

Marian Meadows Estates

SEPA Addendum

Mitigation Summary – 89 lots

The 2016 Marian Meadows applications rely heavily on the work and efforts expended in the publishing of the 2016 FEIS. Within the FEIS, community and agency comments were gathered, CDS Staff input was developed and areas of impacts and issues analyzed. As we prepared the 2016 applications, all of these issues were considered and hopefully addressed.

Two areas we felt needed updated input was concerning wildlife and critical areas and a current analysis of traffic patterns. In regard to these two areas, the applicant re-engaged the firms of Transportation Engineers North West and Readeke, Inc. Both firms were involved in the publication of the FEIS of 2011 and their updated work is included within this section of the applications.

Within the published FEIS, densities much greater than those proposed within these applications were addressed. The conclusions drawn within the FEIS was that densities of approximately 113 units would have little impacts as long as water, wildlife and traffic issues were addressed.

For practical purposes, we have used the matrix format developed in prior applications and actively used by County staff for this application. This summarizes the enclosed matrix

- ❖ EARTH – see geology and matrix comments,
- ❖ AIR – little impact, less as quarry work is terminated,
- ❖ WATER – address within water resolution
- ❖ PLANTS – see Readeke 2016 Study,
- ❖ ANIMALS – see Readeke 2016 study, measure will be in place for wildlife corridor,
- ❖ ENERGY & NATL. RESOURCES- compliance,
- ❖ ENVIRO. HEALTH – compliance,
- ❖ LAND & SHORELINE – see matrix
- ❖ HOUSING – compliance,
- ❖ AESTHETICS – no mitigation
- ❖ LIGHT & GLARE – addressed with design standards,
- ❖ RECREATION – see matrix,
- ❖ CULTURAL – see matrix
- ❖ TRANSPORTATION – see TENW 2016 Study,
- ❖ AVIATION – see airport and matrix comments,
- ❖ PUBLIC SERVICES
 - Fire- see matrix comments
 - Schools- see matrix comments
 - Police and Public Safety- no mitigation
 - Medical Response- no mitigation

Wastewater- on site septic and LOSS for RV Complex,
Stormwater- compliance
Solid Waste – community recycling, no curb side service reducing carbon impacts,
Electric.Communications- no mitigations

The lowering to 89 lots for overall density reduces the anticipated impacts of this development substantially. Issues with water supplies have been addressed with significant mitigations by the applicant providing immediate relief to Water District #3 and the entire Easton Community. Furthermore, agreements in place will provide for increased water supplies, upgraded levels of water infrastructure to meet the needs of the overall Easton Community into the foreseeable future with added connections and levels of service and water quality. The upgrades to the District system will also improve service levels for fire and life safety improvements District wide.

In addition to mitigations involving support and improvements to the Water District, the 2016 Marian Meadows proposal addresses:

- solid waste and recycling measures,
- community recreational measures,
- community buffering and open space from existing parcels,
- building setback measures from existing parcels,
- dedications and preservation of existing wildlife migratory corridors,

and includes community features such as trails and community features.

An element included within the goals for the community are measures to reduce carbon impacts to the region and overall State of Washington. The inclusion of a solid waste and recycling center, coupled with centralized mail service facilities, and the inclusion of the cottage commercial application will serve to reduce the overall carbon impacts of the community over both short and long terms.