

**CITY OF MUKILTEO
ENVIRONMENTAL CHECKLIST**

A. BACKGROUND

1. Name of proposed project, if applicable:
Japanese Gulch Master Plan
2. Name of applicant:
City of Mukilteo
3. Address and phone number of applicant and contact person:
*Patricia Love, 425-263-8041
Community Development Director
City of Mukilteo
11930 Cyrus Way
Mukilteo, WA 98275*
4. Date checklist prepared:
November, 2015
5. Agency requesting checklist:
City of Mukilteo
6. Proposed timing or schedule (including phasing, if applicable):
The Mukilteo Parks and Arts Commission is expected to hold public hearing on the draft Japanese Gulch Master Plan in December 2015 with the City Council taking final action on the Master Plan in January 2016.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:
Yes, projects listed within the Japanese Gulch will be completed in phases.
8. List any environmental information you know about that has been prepared or will be prepared, directly related to this proposal:
 - *Japanese Gulch Natural Resource Inventory, October, 2014*
 - *Cultural Resources Assessment for the Japanese Gulch Trails Project, August, 2008*
 - *Cultural Resources Monitoring and Discovery Plan for the Japanese Gulch, September, 2009*
 - *DNS for the 2015 Comprehensive Plan Amendments*
 - *DNS for the Downtown Waterfront Master Plan*
 - *Critical Areas Study and Wetland Mitigation Concept Plan for Japanese Gulch Trail, June, 2008*
 - *DNS for the Japanese Gulch Trail (Lower Gulch), July, 2008*
 - *Hydraulic Project Approval for Japanese Gulch Trail Footbridges, August, 2008*
 - *DNS for Precht Property, May, 2009*
 - *Categorical Exemption for Japanese Gulch Fish Enhancement Project, September, 2009*
 - *MDNS for Japanese Gulch Master Plan, May, 2011*
 - *SEPA Addendum to MDNS - Japanese Gulch Master Plan for Japanese Gulch Dog Park & Trails, August, 2011*
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:
None known
10. List any government approvals or permits that will be needed for your proposal, if known:
Final approval of the Japanese Gulch Master Plan will be given by the Mukilteo City Council.

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11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description):

The City of Mukilteo recently purchased approximately 98 acres of land creating a continuous pedestrian connection from 76th Street SW to the Mukilteo Waterfront. This purchase also initiated the efforts of a new park master plan to define the future of the western portion of Japanese Gulch. The first element of the Master Plan identifies a vision drafted through public opinion, and design alternatives that incorporates recreational uses such as hiking, biking, dirt jump biking, passive recreation; as well as places for a natural playground, expanded community garden, expanded dog park, viewpoints, picnic areas, and a boardwalk to view the existing salmon ladder. In the second part, the plan incorporates volunteerism, stewardship, public safety and maintenance. The third element is the supporting documentation such as a natural inventory, public outreach, budgeting, and level of service for park maintenance. All supporting documents are available at City Hall for public review.

The Preferred Master Plan addresses the following objectives:

- Protection & preservation of the natural inventory of Japanese Gulch;*
- Formalize access and uses within Japanese Gulch;*
- Provide safe and enjoyable experience for the public;*
- Provide for a wide range of users; and*
- Encourage stewardship and collaboration between all parties.*

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist:

The Japanese Gulch Master Plan encompasses an area west of the BNSF Railroad from 44th 76th Street SW north to 5th Street. Also included is the area north of 5th Street to Mukilteo Lane. Portions of the property lie within the City of Everett and the City of Mukilteo.

Preferred Alternative (also available online at www.japanesegulch.net)



Japanese Gulch Master Plan 76th St Trailhead Plan



A. Trail Head



D. Habitat Screen



B. Parking with Bioswale



E. Picnic Area



C. Natural Meadow



F. Bike Dirt Jump Area



G. Outdoor Education/
Gathering/



J. Arboretum Loop



H. Covered Bike Parking/
Kiosk



K. Wetland Interpretive
Area



I. Expanded Community
Garden/Native Plant
Restoration Nursery



L. Restroom/Trail
Equipment/Storage



All trails shown on this map are unofficial until addressed in the Japanese Gulch Master Plan. The Japanese Gulch Master Plan will identify all official trails after completion in 2015. Trail data was collected using consumer-grade GPS devices. Trails may lead off City of Mukilteo property. Use at your own risk.

“A Natural Area for All; Connecting Neighborhoods to the Waterfront.”

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TO BE COMPLETED BY APPLICANT:	EVALUATION FOR AGENCY USE ONLY
<p>B. ENVIRONMENTAL ELEMENTS:</p> <p>1. EARTH</p> <p>a. General description of this site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____: <i>The proposed site is located within a gulch with many steep slopes exceeding 40% grade.</i></p> <p>b. What is the steepest slope on the site (approximately percent slope)? <i>Approximately 75% slope average over hillside, with many smaller areas exceeding 100% grade.</i></p> <p>c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland: <i>“Most of Japanese Gulch consists of moist forested uplands with generally well-draining soils formed from advance glacial outwash deposited sediments. The major soil classification for the gulch include “Alderwood gravelly sandy loam, 2 to 8 percent slopes” generally found on the western bench that makes up the majority of the property and “Alderwood-Everett gravelly sandy loams, 25 to 70 percent slopes” found on the steep eastern slopes dropping down to Japanese Creek (USDA 2013). These soils are moderately well drained (above the hardpan) and were formed in glacial drift and outwash deposits (Soil Survey Staff, 2014). Erosion hazard is generally slight but increases with slope and can be moderate to severe on slopes greater than 15 percent (United States, 1983).</i> <i>The soil in the low-lying northern portion of Japanese Gulch (north of W Mukilteo Blvd.) is classified as “Norma Loam” (USDA 2013). This soil consists of deep, poorly drained soils that formed in depressions in drainage ways from alluvial deposits. Soils in this area generally have a high water table and often experience seasonal ponding (Soil Survey Staff, 2014).” Japanese Gulch Natural Resource Inventory, October 2014.</i></p> <p>d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe: <i>The subarea known as the ‘Upper Japanese Gulch’ is an area of steep slopes and has had a history of small landslides. Sixteen earthquakes of magnitude 5.0 or greater have occurred within 100 miles of the site between 1872 and 2001. No faults are known to exist beneath the site, but Mukilteo is within the Whidbey fault area.</i></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>

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- e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill:

The adoption of the Japanese Gulch Master Plan is a non-project action. Clearing, grading, or filling will be reviewed at the time of project permit submittal.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe:

The adoption of the Japanese Gulch Master Plan is a non-project action. All short term construction activities have the potential to cause erosion during project construction. Best management practices will be used during construction to reduce the potential of any off site damage due to uncontrolled erosion.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The adoption of the Japanese Gulch Master Plan is a non-project action. Impervious surface coverage will be reviewed at the time of project permit submittal.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The adoption of the Japanese Gulch Master Plan is a non-project action. As with any construction site and activities, erosion can occur during the construction phase(s) of a project. During the construction phase, all projects will be subject to Best Management Practices to prevent and control erosion and sedimentation as identified in the 2012 Department of Ecology Storm Water Management Manual for Western Washington.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known:

The adoption of the Japanese Gulch Master Plan is a non-project action. While projects requiring heavy machinery are limited in number and scale, typical emissions associated with heavy machinery will be emitted, such as diesel fumes and construction are common.

Once the construction is completed, the projected emissions originating from the site is expected to be similar to a regional park with associated parking.

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- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe:



The adoption of the Japanese Gulch Master Plan is a non-project action. However, this site is included in air quality maintenance areas for ozone and CO and is in attainment for all other pollutants (WDOE 2008). Typical existing sources of air pollution near the Master Plan area include small commercial sources (e.g., restaurants), marine vessels, train locomotives, and vehicular traffic. Pollutant emissions from diesel sources include PM2.5 and a variety of toxic air pollutants. Non-diesel emissions are comprised primarily of CO, but also include small amounts of SO2, toxic air pollutants, and both hydrocarbons and nitrogen oxides, which can transform to become ground-level ozone (Port of Everett 2004).

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:



The adoption of the Japanese Gulch Master Plan is a non-project action. Construction projects requiring heavy machinery is limited in scale and number, but during the construction phase all contractors will be required to use Best Management Practices which typically include turning off idling equipment or hauling trucks waiting to queue for either loading or unloading of material, keeping all large equipment in good working condition, wheel washing, street cleaning, and de-watering storm runoff, and adhering to a spill prevention plan.

3. WATER

- a. Surface:

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into:



Surface water resources within the Master Plan vicinity include a freshwater stream (Japanese Gulch Creek) and numerous wetlands within Japanese Gulch including the subareas known as Lower Japanese Gulch, Upper Japanese Gulch, and the 76th Trailhead. Many of these wetlands contribute to either Japanese Gulch Creek or Brewery Creek that flow into Possession Sound.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans:



The adoption of the Japanese Gulch Master Plan is a non-project action. Projects located at the subarea known as Tank Farm Property – Japanese Gulch Creek Park have been reviewed with the Downtown Waterfront Master Plan including the SEPA DNS dated May 29, 2015. Projects located within wetlands and associated buffers as subject to critical areas ordinances by the City of Mukilteo and the City of Everett based on the jurisdiction of

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<p><i>the property. Property located within the City of Everett's boundary shall be subject to the City of Everett's critical area regulations.</i></p>	
<p>(3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material:</p>	<input type="checkbox"/>
<p><i>The adoption of the Japanese Gulch Master Plan is a non-project action. No wetlands have been proposed to be removed or filled.</i></p>	
<p>(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known:</p>	<input type="checkbox"/>
<p><i>The adoption of the Japanese Gulch Master Plan is a non-project action and <u>does not</u> require surface water withdrawals or diversions.</i></p>	
<p>(5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan:</p>	<input type="checkbox"/>
<p><i>The area defined within the Japanese Gulch Master Plan <u>is not</u> within the 100-year flood plain.</i></p>	
<p>(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge:</p>	<input type="checkbox"/>
<p><i>The adoption of the Japanese Gulch Master Plan is a non-project action and <u>does not</u> involve any discharges of waste materials to surface waters.</i></p>	
<p>c. Ground:</p>	
<p>(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known:</p>	<input type="checkbox"/>
<p><i>The adoption of the Japanese Gulch Master Plan is a non-project action and <u>does not</u> involve ground water to be withdrawn.</i></p>	

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<p>(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p> <p><i>The adoption of the Japanese Gulch Master Plan is a non-project action. All development proposals will be connected to water per the Mukilteo Water and Wastewater District's requirements. Any development will prioritize connection to sanitary sewer, however certain areas may require alternative facilities such as pump and dump, compost, or septic services due to lack of sanitary sewer service.</i></p> <p><i>The largest potential number of restrooms to be serviced by non-sewered facility is four. This anticipates two restroom facilities at the 76th Street Trailhead and two restroom facilities at the Dog Park, both currently serviced by two port-a-potty facilities.</i></p>	<input type="checkbox"/>
<p>c. Water Runoff (including storm water):</p> <p>(1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe:</p> <p><i>The adoption of the Japanese Gulch Master Plan is a non-project action. The Master Plan site is located in the Brewery Creek and Japanese Gulch Drainage Basins, as listed in the City of Mukilteo Comprehensive Surface Water Management Plan dated April 2001. The head waters of Brewery Creek begin south of the 19th Street cul-de-sac off of Goat Trail Loop Road and continue through an open ravine system until it is culverted near the 200 Block of Park Ave. From Mukilteo Lane, Brewery Creek is tight lined in a 24 inch culvert under Park Avenue that outfalls into Puget Sound on the east side of Park Avenue.</i></p> <p><i>Japanese Gulch Creek headwaters begin at Paine Field Airport and runs through the gulch until it reaches Mukilteo Lane. The headwaters are then tight lined to the sound.</i></p> <p><i>Individual projects submitted for review will be required to comply with the 2012 or the most current Department of Ecology Storm Water Management Manual for Western Washington.</i></p>	<input type="checkbox"/>

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<p>(2) Could waste materials enter ground or surface waters? If so, generally describe:</p> <p><i>The adoption of the Japanese Gulch Master Plan is a non-project action. Individual projects submitted for review will be required to comply with the policies and regulations within the city's Municipal Code.</i></p>	<input type="checkbox"/>
<p>d. Proposed measures to reduce or control surface, ground and runoff water impact, if any:</p> <p><i>The adoption of the Japanese Gulch Master Plan is a non-project action. The drainage will have to meet the requirements of the current Department of Ecology Stormwater Management Manual for Western Washington. This will be reviewed at the time of individual project permit submittal.</i></p>	<input type="checkbox"/>
<p>4. PLANTS</p>	
<p>a. Check or circle types of vegetation found within the City:</p> <p><input checked="" type="checkbox"/> Deciduous tree: alder, maple, aspen, other</p> <p><input checked="" type="checkbox"/> Evergreen tree: fir, cedar, pine, other</p> <p><input checked="" type="checkbox"/> Shrubs</p> <p><input checked="" type="checkbox"/> Grass</p> <p><input type="checkbox"/> Pasture</p> <p><input type="checkbox"/> Crop or grain</p> <p><input checked="" type="checkbox"/> Wet soil plants: cattail, buttercup, bulrush, skunk, cabbage, other</p> <p><input type="checkbox"/> Water plants: water lily, eelgrass, milfoil, other</p> <p><input type="checkbox"/> Other types of vegetation</p> <p><i>The natural areas located on the property are predominately mixed conifer-deciduous forests typical of the Western Washington Puget lowlands. The majority of the property (more than 90%) is forested. The remaining land area is split between open canopied habitats (4%) and developed areas (3%). The major topographical landform that defines the property is the "gulch" that runs along the eastern boundary of the park that drops down to Japanese Creek and the BNSF railroad tracks. The western portion of the property is relatively flat and includes numerous perched wetlands and moist valleys that either drain east to Japanese Creek or to the northwest into a related prominent drainage system. Together, these wetlands and associated valleys create a dynamic and diverse system of forested and wetland habitats. These forests generally consist of wet to moist conifer-deciduous mixed forests with some areas of dryer conifer dominated patches. The forests to the east are generally comprised of deciduous dominated slopes and valleys that are indicative of unstable soils and past slides. Some slopes show more stability and are conifer dominated or have a more mature tree composition. The northern section of the ravine near the mouth of Japanese Creek includes lower slope areas that</i></p>	<input type="checkbox"/>

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<p><i>exhibit saturated and swampy wetland conditions. Overall, the forests and wetlands that make up Japanese Gulch represent a variety of unique and representative Pacific Northwest habitat types.</i></p>	
<p>b. What kind and amount of vegetation will be removed or altered?</p>	<input type="checkbox"/>
<p><i>The adoption of the Japanese Gulch Master Plan is a non-project action. Specific projects, such as the dirt jump bike course at the 76th Street Trailhead may require the removal of invasive species including Himalayan Blackberry, as well as trees including Alders. Other projects such as the 'Natural Playground' will require grading and removal of invasive species such as Scotch Broom. Additional alternations may require removal of trees that pose a health risk as according to a certified arborist.</i></p>	
<p>c. List threatened or endangered species known to be on or near the site.</p>	<input type="checkbox"/>
<p><i>The adoption of the Japanese Gulch Master Plan is a non-project action. No threatened or endangered plant species are known to be on or near the site.</i></p>	
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p>	<input type="checkbox"/>
<p><i>The adoption of the Japanese Gulch Master Plan is a non-project action. The Japanese Gulch Master Plan encourages habitat restoration within the subareas known as Lower Japanese Gulch, and Upper Japanese Gulch. Additional plantings may occur at the 76th Street Trailhead with the creation of a grass meadow, and improved landscaping surrounding the existing parking lot.</i></p>	
<p>5. ANIMALS</p>	
<p>a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:</p>	<input type="checkbox"/>
<p>Birds: hawk, heron, eagle, songbirds, other: owls Mammals: deer, bear, elk, beaver, other: coyotes Fish: bass, salmon, trout, herring, shellfish, other:</p>	
<p>b. List any threatened or endangered species known to be on or near the site:</p>	<input type="checkbox"/>
<p><i>There are no threatened or endangered species known to be associated with the site.</i></p>	
<p>c. Is the site part of a migration route? If so, explain:</p>	<input type="checkbox"/>
<p><i>Similar to the rest of the Puget Sound area.</i></p>	

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- d. Proposed measures to preserve or enhance wildlife, if any:

The adoption of the Japanese Gulch Master Plan is a non-project action. The Japanese Gulch Master Plan proposes projects that will provide habitat restoration, enhanced wildlife preservation, and designating the subarea known as Upper Japanese Gulch as the 'Japanese Gulch Preservation Area' effectively expanding a conservation easement from 98 acres to over 125 acres.

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The City of Mukilteo is currently served with all the utilities necessary to serve an urban environment: public water, sewer, gas, power, telephone, and cable. Japanese Gulch Master Plan is non-project action and has no proposed manufacturing or intense land uses.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe:

The adoption of the Japanese Gulch Master Plan is a non-project action this includes the preservation of existing trees. The preservation of these existing trees may limit the potential use of solar energy by adjacent properties. These properties are currently limited by the existing trees.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The adoption of the Japanese Gulch Master Plan is a non-project action. Any development is expected to use low impact development (LID) practices and Leadership in Energy & Environmental Design (LEED) best management practices.

7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe:

The adoption of the Japanese Gulch Master Plan is a non-project action. Projects located at the subarea known as Tank Farm Property – Japanese Gulch Creek Park have been reviewed with the Downtown Waterfront Master Plan including the SEPA DNS dated May 29, 2015. There are no known hazardous materials in the Master Plan area, however south of the Master Plan area is an area of previous dumping including automotive waste (tires). This area is in the Upper Gulch region, but is outside the Master Plan area.

- (1) Describe special emergency services that might be required:

The City provides and will continue to provide full police and

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emergency services to anyone using the area.

- (2) Proposed measures to reduce or control environmental health hazards, if any:

The City will continue to provide emergency response to 911 calls. The Mukilteo Police, Fire, and Public Works Departments are experienced in containing and managing an on-site spill if one occurs. The Department of Ecology will be notified per standard procedures if needed. As a standard practice, an emergency response plan will be prepared by the contractors working individual projects and will be used in the event that an accident occurs during construction.

b. Noise:

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The adoption of the Japanese Gulch Master Plan is a non-project action. There are several sources of noise adjacent to this project including, but not limited to: Washington State Ferries, Lighthouse fog horn, Burlington Northern Railroad, Paine Field Airport flights, emergency services, and vehicle traffic.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

The adoption of the Japanese Gulch Master Plan is a non-project action. There would be temporary and insignificant impacts from construction noise, primarily from the adjacent subarea known as Tank Farm Property – Japanese Gulch Creek. These impacts will be limited in duration and would not present human health risks to construction personnel assuming routine occupational safety measures are implemented. Construction noise generated from the re-development is regulated by the City's Noise Ordinance and is generally limited after 9:00 pm.

- (3) Proposed measures to reduce or control noise impacts, if any:

The adoption of the Japanese Gulch Master Plan is a non-project action. Noise levels will be minimized by ensuring that construction equipment is equipped with a recommended muffler in good working order and ensuring that construction activities are not conducted during early morning or late evening hours. Short-term impacts associated with construction activities would be insignificant, temporary, and cease at the completion of these activities. City adopted noise regulations, MMC 8.18, establishes noise thresholds for residential, commercial, and industrial zones.

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?

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The area of the Japanese Gulch Master Plan is primarily park land ranging in intensities from passive use such as walking or hiking to more intense uses such as a Dog Park. Additional uses within the Japanese Gulch Master Plan include biking, dog walking, running, gardening, and general recreation. The adjacent subarea known as the Tank Farm Property – Japanese Gulch Creek Park was area previously used as an above ground fuel storage facility that is now vacant. Projects located at the subarea known as Tank Farm Property – Japanese Gulch Creek Park have been reviewed with the Downtown Waterfront Master Plan including the SEPA DNS dated May 29, 2015.

Adjacent land uses west of the area of the Japanese Gulch Master Plan include: Single-Family Residential, BNSF Railroad, with future use of the Washington State Ferries holding lanes and existing terminal buildings. Port Gardner Bay is north of the property. With vacant open space and manufacturing to the east.

- b. Has the site been used for agriculture? If so, describe:

Yes, the site had previously been cleared for logging harvest.

- c. Describe any structures on the site:

The adoption of the Japanese Gulch Master Plan is a non-project action. The current area includes a modular office used by the Community Garden, and several tool sheds at the 76th Street Trailhead and Dog Park.

- d. Will any structures be demolished? If so, what?

No structures are proposed at this time for demolition.

- e. What is the current zoning classification of the site?

- *Lower Japanese Gulch – OS (Open Space), City of Mukilteo*
- *Dog Park – OS (Open Space), City of Mukilteo*
- *Upper Japanese Gulch (1) – OS (Open Space), City of Mukilteo*
- *Upper Japanese Gulch (2) – M-1 (Office and Industrial Park), City of Everett*
- *76th Street Trailhead (1) – M-1 (Office and Industrial Park), City of Everett*
- *76th Street Trailhead (2) – RD 9.6, City of Mukilteo*

- f. What is the current comprehensive plan designation of the site?

- *Lower Japanese Gulch – Open Space, City of Mukilteo*
- *Dog Park – Open Space, City of Mukilteo*
- *Upper Japanese Gulch (1) – Open Space, City of Mukilteo*
- *Upper Japanese Gulch (2) – 5.4 (Office and Industrial Park), City of Everett*
- *76th Street Trailhead (1) – 5.4 (Office and Industrial Park), City of Everett*
- *76th Street Trailhead (2) – Single-Family Residential Medium Density, City of Mukilteo*

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- g. If applicable, what is the current shoreline master program designation of the site?

Japanese Gulch Master Plan does not include a shoreline area. Projects located at the subarea known as Tank Farm Property – Japanese Gulch Creek Park have been reviewed with the Downtown Waterfront Master Plan including the SEPA DNS dated May 29, 2015.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify:

The adoption of the Japanese Gulch Master Plan is a non-project action. The property has two streams, Japanese Gulch Creek and Brewery Creek, within the immediate vicinity and several wetlands on the site.

- i. Approximately how many people would reside or work in the completed project?

The adoption of the Japanese Gulch Master Plan is a non-project action. This master plan is a park master plan with uses for recreation including hiking, biking, gardening, walking, dog walking, and similar. This plan includes no residences or places of employment.

- j. Approximately how many people would the completed project displace?

The adoption of the Japanese Gulch Master Plan is a non-project action. Upon implementation, no residences would be displaced.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

The adoption of the Japanese Gulch Master Plan is a non-project action with no proposed displacement impacts.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

All uses outlined in the Japanese Gulch Master Plan are typical park uses commonly found neighboring residential developments. These uses are compatible with the 2015 Mukilteo Comprehensive Plan.

Measures used to ensure the Master plan is compatible with the existing land uses and plans are as follows:

- *The City created a Steering Subcommittee,*
- *Reviewed the plan regarding the Conservation Easement,*
- *Reviewed plan with the Parks and Arts Commission,*
- *The Japanese Gulch Master Plan meets the Parks, Open Space, & Recreation General Policies according to the 2015 Mukilteo Comprehensive Plan.*

9. HOUSING

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- a. Approximately how many units would be provided, if any?
Indicate whether high, middle, or low-income housing:

The adoption of the Japanese Gulch Master Plan is a non-project action regarding a park master plan. No housing units are proposed within the plan.

- b. Approximately how many units, if any, would be eliminated?
Indicate whether high, middle, or low-income housing:

The adoption of the Japanese Gulch Master Plan is a non-project action regarding a park master plan. No housing units are proposed to be eliminated within the plan.

- c. Proposed measures to reduce or control housing impacts, if any:

The adoption of the Japanese Gulch Master Plan is a non-project action regarding a park master plan with no proposed measures to reduce or control housing impacts. Housing impacts may include increased property values on adjacent properties associated with a formal park development.

10. AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The adoption of the Japanese Gulch Master Plan is a non-project action regarding a park master plan. Several single-story axillary structures are already located within the area. These structures range from 10-feet to 15-feet. Proposed structures, such as two storage facilities and restrooms, are anticipated to be single-story units less than 15-feet.

One potential option includes the inclusion of a multi-use center or senior center at the 76th Street Trailhead subarea that would be a maximum height of 35-feet based on average mean ground.

- b. What views in the immediate vicinity would be altered or obstructed?

The adoption of the Japanese Gulch Master Plan is a non-project action. Projects within the Japanese Gulch Master Plan are mostly parks and open space with very few buildings for restrooms and tool storage. No view obstruction is anticipated with implementation of structures.

One potential option includes the inclusion of a multi-use center or senior center at the 76th Street Trailhead subarea. The structure could block a territorial view of the subarea from the neighboring two residences.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

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All structures are required to meet the bulk standards outlined in MMC 17.20 Bulk Standards. No development standards apply to this site.

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The adoption of the Japanese Gulch Master Plan is a non-project action regarding a park master plan. Potential projects that may produce light or glare include pedestrian/safety lighting at the 76th Street Trailhead & Dog Park, and glare may occur from the potential option of a multi-use/senior center. Implementation of the projects will be reviewed for light or glare impacts at time of project review.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

The adoption of the Japanese Gulch Master Plan is a non-project action regarding a park master plan. No projects are expected to create safety hazard or interfere with views regarding light or glare. Light and glare will be reviewed at time of project review.

- c. What existing off-site sources of light or glare may affect your proposal?

The adoption of the Japanese Gulch Master Plan is a non-project action. The existing adjacent properties have lights consistent with single-family residential and have no impact on the project.

- d. Proposed measures to reduce or control light and glare impacts, if any:

The adoption of the Japanese Gulch Master Plan is a non-project action. Individual projects are required to design lighting that is shielded or located so that the lights are directed downward and away from the adjacent residential neighborhoods. Additional vegetative screening may be utilized to mitigate any impacts from neighboring properties.

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?

The Japanese Gulch Master Plan supports the existing recreational opportunities on the site including hiking, biking, walking, running, dog walking, and gardening. This plan incorporates trails, a community garden, a dog park, and passive open space to support a wide range of recreational opportunities. Additional recreational opportunities include connection to Edgewater Beach, Mukilteo Waterfront, and connection to Lighthouse Park.

- b. Would the proposed project displace any existing recreational uses? If so describe:

The adoption of the Japanese Gulch Master Plan is a non-project action that will relocate a previous dirt jump course from the subarea known as the Upper Gulch to the 76th Street Trailhead. The site was displaced in order to come into compliance regarding the conservation easement limiting the Upper Gulch to 'passive use' only.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The adoption of the Japanese Gulch Master Plan is a non-project action that will create opportunities for formalized recreation.

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe:

The Japanese Gulch Master Plan area includes no areas listed or proposed for national, state, or local preservation registers. Two reports have been conducted in the subarea known as the Lower Japanese Gulch. The first was an assessment in 2008 for trail development concluded that no significant cultural resources were identified. The second report was completed in 2009. This report is a monitoring and discovery plan that identified the policies and procedures regarding the work being conducted in the sensitive area.

Adjacent to the area includes the Mukilteo Tank Farm property contains three known sites as identified by cultural resources studies; the sites have potential historic or archaeological significance and cultural importance. The studies serve to support an eligibility determination evaluation that each of the sites could qualify for listing on the National Register of Historic Places. The Register is maintained by the Secretary of Interior in accordance with the National Historic Preservation Act.

To the west of the project, the Mukilteo Lighthouse complex, including the two associated Crews Quarter buildings, are listed on the Federal Register of Historic Places.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site:

The adoption of the Japanese Gulch Master Plan is a non-project action. Previous archaeological testing and evaluation determined that within the Lower Gulch subarea still has historic period artifacts dating from 1900s to the 1930s associated with the Japanese immigrant community. Please see report 'Preliminary Archaeological Site (45SN575) Testing and Evaluation Memorandum Japanese Gulch Fish Passage and

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Habitat Restoration Project, City of Mukilteo, Snohomish County, Washington'. The Japanese Gulch Master Plan identifies priorities of preservation both environmentally and culturally. Projects will be reviewed regarding any potential impacts to known culturally significance sites at time of project review.

- c. Proposed measures to reduce or control impacts, if any:

The adoption of the Japanese Gulch Master Plan is a non-project action. No changes or impacts to these historical sites are proposed as a part of the Japanese Gulch Master Plan.

14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any:

Mukilteo Lane, 5th Street, Ridge Street, 19th Street, 76th Street SW, and 44th Ave West are existing public streets that currently serve as access to the site.

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The Japanese Gulch Master Plan is served by Everett Transit along 5th Street. The approximated distance to the bus stop is approximately 300 feet from the Tails & Trails Dog Park.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

The adoption of the Japanese Gulch Master plan is a non-project action. Within the Master Plan, the Preferred Alternative identifies parking at two existing parking areas.

At the 76th Street Trailhead there at 47 parking spaces identified with additional area identified as flexible space for either a parking expansion, community garden expansion, or a multi-use facility, or combination thereof. The Master Plan also identifies potential partnerships with neighboring property owners for shared use parking.

At the Tails and Trails Dog Park located on 5th Street, there are 19 off-street parking spaces identified with the project concept to review the feasibility of on-street parking along 5th Street.

The Japanese Gulch Master Plan is not proposing to remove any parking spaces.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

The adoption of the Japanese Gulch Master Plan is a non-project action and is not proposing any improvements to existing roads

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or streets. The Japanese Gulch Master Plan does identify the project concept to improve 5th Street with potential on-street parking and pedestrian facilities. The Master Plan identifies that improvements such as these are in connection to the community vision, but any improvement must be reviewed in a Transportation Plan or similar study.

- e. Describe the existing condition of the proposed access road, including width of easement, width of pavement or roadway, curbs, gutters, and/or sidewalks.

The adoption of the Japanese Gulch Master Plan is a non-project action. Japanese Gulch Master Plan identifies two access trailheads that can be accessed by vehicles:

5th Street: Consists of right-of-way that ranges from 80ft to 180ft including two 10-12 foot travel lanes, and on-street parking.

76th Street SW: Consists of 60ft right-of-way that has two 10ft lanes with portions of curb gutter and sidewalk.

- f. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

The adoption of the Japanese Gulch Master Plan is a non-project action. The Japanese Gulch is located near the Mukilteo Sound Transit Station and the relocation site for the Mukilteo / Clinton Ferry and the new transit center. The neighboring location to this transit hub provides the opportunity for park users to travel to and from the park without the use of the automobile.

- g. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The adoption of the Japanese Gulch Master Plan is a non-project action. Vehicle trips and traffic mitigation will be determined during the individual project permit review.

- h. Proposed measures to reduce or control transportation impacts, if any:

The adoption of the Japanese Gulch Master Plan is a non-project action. This plan identifies pedestrian priorities to connect the adjacent neighborhoods to the park through non-vehicle access. To reduce transportation impacts, vehicle access and parking is identified at primary trailhead locations located on an Urban Collector or Primary Arterial.

15. PUBLIC SERVICES

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe:

The adoption of the Japanese Gulch Master Plan is a non-project action. Public service is already provided in the Master Plan area. No additional public services are needed for the project.

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- b. Proposed measures to reduce or control direct impacts on public services, if any:

The adoption of the Japanese Gulch Master Plan is a non-project action.

16. UTILITIES

- a. Circle utilities currently available at the site: **electricity**, natural gas, **water**, **refuse service**, telephone, sanitary sewer, septic system, other.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed:

The adoption of the Japanese Gulch Master Plan is a non-project action. The following utilities are available for individual projects proposed in the Japanese Gulch Master Plan: Sewer & Water – Mukilteo Water and Wastewater District, Electricity – Snohomish County PUD, and Garbage – Rubatino's.

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C. SIGNATURE

The information and answers provided in the Environmental Checklist (including Supplement for Non-project Actions, if applicable) are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Date Submitted: _____

Agency Evaluation completed by: _____

Date: _____

Note: boxes () are checked to indicate agency review of items in checklist.

SUPPLEMENT FOR NON-PROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, to aware of the extent the proposal, of the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

TO BE COMPLETED BY APPLICANT:	EVALUATION FOR AGENCY USE ONLY
<p>1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?</p> <p><i>The Japanese Gulch Master Plan proposes to improve parkland, formalize existing recreation trails, and improve usability of an existing dog park.</i></p> <p><i>The Master Plan will:</i></p> <ul style="list-style-type: none"> • <i>Reduce potential discharge to water by dedicating land for conservation purposes and will utilize low impact development practices for surface water control regarding impervious surfaces.</i> • <i>Will generate noise from park users and cars traveling to and from the primary trailheads.</i> <p>Proposed measures to avoid or reduce such increases are:</p> <ul style="list-style-type: none"> • <i>Stormwater will be regulated by the current Department of Ecology Stormwater Management Manual for Western Washington.</i> • <i>Noise from park users will be regulated to the Mukilteo Park Rules and vehicle noise will be limited to Urban Collectors and Principle Arterials that are accustomed to vehicle traffic.</i> 	<p style="text-align: center;"><input type="checkbox"/></p> <p style="text-align: center;"><input type="checkbox"/></p>
<p>2. How would the proposal be likely to affect plants, animals, fish or marine life?</p> <p><i>The Japanese Gulch Master Plan is designed to preserve and conserve parkland and not affect any plants, animals, fish or marine life.</i></p> <p>Proposed measures to protect or conserve plants, animals, fish, or marine life.</p> <ul style="list-style-type: none"> • <i>Invasive Plant Species Removal,</i> • <i>Designate approximately 125 acres as 'Conservation Area',</i> • <i>Formalize existing recreational trails and redirect trails for wetland protection and habitat restoration,</i> • <i>Protect existing wetlands,</i> • <i>Provide recreational opportunities for environmental stewardship,</i> 	<p style="text-align: center;"><input type="checkbox"/></p> <p style="text-align: center;"><input type="checkbox"/></p>

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TO BE COMPLETED BY APPLICANT:

EVALUATION FOR
AGENCY USE ONLY

3. How would the proposal be likely to deplete energy or natural resources

The Japanese Gulch Master Plan was developed to avoid project alternatives that require high demand on energy or natural resources. Any structures or projects are encouraged to utilize low impact development (LID) techniques and if possible Leadership in Energy & Environmental Design (LEED) principles.

Proposed measures to protect or conserve energy and natural resources are:

- *Use low impact development (LID) techniques*
- *Use Leadership in Energy & Environmental Design (LEED) best management practices*

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The Japanese Gulch Master Plan identifies an area of 125 acres to be designated as 'Conservation Area' for the protection of environmentally sensitive areas. This plan also identifies interpretive signage to provide public outreach and education regarding the environmentally sensitive areas for further conservation and protection. Opportunities for environmental stewardship are also identified to provide additional public awareness of environmental conservation.

Proposed measures to protect such resources or to avoid or reduce impacts are:

- *Limit trail expansion within critical areas*
- *Identify trail use orientation for sustainable trail use such as limiting mountain biking on trails that area located in wetland buffers*
- *Provide interpretive signage for environmental awareness*
- *Create recreational stewardship program for environmental conservation and awareness*

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land uses incompatible with existing plans?

The Japanese Gulch Master Plan is a park master plan that includes approximately 140 acres. Of the 140 acres, approximately 125 acres has been designated as 'Conservation Area'. The remaining 15 acres is a formalization of existing land uses and identifying a future park area.

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TO BE COMPLETED BY APPLICANT:

EVALUATION FOR AGENCY USE ONLY

<p>Proposed measures to avoid or reduce shoreline and land use impacts are: <i>Projects within the Master Plan will:</i></p> <ul style="list-style-type: none"> • <i>Comply with the City of Mukilteo and City of Everett zoning ordinance.</i> • <i>Must comply with the City regulations for the protection of critical areas under the Washington State Growth Management Act (RCW 36.70A).</i> 	<input type="checkbox"/>
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities? <i>Adoption of the Japanese Gulch Master Plan designates the 140 acres for park and conservation uses and promotes neighborhood connections to prevent the need for traveling by car. These uses have a very low likelihood for increased demand for transportation or public services and utilities.</i></p>	<input type="checkbox"/>
<p>Proposed measures to reduce or respond to such demand(s) are:</p> <ul style="list-style-type: none"> • <i>Transportation – Identify parking locations accessible by Urban Collector & Principle Arterials.</i> • <i>Public Service – Police and Fire will provide service to the area.</i> • <i>Utilities – Public water and sewer are available, some extensions may be required. Must meet the Mukilteo Water and Wastewater requirements.</i> 	<input type="checkbox"/>
<p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. <i>No; The Master Plan does not supersede other agencies' authority to regulate projects within their jurisdiction (e.g., U.S. Army Corps of Engineers, Washington State Department of Fish and Wildlife, the Department of Ecology, and the City of Everett).</i></p>	<input type="checkbox"/>
<p>Proposed measures to protect or conserve energy and natural resources are:</p> <ul style="list-style-type: none"> • <i>Removal of Invasive Species</i> • <i>Designate 125 Acres as a 'Conservation Area'</i> 	<input type="checkbox"/>