th St SE and SR-9.**

**A Traffic Impact Analysis (TIA) dated October 26, 2018 by Transportation Solutions, Inc. was conducted for commercial development of the site and analyzed the traffic redistribution with the addition of 24th Street SE, 91st Ave SE, and the Lake Stevens Road Connector. An addendum to the TIA was prepared on March 12, 2019 to address a supplemental simulation analysis upon the request of WSDOT. Please see both documents for more details.**

- 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?

**Community Transit routes 280 and 425 provide service in the study area. Both routes include stops on 20<sup>th</sup> Street SE and 91st Ave SE.**

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

**No additional parking spaces are proposed.**

- 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).

**Yes, the proposed project would construct three new public roads: 24th Street SE, 91st Ave SE, and a South Lake Stevens Road Connector. These are required to support commercial development of the area. A multilane roundabout at the SR-9/24<sup>th</sup> St SE intersection would facilitate full access. The new 24th Street SE roadway from SR 9 to 91st Ave SE and the 91st Ave SE extension to 24th Street SE will redistribute traffic near the site.**

- 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 will not occur in the vicinity of water, rail or air transportation.**

- 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 construction of the roads alone are not expected to generate additional vehicle trips however they will redistribute traffic from existing roadways and intersections in the area including 20<sup>th</sup> St SE and SR-9. Future commercial development of the site will generate trips and those trip generation numbers are included in the TIA prepared for the commercial development portion of the project (please see the report for more details).**

- 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.

**The proposal would not interfere with, affect or be affected by the movement of agricultural and forest products.**

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

**The construction of the roads themselves (24<sup>th</sup> St SE, 91<sup>st</sup> St SE, and the S. Lake Stevens Rd Connector) are some of the mitigation measures for transportation impacts associated with the commercial development of the adjacent properties. The project will redistribute traffic from adjacent roadways and intersections through 24<sup>th</sup> St SE and 91<sup>st</sup> St SE.**

**The intersections of 20<sup>th</sup> St SE/91<sup>st</sup> Ave SE and the S. Lake Stevens Rd Connector/24<sup>th</sup> St SE will be signalized, the SR-9/24<sup>th</sup> St SE intersection will contain a roundabout, and the S. Lake Stevens Rd Connector/S. Lake Stevens Rd will have a stop sign for traffic control. Traffic control plans will be also be prepared for construction of the project.**

**Specific mitigation measures for the commercial development will be assessed as part of that proposal but will include, but is not limited to, traffic impact fees, the construction of a roundabout at SR-9/24<sup>th</sup> St SE, improved signal timing and traffic control modification at SR-9/US-2 ramps.**

## 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.

**The project is not likely to result in an increased need for public services.**

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

N/A

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, trash service, telephone, sanitary sewer, cable/internet

**All utilities are available to the site and most will be provided via the right-of-way.**

**About 100 feet south of 20th Street SE, the 91<sup>st</sup> Avenue SE alignment will cross the buried (48-inch-diameter) City of Everett water transmission lines. The City of Lake Stevens has been and will continue to coordinate with the City of Everett on the engineering of the road crossing of these lines. Please see the HWA GeoSciences Inc., report dated April 9, 2019 for more detailed information.**

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

**Gas, water, sewer, and electric will be extended from 20<sup>th</sup> St SE down 91<sup>st</sup> St SE to the site in association with commercial development. Electricity will be needed for street lighting and possible irrigation will service the right-of-way.**

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.

City of Lake Stevens

Signature:  \_\_\_\_\_

Name of signee: Aaron Halverson

Position and Agency/Organization: Capital Projects Coordinator, City of Lake Stevens

Date Submitted: 4/18/2019

**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS**

**(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.

20TH ST SE

PARCEL NO.  
0045700002001

PARCEL NO.  
00473400000400

91ST AVE SE

PARCEL NO.  
00473400000500

93RD AVE SE

PARCEL NO.  
0045700002001

PARCEL NO.  
0045700002102

PARCEL NO.  
0045700002201

PARCEL NO.  
0045700002304

PARCEL NO.  
0045700002401

PARCEL NO.  
0045700002501

PARCEL NO.  
0045700002502

100'

100'

SR 9

SR 9

SR 9

91ST AVE SE

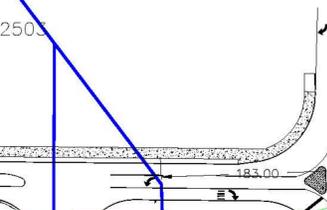
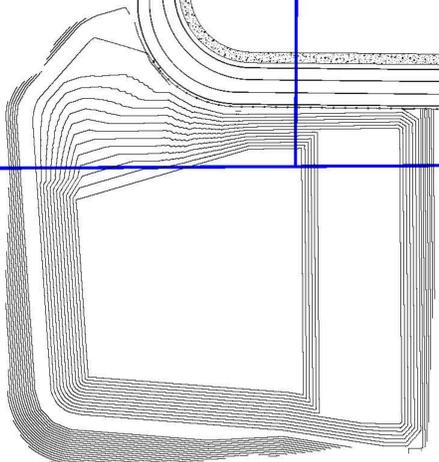
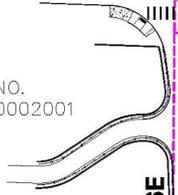
PARCEL NO.  
0045700002503

24TH ST SE

183.00

314.00

S. LAKE STEVENS



**From:** [Melissa Place](mailto:Melissa.Place@lakestevenswa.gov)  
**To:** [Jennie Fenrich](mailto:Jennie.Fenrich@lakestevenswa.gov)  
**Bcc:** [CED@arlingtonwa.gov](mailto:CED@arlingtonwa.gov); [dkoenig@marysvillewa.gov](mailto:dkoenig@marysvillewa.gov); [agemmer@marysvillewa.gov](mailto:agemmer@marysvillewa.gov); [cholland@marysvillewa.gov](mailto:cholland@marysvillewa.gov); [pickus@SnohomishWA.gov](mailto:pickus@SnohomishWA.gov); [eidem@ci.snohomish.wa.us](mailto:eidem@ci.snohomish.wa.us); [M.McCrary@co.snohomish.wa.us](mailto:M.McCrary@co.snohomish.wa.us); [shannon.fleming@snoco.org](mailto:shannon.fleming@snoco.org); [cindy@snoqualmientation.com](mailto:cindy@snoqualmientation.com); [ryoung@tulaliptribes-nsn.gov](mailto:ryoung@tulaliptribes-nsn.gov); [zlakebull@tulaliptribes-nsn.gov](mailto:zlakebull@tulaliptribes-nsn.gov); [knelson@tulaliptribes-nsn.gov](mailto:knelson@tulaliptribes-nsn.gov); [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov); [Kate.Tourtellot@commtrans.org](mailto:Kate.Tourtellot@commtrans.org); [stephanie.jolivettedahp@dahp.wa.gov](mailto:stephanie.jolivettedahp@dahp.wa.gov); [efheinitz@doc1.wa.gov](mailto:efheinitz@doc1.wa.gov); [Kelly.Cooper@doh.wa.gov](mailto:Kelly.Cooper@doh.wa.gov); [kmclain@agr.wa.gov](mailto:kmclain@agr.wa.gov); [sepacenter@dnr.wa.gov](mailto:sepacenter@dnr.wa.gov); [separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov); [sposner@utc.wa.gov](mailto:sposner@utc.wa.gov); [epa-seattle@epa.gov](mailto:epa-seattle@epa.gov); [randy.kline@parks.wa.gov](mailto:randy.kline@parks.wa.gov); [info@psp.wa.gov](mailto:info@psp.wa.gov); [Terri.Sinclair-Olson@dshs.wa.gov](mailto:Terri.Sinclair-Olson@dshs.wa.gov); [marane.a.brenne@usace.army.mil](mailto:marane.a.brenne@usace.army.mil); [sepadesk@dfw.wa.gov](mailto:sepadesk@dfw.wa.gov); [Jamie.Bails@dfw.wa.gov](mailto:Jamie.Bails@dfw.wa.gov); [Ramin.Pazooki@wsdot.wa.gov](mailto:Ramin.Pazooki@wsdot.wa.gov); [John\\_Warrick@cable.comcast.com](mailto:John_Warrick@cable.comcast.com); [rockinw1@frontier.com](mailto:rockinw1@frontier.com); [Mike Messer](mailto:Mike.Messer); [Robert Stanton](mailto:Robert.Stanton); [Johnathan Dix](mailto:Johnathan.Dix); [tchristoffersen@lkstevenssewer.org](mailto:tchristoffersen@lkstevenssewer.org); [jbaisch@lkstevenssewer.org](mailto:jbaisch@lkstevenssewer.org); [superintendents\\_office@msvl.k12.wa.us](mailto:superintendents_office@msvl.k12.wa.us); [mpattison@MBAKS.COM](mailto:mpattison@MBAKS.COM); [RaeLynn.Asah@pse.com](mailto:RaeLynn.Asah@pse.com); [faye.ryan@pse.com](mailto:faye.ryan@pse.com); [mewicklund@snopud.com](mailto:mewicklund@snopud.com); [mgstevens@snopud.com](mailto:mgstevens@snopud.com); [kplemel@shd.snohomish.wa.gov](mailto:kplemel@shd.snohomish.wa.gov); [paul.sjunnesen@sno.wednet.edu](mailto:paul.sjunnesen@sno.wednet.edu); [ASievers@mbaks.com](mailto:ASievers@mbaks.com); [jspooner@everettwa.gov](mailto:jspooner@everettwa.gov); [planning@everettwa.gov](mailto:planning@everettwa.gov); [gmoen@everettwa.gov](mailto:gmoen@everettwa.gov); [Jennifer Bailey \(JBailey@everettwa.gov\)](mailto:Jennifer.Bailey@everettwa.gov)  
**Subject:** Notice of SEPA MDNS and Notice of Planned Action - LUA2019-0068 and LUA2019-0069  
**Date:** Monday, April 22, 2019 9:37:00 AM  
**Attachments:** [LUA2019-0069 SEPA MDNS.PDF](#)  
[LUA2019-0068 Signed Planned Action.pdf](#)  
[24th, 91st, and S. Lake Stevens Rd Connector SEPA Checklist.pdf](#)  
[Site Plan Map.jpg](#)

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Good morning, attached is a notice of a SEPA MDNS and a notice of a Planned Action Determination for three new public roadways within the City of Lake Stevens. The roads are capital projects consistent with the City's Comprehensive Plan and CIP.

Please let me know if you have any questions or need more information.

Thanks, Melissa

Melissa Place, *Senior Planner*  
**City of Lake Stevens | Planning & Community Development**  
1812 Main Street | PO Box 257  
Lake Stevens, WA 98258-0257  
**425.622.9433** | [mplace@lakestevenswa.gov](mailto:mplace@lakestevenswa.gov)

**NOTICE:** All emails and attachments sent to and from City of Lake Stevens are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

My regular hours are Monday, Tuesday, and Thursday, 8:00 am to 5:00 p.m. I am not in the office on Wednesdays and Fridays. I will review your email upon my return. If you need immediate assistance, please contact [jfenrich@lakestevenswa.gov](mailto:jfenrich@lakestevenswa.gov) or call 425-622-9430.

# City of Lake Stevens Notice of SEPA MDNS

**PROJECT NAME/NUMBER:**

**24<sup>th</sup> St SE Road Project /  
LUA2019-0069**

**APPLICANT:**

**City of Lake Stevens**

**LOCATION:**

**Southwest of the SR-9 and 20th St  
SE intersection, Lake Stevens, WA**

**DATE OF APPLICATION:**

**April 18, 2019**

**DATE OF ISSUANCE:**

**April 22, 2019**

**COMMENT/APPEAL PERIOD:**

**May 6, 2019**

**PROPOSED PROJECT DESCRIPTION:** This project is to construct 24th St SE, a new road, west of State Route 9 and south of 20th St SE for approximately 1,400 feet in length. The construction of this new public road will provide an alternate route to support growth along the south side of 20th St. SE and help reduce congestion along 20th St SE. Future development of this area was anticipated and evaluated in the City's 20th St SE Corridor Subarea Plan and associated EIS. This project is consistent with the Lake Stevens Comprehensive Plan and the Capital Improvement Plan for the city.

**LEAD AGENCY:** The City of Lake Stevens, acting as lead agency for this proposal has determined that it 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 MDNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of issuance.

**COMMENT/APPEAL PERIOD:** Written comments or appeals should be sent to the address below by **May 6, 2019** (14 days from issuance). The Responsible Official may incorporate any substantial comments into the MDNS. If the MDNS is substantially modified, it will be reissued for further public review. Please contact Melissa Place with any questions at 425-622-9433 or by email at [mplace@lakestevenswa.gov](mailto:mplace@lakestevenswa.gov).



It is the City's goal to comply with the Americans with Disabilities Act. The City offers its assistance to anyone with special needs, including the provision of TDD services.