From:	Sarah Kress
To:	Paolo rocca; Joseph Reyes
Cc:	permitcenter; Kristina Cerise; Andrew Galuska
Subject:	RE: Notice of Environmental Decision for Harbor Grove Subdivision Preliminary Plat - 9110 53rd Avenue W. - SD-2021-001/ENG-2021-019/SEPA-2021-010
Date:	Tuesday, September 26, 2023 11:36:00 AM
Attachments:	image001.png

Paolo,

I have added your comment to the record.

Sincerely,

Sarah Kress C.P.T. | Associate Planner
Community Development Department
(425) 263-8044 skress@mukilteowa.gov

My normal hours are Monday – Thursday 6:30am-5pm

All email, including attachments, sent to or from the City of Mukilteo are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

Mukilteo 2044: Help determine the future of our community.
We are planning for the next 20 years – right now. Please visit our project website for more information.

From: Paolo rocca <procca35@hotmail.com>
Sent: Tuesday, September 26, 2023 5:26 AM
To: Sarah Kress <skress@mukilteowa.gov>; Joseph Reyes <jreyes@mukilteowa.gov>
Cc: permitcenter <permitcenter@mukilteowa.gov>; Kristina Cerise <kcerise@mukilteowa.gov>; Andrew Galuska <agaluska@mukilteowa.gov>
Subject: Re: Notice of Environmental Decision for Harbor Grove Subdivision Preliminary Plat - 9110 53rd Avenue W. - SD-2021-001/ENG-2021-019/SEPA-2021-010

[WARNING: THIS MESSAGE HAS COME FROM A SENDER OUTSIDE THE CITY OF MUKILTEO NETWORK,]
Hi Sarah,
the 1000$ fee for the appeal seems perfectly set to discourage any appeal.

I thank you for the further explanation you wrote in the email; however, none of the concerns of flooding raised by me and by a hundred people in my neigh borough have been addressed and resolved, neither last year nor now.

As previously clearly stated, I will hold Mukilteo City liable for any damage to my

home derived from any flooding issue linked to the proposed drainage system, in view of the many technical concerns raised and made known to Mukilteo City prior to approval of the permit, and not addressed or resolved. I will save my energy and money for an attorney, in that unfortunate but preventable event.

Sincerely

PAOLO ROCCA, MD

From: Sarah Kress <skress@mukilteowa.gov>
Sent: Monday, September 25, 2023 7:16 AM
To: Paolo rocca <procca35@hotmail.com>; Joseph Reyes <jreyes@mukilteowa.gov>
Cc: permitcenter <permitcenter@mukilteowa.gov>; Kristina Cerise <kcerise@mukilteowa.gov>; Andrew Galuska <agaluska@mukilteowa.gov>
Subject: RE: Notice of Environmental Decision for Harbor Grove Subdivision Preliminary Plat - 9110 53rd Avenue W. - SD-2021-001/ENG-2021-019/SEPA-2021-010

Good Morning Paolo,

I've attached the appeal form to this email. The requirements for submittal are listed on the form. Our current fee schedule lists the appeal fee as $1,000.
You can find the code for SEPA appeals here. You can return this form, the supplemental information and the fee to our permit center, cc'd on this email. The deadline for submitting an appeal, documentation and fee is Wednesday, September 27, 2023 (4:30 PM).

Based on the email below, I would like to clarify the overall process for the permit approval with clarification language provided to others for this project.

"In regard to some of the concerns you have raised by the timing of the issuance of determination of nonsignificance while the project is under review, I wanted to clarify the difference between an environmental determination and a project decision. This determination only states that the project is not likely to have any significant adverse environmental impact under Chapter 197-11 WAC. Our locally adopted regulations address the impact of development on issues such as drainage, traffic, and grading and the project cannot be approved unless is complies with these regulations, and compliance with these regulations will mitigate these environmental impacts.

The applicant has submitted plans to address some minor comments related to labeling of the plans, but the neat and approximate design of the plat is understood by the city and has been reviewed for compliance. We have adequate information to issue an environmental determination. We are currently reviewing the recent resubmittal materials and if all of the city's comments have been addressed, we would move forward with a public hearing on the proposal. At the public hearing, the Hearing Examiner will hear the merits of the case and accept public comment on the proposal. After the hearing, the Hearing Examiner will issue a decision on the project. This decision is based on the

currently adopted regulations and standards."

Sincerely,

Sarah Kress C.P.T. | Associate Planner
Community Development Department
(425) 263-8044 skress@mukilteowa.gov

My normal hours are Monday – Thursday 6:30am-5pm

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From: Paolo rocca <procca35@hotmail.com>
Sent: Saturday, September 23, 2023 10:20 PM
To: Joseph Reyes <jreyes@mukilteowa.gov>; Sarah Kress <skress@mukilteowa.gov>
Cc: permitcenter <permitcenter@mukilteowa.gov>
Subject: Re: Notice of Environmental Decision for Harbor Grove Subdivision Preliminary Plat - 9110 53rd Avenue W. - SD-2021-001/ENG-2021-019/SEPA-2021-010

[WARNING: THIS MESSAGE HAS COME FROM A SENDER OUTSIDE THE CITY OF MUKILTEO NETWORK,]

Mr Reyes and Mrs Kress.

I have received your notice of environmental determination and I would like to appeal to the permit given for the project "Harbor Grove Subdivision Preliminary Plat 9110 53rd Ave W".

Based on a comprehensive analysis performed by my neighbor Dave Taylor, the drainage proposed by the builder is way too risky and almost impossible to fix, if should fails. That comprehensive analysis has been sent to you by Dave Taylor, who has friendly agreed to share his findings with me. The risk of flooding to the homes on and around Hargreaves Place road is real and high.

I respectfully request that the Mukilteo City review carefully the proposed drainage system and its environmental effect in case of failure, and make appropriate adjustments to avoid flooding risk; risk which I deem to be too high with the current builder's proposal.

In the past 2 years many nearby households and Home Owner associations have raised serious issues regarding the drainage system proposed for the "Harbor Grove Subdivision Preliminary Plat 9110 53rd Ave W".

It is quite concerning and disheartening that the Mukilteo City has not put out any information showing they have addressed any of the issues brought up in the past 2 years.

Once again, I raise a great concern for flooding risk, linked to difficult to fix potential pump failure from the proposed project, and to already "at limit" drainage from 92 street to Hargreaves Place drainage

Whit the current letter I would like to state in clear terms that I will keep Mukilteo City liable for any damage to my home derived from any flooding issue linked to the proposed drainage system "Harbor Grove Subdivision Preliminary Plat 9110 53rd Ave W", in view of the many technical concerns raised and made known to Mukilteo City prior to approval of the permit.

Sincerely

PAOLO ROCCA, MD

9041 Hargreaves Pl, Mukilteo 98275 WA

From: Joseph Reyes <jreyes@mukilteowa.gov>

Sent: Wednesday, August 30, 2023 9:17 AM
To: Sarah Kress <skress@mukilteowa.gov>
Cc: permitcenter <permitcenter@mukilteowa.gov>
Subject: Notice of Environmental Decision for Harbor Grove Subdivision Preliminary Plat - 9110 53rd Avenue W. - SD-2021-001/ENG-2021-019/SEPA-2021-010

Notice of Environmental Decision

Notice of Environmental Decision and Request for Comments – Harbor Grove Subdivision Preliminary Plat – City of Mukilteo

You are receiving this email as an agency or interested party for this project or this type of project with the City of Mukilteo. If you would like to be removed from this list or need to update your email address, please let us know.

The City of Mukilteo is reviewing a proposal and requests other affected agencies, interested parties, and members of the public to review the available materials and comment. Your comments will assist the City's evaluation of this application.

File No(s):	SD-2021-001/ENG-2021-019/SEPA-2021-010
Project Name:	Harbor Grove Subdivision Preliminary Plat
Applicant:	Jake Drake of the Blueline Group LLC
Location:	9110 53rd Avenue W
Parcel No(s):	00611600015901
Description:	Development of a seven-lot (7) subdivision on 2.43 acres of land with associated grading, drainage, landscaping, and street frontage improvements.
Notice Issue Date:	August 30, 2023
Comment Period:	September 13, 2023 (4:30 PM)
Appeal Period:	September 27, 2023 (4:30 PM)

Application materials and related documents are available online at: https://mukilteowa.gov/departments/planning-development/development-regulations/land-use-action-notices/

Please send questions or comments to the Project Manager listed below. You may email or mail your comments**.**

Name: Sarah Kress, Associate Planner
Phone: 425-263-8044
Email: skress@mukilteowa.gov

Mail: 11930 Cyrus Way, Mukilteo, WA 98275

Kind Regards,
Joseph Reyes
Permit Services Lead
City of Mukilteo
11930 Cyrus Way, Mukilteo, WA. 98275
Office Phone: 425-263-8000 / 8068
Email: permitcenter@mukilteowa.gov/ jreyes@mukilteowa.gov

Disclosure: All email, including attachments, sent to or from the City of Mukilteo are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

***CITY HALL HOURS**: Mukilteo City Hall is open to the public Monday-Thursday, from 8:00 AM–5:00 PM, and closed daily from 12-1:00 PM for lunch. We are closed on Fridays; however, City staff is available to assist you remotely from 8:00 AM–5:00 PM.*

Mukilteo 2044: Tell us about the future of our community

We need your help to understand what our community wants to see in the future for Mukilteo ahead of our 2024 Comprehensive Plan Update. Please take a moment to visit our project website to learn more and fill out our survey.

CITY OF MUKILTEO