



STATE ENVIRONMENTAL POLICY ACT

Mitigated Determination of NonSignificance Creekside Apartments Phase III

Date of Issuance: April 27, 2021
Lead Agency: City of Stanwood
Agency Contact: Amy Rusko, amy.rusko@stanwoodwa.org, 360-454-5220
Agency File Number: 21-0006 (Substantial Shoreline Development)

Description of Proposal: The applicant is requesting a Shoreline Substantial Development (SSD) to develop a 60-unit multi-family apartment complex consisting of four new buildings, new surface parking for vehicles, small recreational spaces, expansion of the existing stormwater detention pond, installation of an additional water quality treatment vault, a sewage pump station, utility services for each new building, and landscaping throughout the site. Recreational areas include a new five-foot wide trail that will provide public access along the shoreline, wetland viewpoints, sitting areas, p-patch gardens and a putting green complex. The project received approval for a parking variance filed under permit number 21-0025.

Address: 7011 Pioneer Highway, Stanwood, WA 98292
Location of proposal: The project is located southeast of the 72nd Avenue and Pioneer Highway intersection.
Applicant: City of Stanwood
Contact: Amy Rusko, Senior Planner

The City of Stanwood has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350 (3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). The necessary mitigation measures are listed below. The Environmental Checklist and supporting documents are available at the Community Development Department, located at 10220 270th Street NW, Stanwood, WA 98292 and are available on the City's website at: www.stanwoodwa.org under public notices.

SEPA Mitigation Measures: This determination is based on establishing project compliance with the Stanwood 2015-2035 Comprehensive Plan:

Natural Features: The natural features element encourages a well-balanced relationship between the built and natural environments utilizing guidance derived from best available science for the protection of adverse environmental impacts. (NFP-1.1, NFP-1.4, NFP-2.1, NFP-3.8, NFP-3.9, NFP-3.13). This is typically enforced through the zoning code within sections SMC 17.114, 17.115, 17.120, 17.125, 17.130, and 17.135, however due to county and state agency comments and to ensure compliance with the code, the following mitigation measures shall be included as conditions of approval:

1. The applicant shall provide notice and the opportunity for monitoring to the Stillaguamish Tribe of Indians prior to ground disturbing activities. The applicant shall also submit an Inadvertent Discovery Plan prior to on-site ground disturbing activities.

2. If historical, cultural, or archaeological sites or artifacts are discovered in the process of development, work on that portion of the site shall be stopped immediately, the site secured, and the find reported as soon as possible to the planning director. The property owner also shall notify the Washington State Department of Archaeology and Historic Preservation and affected tribes.
3. The applicant shall receive approval from the Interagency Review Team to use the Nookachamps Wetland Mitigation Bank for compensatory mitigation for direct wetland fill and indirect wetland impacts associated with eliminating the wetland buffer of Wetland B of the subject property prior to permit issuance.
4. The applicant shall receive approval from the Interagency Review Team to use the Nookachamps Wetland Mitigation Bank for compensatory mitigation for wetland/stream combined buffer impacts of Wetland D for a small parking area on the subject property prior to permit issuance.
5. Temporary Native Growth Protection Area (NGPA) signage shall be installed along the perimeter of the critical area buffer prior to grading activities on the property. This shall include staking the boundary, installing construction orange fencing, installing temporary signage for workers on-site, and installation of significant tree protection for the retained trees within the buffer area. This shall be completed prior to any construction activities on-site.
6. Permanent Native Growth Protection Area (NGPA) signage shall be installed prior to completion of the project. The City of Stanwood uses Snohomish County sign specifications. The permanent NGPA boundary shall include signs to be placed no greater than 100 feet apart around the perimeter of the NGPA, the signs shall be 12" x 18" aluminum with white reflective background, signs shall be installed on 4 x 4 pressure treated wooden posts with quick set concrete a minimum depth of 1 ½ feet. This shall be completed prior to final construction approval.
7. Construction and/or grading work within the stream and steep slope buffer for the public trail shall occur during the dry season, which is considered May 1st through October 1st. As an exception, the developer may request an exception to this condition if they provide, and the Public Works Director approves, a wet weather construction and mitigation plan.

Public Comment Period: This MDNS is issued under WAC 197-11-340 (2); the lead agency will not act on this proposal for 14 days from April 27, 2021. Written comments must be submitted no later than **4:00 pm on May 11, 2021**, to the City of Stanwood Community Development Department at 10220 270th Street NW, Stanwood, WA 98292 or via email to amy.rusko@stanwoodwa.org.

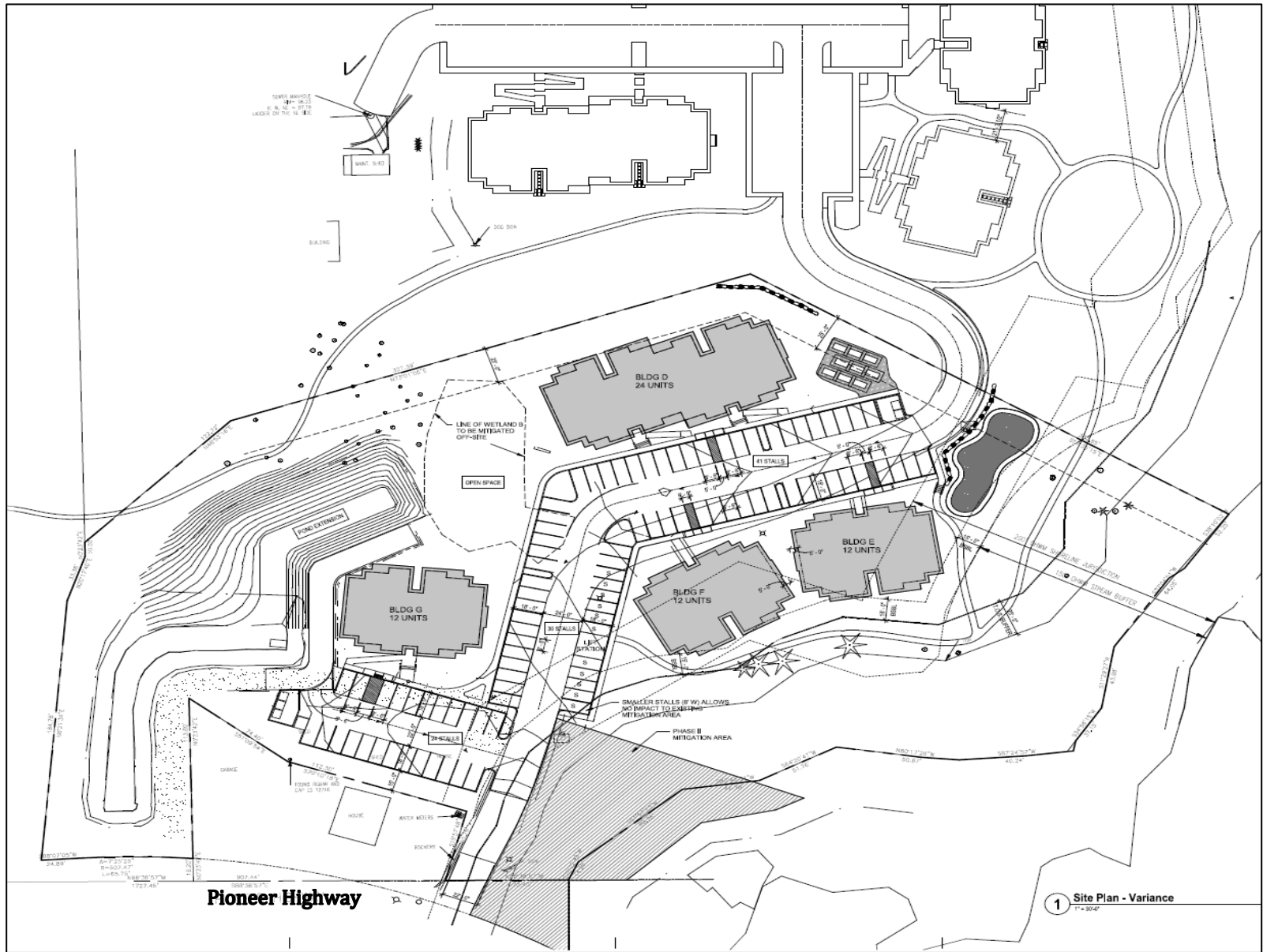
Responsible Official: Patricia Love, Community Development Director

Signature: Patricia Love Date: April 27, 2021
 (Responsible Official)

Appeal Process: You may appeal this determination by following the requirements found in SMC 17.81B.710, filling out the appeal form and submitting a check for the applicable fee. Submit the required documents to the City of Stanwood Community Development Department at 10220 270th Street NW, Stanwood, WA 98292 no later than **4:00 pm on May 11, 2021**.

Date Issued: April 27, 2021
 Date Advertised: April 27, 2021
 End Comment Period: May 11, 2021

Proposed Project Site



Pioneer Highway

1 Site Plan - Variance
1" = 300'