



Exhibit 13

memorandum

date January 4, 2019
to Christi Amrine, City of Mill Creek
from Jessica Redman, Wetland Ecologist
subject Muttley Square – Revised Critical Areas Study and Mitigation Plan Review

At the request of the City of Mill Creek (City), Environmental Science Associates (ESA) reviewed the *Critical Areas Report and Mitigation Plan for Muttley Square*, prepared by Wetland Resources, Inc. (revised November 28, 2018, and hereinafter referred to as the Revised Report) for the property located at 13209 Bothell Everett Highway in Mill Creek, WA (Snohomish County Parcel 28053100100400). The parcel is currently undeveloped. The applicant has submitted a formal application of development of an animal boarding facility (Project). The Project will consist of multiple dog lodging buildings, a main office, parking, pathways, and associated utilities and infrastructure. ESA commented on a previous (dated August 15, 2018) version of the report, prepared by Wetland Resources, Inc. in our memorandum dated September 20, 2018. ESA also conducted a site visit on September 11, 2018.

In addition to the Revised Report, ESA reviewed the *Preliminary Drainage Report* for the project, prepared by CG Engineering (revised December 18, 2018, and hereinafter referred to as the Revised Drainage Report) and the Civil Plan Sheets for the project, also prepared by CG Engineering (revised December 12, 2018 and hereinafter referred to as the Revised Plan Sheets). Both the Revised Drainage Report and the Revised Plan Sheets are titled using a previous name of the project, “Stella and Floyd’s Dog Daycare.”

Report Summary

According to the Revised Report, one wetland (Wetland A) occurs onsite. Wetland A is a Category III wetland, which requires a 100-foot buffer per Mill Creek Municipal Code (MCMC) 18.06.930. A second wetland occurs offsite to the southwest and was not rated due to lack of access; therefore, the required wetland buffer is not known. A large stormwater pond and automotive repair store are located between the proposed project site and the offsite wetland. The buffer of the offsite wetland would not extend onto the project site because the area between the two parcels is developed and/or disturbed, and therefore, does not meet the City’s definition of a buffer per MCMC 18.06.210. No direct impacts to the wetlands are proposed.

To accommodate development of the Project, the applicant proposes to reduce the buffer of Wetland A by 2,117 SF on its western side. An additional 2,117 SF of buffer will be added to two separate areas of the buffer located north and southwest of the wetland, resulting in a no net loss of wetland buffer area. According to the Revised

Report, the proposed buffer averaging meets all the required criteria per MCMC 18.06.930.C. No buffer mitigation is proposed because according to the Revised Report, the areas provided as additional buffer are of higher quality compared to the areas of buffer being removed.

A description of the proposed stormwater management plan is not included in the Revised Report as required by MCMC 18.06.530.B. However, the Revised Drainage Report states that a detention pipe system will collect runoff from the impervious areas all via catch basins and conveyance pipes. The detention pipes will discharge from a flow control structure to an existing catch basin to the north, under State Road (SR) 527. The Revised Drainage Report also states that some stormwater will discharge into the wetland onsite and wetland protection will be implemented, however no further information is provided and the location of the discharge is not shown on the Revised Plan Sheets.

Review Findings

Based on the document review, we have the following comments and recommendations:

- According to the Revised Report no buffer mitigation is necessary because the areas of buffer addition are of higher quality compared to the areas of buffer reduction. However, the original report (dated August 15, 2018) stated, “Both buffer addition and reduction areas are multi- strata forest with past disturbance and some invasive Himalayan blackberry.” According to MCMC 18.06.610, “compensatory mitigation shall be provided for all unavoidable alterations of a critical area or buffer in accordance with an approved critical area report and mitigation plan.” We recommend that further details of the vegetation present in the buffer addition area be included in the critical areas report. If portions of the area of buffer addition contain Himalayan blackberry as originally reported, we recommend that buffer enhancement, in the form of invasive species removal occur to ensure that the post-construction buffer will be adequate to protect the functions and values of the adjacent critical areas, as required per MCMC 18.06.930.
- If stormwater is being diverted away from the wetland and routed to SR 527 as described in the Revised Drainage Report and shown in the Revised Plan Sheets, it is possible that the Project may have a negative impact on the hydrological inputs to Wetland A. ESA recommends the Revised Report include a description of the proposed stormwater plan, including an evaluation of impacts, for both the on- and offsite wetland, as required by MCMC 18.06.530.B(3).