



CITY OF SNOHOMISH

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MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS) Ludwig Road 29-lot PRD File #16-18-PRD

Date Issued: January 9, 2019

Proposal Name: Ludwig Road PRD (City file no. 16-18-PRD)

Proponent: GSC Development, Inc.
PO Box 1623 | Woodinville, WA 98072 | (206) 953-6710

Lead Agency: City of Snohomish

Description of Proposal: Preliminary approval for 29-lot single family subdivision. The proposal includes a new public roadway, utility and infrastructure improvements, stormwater facilities, designation of open space, and critical areas mitigation for proposed wetland fill and buffer impacts.

Location of Proposal: The site is addressed as **820 Ludwig Road**, on Snohomish County tax parcels 28051200301800, 28051200303700, and 28051200304900, in the SW quarter of Section 12, Township 28 N, Range 5 E, W.M.

Threshold Determination: The lead agency for this proposal has determined that the proposal does not have a probable significant adverse impact on the environment if the following mitigation measure is followed. An environmental impact statement (EIS) 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 City of Snohomish. This information is available for review at the Snohomish City Hall, 116 Union Avenue, Snohomish, Washington 98290 between the hours of 8:00 a.m. and 4:00 p.m. Monday through Thursday, excluding holidays.

Documents Incorporated by Reference:

In order to evaluate proposed actions, alternatives, or environmental impacts, an agency may use previously prepared environmental documents when issuing an environmental threshold determination (WAC 197-11-600 and 635). The Planned Residential Development application has been compared to the following documents for consistency:

- Environmental Checklist dated 12/4/18
- Wetland Impact Feasibility dated 5/11/18
- Geotechnical report dated 4/25/18
- Critical Areas Study dated 12/10/18
- Wetland Reconnaissance dated 1/31/18
- Cultural Resources Report dated 11/28/18

Mitigation Measure: Issued in accordance with the substantive authority described in Snohomish Municipal Code 14.90.080. The basis supporting imposition of the following mitigation measure is found in RCW 43.21C.020(2).

Permitting for Wetland Impacts:

1. Prior to issuance of any City permits allowing ground disturbing activities, written evidence shall be provided to the City of Snohomish that all agencies with jurisdiction over wetlands have issued all required permits and approvals necessary to allow ground disturbing activity that will/may impact wetlands. If an agency determines no permits or approvals are required for the proposed ground disturbing activities, then written evidence of that determination shall be provided to the City.

2. No ground disturbing activities shall be allowed until all City of Snohomish permits required for land disturbing activities have been issued. No City permit shall be issued until Mitigation Measure #1 has been complied with.

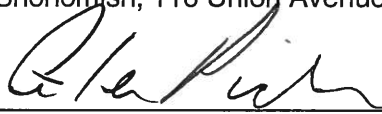
Comment Period: This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 15 days from Friday, January 9, 2019. **Written comments may be submitted to the lead agency to the attention of Brooke Eidem, at the address below. Comments must be received by 4:00 p.m. Monday, January 24, 2019.**

SEPA Responsible Official: Glen Pickus, AICP

Position/Title: Planning Director **Phone:** (360) 282-3173 **E-mail:** pickus@snohomishwa.gov

Address: City of Snohomish, 116 Union Avenue, Snohomish, WA 98290

Signature: _____



Glen Pickus, Planning Director

APPEALS:

Unless withdrawn or revised pursuant to comments received within the comment period above, this Mitigated Determination of Non-Significance shall be final on January 24, 2019. Appeals of this SEPA threshold determination must be filed in writing with the City Clerk for the City of Snohomish by 4:00 p.m. on **January 24, 2019**. Appeals must be made in accordance with the provisions of SMC 14.20.170. A \$500 appeal fee must be filed with the appeal. Appeals must be in writing and received as original documents by the close of the appeal period. Fax, e-mail and similar forms of document transmission shall not be accepted and shall not be considered as meeting the filing requirements. Appeals must state the section of the SMC being appealed, the specific determination or mitigation being appealed and the form of relief requested.