



NOTICE

2nd NOTICE OF DETERMINATION OF NONSIGNIFICANCE AND REQUEST FOR COMMENTS ON SCOPE OF EIS

File Name: Point Wells Development

File Number: 11-101457-000-00-LU

Description of Proposal: Snohomish County is reviewing an application for the proposed Point Wells mixed use redevelopment project consisting of residential, commercial, mixed use and public services. The project site is approximately 61 acres with approximately 16 acres of tidelands and 45 acres of upland areas. Currently, the site serves as a marine fuel terminal, petroleum storage facility, and asphalt batching plant. The project is likely to be constructed in four phases. At build out, the project will consist of 47 buildings containing 3,081 dwelling units and approximately 32,000 square feet (SF) of commercial space (with floor area for on-site police and fire service); and approximately 94,000 SF of retail space. The tallest proposed building would be approximately 175 to 180 feet tall. The project would include recreational activity areas, passive open space, public dock and associated infrastructure. Cleanup of the project site will be required for the Point Wells project. Site cleanup will be reviewed and conducted by the Washington State Department of Ecology (Ecology). Ecology will be SEPA lead agency for the site cleanup project.

Location: Property is located at the extreme southwest part of Snohomish County adjacent to the Town of Woodway and the City of Shoreline; at the northwest terminus of Richmond Beach Drive.

Tax Account Numbers: 270335-003-011-00; 270335-003-030-00, 270335-003-027-00, 270335-003-028-00, 270335-003012-00, 270335-003-040-00, 270335-003-039-00, 270335-003043-00, 270335-003038-00

Applicant: BSRE Point Wells, LP, a Delaware limited partnership; contact is Gary Huff, Attorney - Karr, Tuttle, Campbell.

Date of application/Completeness date: March 04, 2011

Approvals required: Urban Center Development Application and Site Plan Approval, and Shoreline Substantial Development Permit, Land Disturbing Activity (Grading) permit and Short Subdivision Approvals, and associated construction permits.

Lead Agency: Snohomish County Planning & Development Services

Note: The original Notice of Determination of Significance and request for comments on the scope of the EIS provided for a 30-day extended comment period of February 2, 2014 to March 3, 2014. Due to a lack of posting of the original notice, this second notice provides a new 21-day EIS scoping comment period and new 14-day appeal period to comply with the notice posting requirements of 30.61.110 SC. The extended scoping period is not required for the second notice. All scoping comments received during the original 30-day scoping period are valid including comments received at the two public EIS scoping meetings. This Notice provides a new 21-day EIS scoping comment period.

EIS required/SEPA Decision: On February 2, 2014, PDS determined that this proposal is likely to have a significant adverse impact on the environment. An EIS is required under RCW 43.21C.030(2)(c) and will be prepared. An environmental checklist or other materials indicating likely significant environmental impacts, and the full length version of this notice, can be reviewed at Snohomish County Planning and Development Services, located at 3000 Rockefeller Ave. in Everett or on-line at: <http://www.snohomishcountywa.gov/1511/Point-Wells>.

New Scope of EIS Comment Period: Comments must be received by 5:00 PM April 2, 2014.

New SEPA Appeal Period: The DS may be appealed pursuant to the requirements of Section 30.61.300 SCC and must be received no later than March 26, 2014. The appeal must contain the items set forth in 30.71.050(5) SCC as follows:

- (a) Facts demonstrating that the person is aggrieved by the decision;
- (b) A concise statement identifying each alleged inadequacy in the threshold determination;
- (c) The specific relief requested; and
- (d) Any other information reasonably necessary to make a decision on appeal.

Please note that failure to file a timely and complete appeal including all the above items shall constitute waiver of all rights to an administrative appeal under county code. In addition to the above requirements, SCC 30.61.305(1) also requires that any person filing an appeal of a threshold determination made pursuant to this chapter shall file with the hearing examiner, within seven days of filing the appeal, a sworn affidavit or declaration demonstrating facts and evidence, that, if proven, would demonstrate that the issuance of the threshold determination was clearly erroneous.

Project Manager: Darryl Eastin, 425-388-3311, ext. 1068

Project Manager e-mail: darryl.eastin@co.snohomish.wa.us

Date of Notice: March 12, 2014

HOW TO USE THIS BULLETIN

To learn more about a project:

- Call the planner assigned to the project.
- Review project file at Snohomish County Planning and Development Services (PDS) 2nd Floor Customer Service Center, Administration Building East.
- Permit Center and Record Center Hours are
 - 8:00 a.m. to Noon & 1:00 p.m. to 3:00 p.m. Monday, Tuesday, Wednesday and Friday
 - CLOSED on Thursdays
 - Please call ahead to be certain the project file is available.
 - Please Note: submittals of projects are now taken by appointment only

To comment on a project:

- Submit written comments to PDS at the address below. All comments received prior to issuance of a department decision or recommendation will be reviewed. To ensure that comments are addressed in the decision or recommendation, they should be received by PDS before the end of the published comment period.
- Comments on a project scheduled for a hearing before the hearing examiner, may be made by submitting them to PDS prior to the open record hearing.
- PDS only publishes the decisions that are required by Snohomish County Code. Persons will receive notice of all decisions that they have submitted written comment on, regardless of whether or not they are published.

To appeal a decision:

- Department decisions (including SEPA threshold determinations): submit a written appeal and the \$500 filing fee to PDS prior to the close of the appeal period. Refer to SCC 30.71.050(5) for details on what must be included in a written appeal.
- A SEPA appeal also requires that an affidavit or declaration be filed with the hearing examiner within seven days of filing the appeal, pursuant to SCC 30.61.305(1).

HOW TO REACH US:

The Customer Service Center for the Snohomish County Planning and Development Services is located on the 2nd floor of the County Administration Building East, 3000 Rockefeller Avenue, M/S 604, Everett WA 98201 425-388-3311 TTY

More information can be reviewed online at snohomishcountywa.gov/PDSPostcard

VERIFICATION OF NOTICE POSTING

A COPY OF THIS NOTICE SHALL BE RETURNED TO THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES WITHIN 14 DAYS OF APPLICATION

I hereby verify that on the _____ day of _____, 2014, I posted the above property in at least two (2) conspicuous places on the subject property in accordance with Snohomish County regulations. Said signs are posted at the following locations:

_____ and _____

Signed: _____

RETURN TO: Snohomish County Planning & Development Services
ATTN: Legal Notice Center
3000 Rockefeller Avenue, M/S 604
Everett, WA 98201

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