October 3, 2023

Sarah Kress, Associate Planner
Community Development Department
City of Mukilteo
11930 Cyrus Way
Mukilteo, WA 98275

(sent via email to: skress@mukilteowa.gov)

RE: Harbor Grove Project studies are inadequate

Dear Ms. Kress,

Thank you for your 9-12-23 email clarifying that I can submit comments on the Harbor Grove proposed project "until and/or at the time of the hearing." The following comments on the Harbor Grove are in addition to comments I emailed to you on 9-13-23.

As my 9-13-23 comments stated, the City of Mukilteo cannot approve the Harbor Grove's proposal since the studies submitted by the applicant is incomplete/inadequate.

1. The 7-28-22 "Geotechnical Engineering Study" prepared by **Earth Solutions NW** (ESNW) for the Harbor Grove proposal is **incomplete** since it only evaluated the impact **of a fill between 5 and 10 feet** (see page 2 of this study). Based on the recent 9-8-23 Civil Plans, sheet 9 (Grading Plans), it identifies the elevation after filling and grading. In the SW corner of the project site (western part of Lots 6 and 7) the final elevation of the fill areas are greater than 10 fee. In some areas fill depth ranges from 15 to 20 feet.

   For that reason, the applicant's geotechnical engineering study is incomplete, and the applicant needs to re-evaluate the stability of the fill areas (including the fill areas greater than 10 feet in depth).

   Attached is a copy of the Civil Plans (revised 9-8-23), Grading Plans - Sheet 9, the western part of lots 6 and 7. I identified those areas where the fill is 15 to 20 feet deep.

2. The 4-19-23 **Kindred** Hyrdo's "Hydrologic Impact Assessment" cannot be used as a basis to conclude that the Harbor Grove development will have no impact to the surrounding areas. Kindred's study relied on ESNW's geotechnical engineering study of fills up to 10 feet deep. As stated above there will be areas where the fill ranges from 10 feet to 20 feet. Hence, the City cannot make any permit decision until Kindred re-evaluates if the drainage system on the western side of the project site will reduce the water flow into the Hargreaves properties located west of the project site.

Before the City can approve the Harbor Grove project, the applicant needs to re-submit an updated/revised geotechnical and hydrologic study and allow the public to review and comment on these updated studies. Until then, the City **cannot approve** the Harbor Grove

proposal since it currently does not have the information to decide if this proposal *"will not have a probable significant adverse impact of the environment."*

Why I'm concerned about Harbor Grove project....

For years, I have been concerned about the negative impacts from storm flows in Smugglers Gulch Creek, especially at the lower reaches. As a downstream homeowner in the Smugglers Gulch Creek watershed, I'm concerned about the integrity of the 5 to 20 foot fills in the SW corner of the proposed Harbor Grove project. If the fill area fails (due to water saturation, or earth movements), it will have a significant impact on the residences to the west of Harbor Grove development and to the Smugglers Gulch Creek and its watershed. Specifically, I have concerns about:

- stability of this fill, and
- whether the drainage systems behind the retaining walls will adequately capture and transport water to the collection system (not directly to the Hargreaves neighbors), especially during heavy rainfall events.

The city must ensure the proposed project has no impacts on the neighborhood and the Smugglers Gulch Creek watershed.

I have lived in my home for over 30 years which is located in the western end of the Smugglers Gulch Creek watershed. Over the years, I have witnessed how storm events have negatively impacted the western end of the Smugglers Gulch Creek watershed. In the fall of 2017, during a heavy rainfall event the creek overflowed its banks. The neighbors rallied and filled and placed sandbags to prevent the overflowing creek from entering our neighbor's house. We were successful in diverting the creek flows around the house, but their back yard was damaged, flooded with mud.

This 2017 rain event resulted in Smugglers Gulch Creek overflowing its banks and damaging the Smugglers Gulch Community HOA's private driveway. This driveway was repaired using private funds and proceeds from a legal settlement between the HOA and the City of Mukilteo and Snohomish County.

On 12-21-20 and 1-2-21, the culvert in Smugglers Gulch Creek at 61st St West overflowed its banks. Once again, we helped (with assistance from the Fire Department) move and place sandbags at our neighbor's house to divert the stream overflow from entering their house and property. I have been involved and concerned about the negative impacts from Smugglers Gulch Creek for years.

In addition to our home, my husband and I partially own a lot adjacent to the south side of Smugglers Gulch Creek. Our HOA also has ownership of another lot located on the south side of the creek. For this reason, I continue to be interested and involved in reviewing projects within the Smugglers Gulch Creek watershed to protect our property.

Lastly, THANK-YOU to the City for the 61st Place West culvert replacement project and the stream channel improvements in Smugglers Gulch Creek. I am very hopeful these improvement will minimize downstream flooding.

Please keep me informed about all actions (e.g., correspondence between the City and applicant) regarding the Harbor Grove project proposal.

Sincerely,

Sylvia Kawabata

Sylvia Kawabata
6031 88th ST SW
Mukilteo, WA 98275

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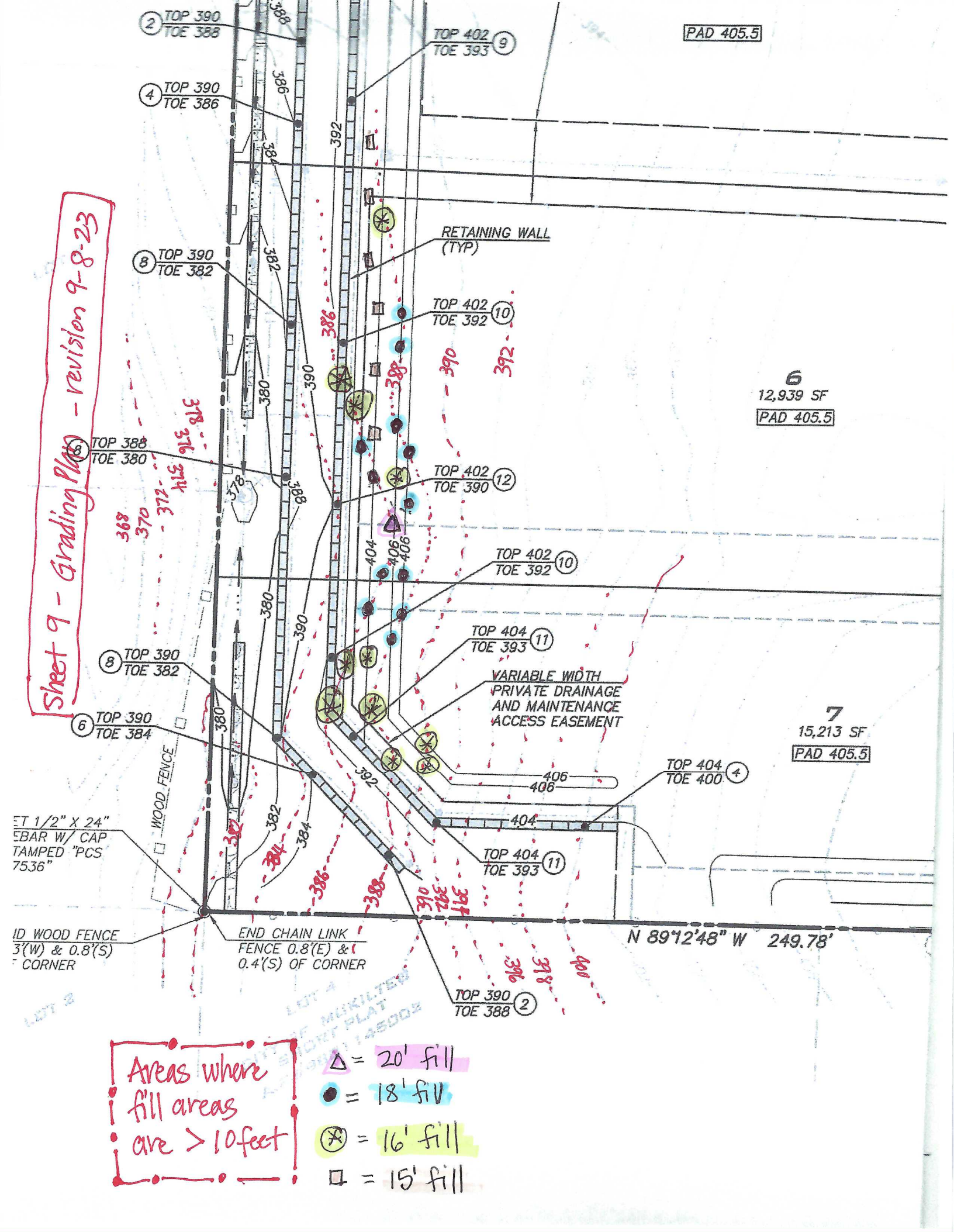
425-750-9893

Attachment: Areas where fill areas are greater than 10 feet.

cc: (sent via email)
Andrew Galuska
Kristna Cerise
Joseph Reyes
Matt Nienhuis


Sheet 9 - Grading Plan - revision 9-8-23
PAD 405.5
TOP 390 TOE 388
TOP 402 TOE 393
TOP 390 TOE 386
RETAINING WALL (TYP)
TOP 390 TOE 382
TOP 402 TOE 392
6
12,939 SF
PAD 405.5
TOP 388 TOE 380
TOP 402 TOE 390
TOP 402 TOE 392
TOP 404 TOE 393
VARIABLE WIDTH PRIVATE DRAINAGE AND MAINTENANCE ACCESS EASEMENT
7
15,213 SF
PAD 405.5
TOP 390 TOE 382
TOP 390 TOE 384
WOOD FENCE
TOP 404 TOE 400
TOP 404 TOE 393
ET 1/2" X 24" EBAR W/ CAP TAMPED "PCS 7536"
ID WOOD FENCE 3'(W) & 0.8'(S) CORNER
END CHAIN LINK FENCE 0.8'(E) & 0.4'(S) OF CORNER
N 89°12'48" W 249.78'
TOP 390 TOE 388
Areas where fill areas are > 10 feet
△ = 20' fill
● = 18' fill
⊛ = 16' fill
□ = 15' fill