CITY OF
MUKILTEO

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

***Instructions for applicants*:**

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:
   2018 Comprehensive Plan Amendment

2. Name of applicant:
   City of Mukilteo

3. Address and phone number of applicant and contact person:
   Linda Ritter
   Senior Planner
   11930 Cyrus Way
   Mukilteo WA 98275
   425-263-8043

4. Date checklist prepared:
   January 24, 2017

5. Agency requesting checklist:
   City of Mukilteo

6. Proposed timing or schedule (including phasing, if applicable):
   The Mukilteo Planning Commission is expected to hold public hearings on the Comprehensive Plan Amendment in the 2nd or 3rd Quarter of 2018 with the City Council taking final action on the update in the 3rd Quarter of 2018.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   Implemnetation of the rezones will result in future park and residential development. When development projects are proposed, building and project permit applications will need to be submitted and reviewed according to the permit review procedures as established in the Mukilteo Municipal Code.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   - ***This checklist***
   - ***2015 Comprehensive Plan and SEPA***
   - ***Downtown Waterfront Master Plan and SEPA***
   - ***By the Way (BTW) Plan and SEPA***
   - ***Japanese Gulch Master Plan and SEPA***
   - ***Parks Recreation Open Space and Arts (PROSA) Plan and SEPA***

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

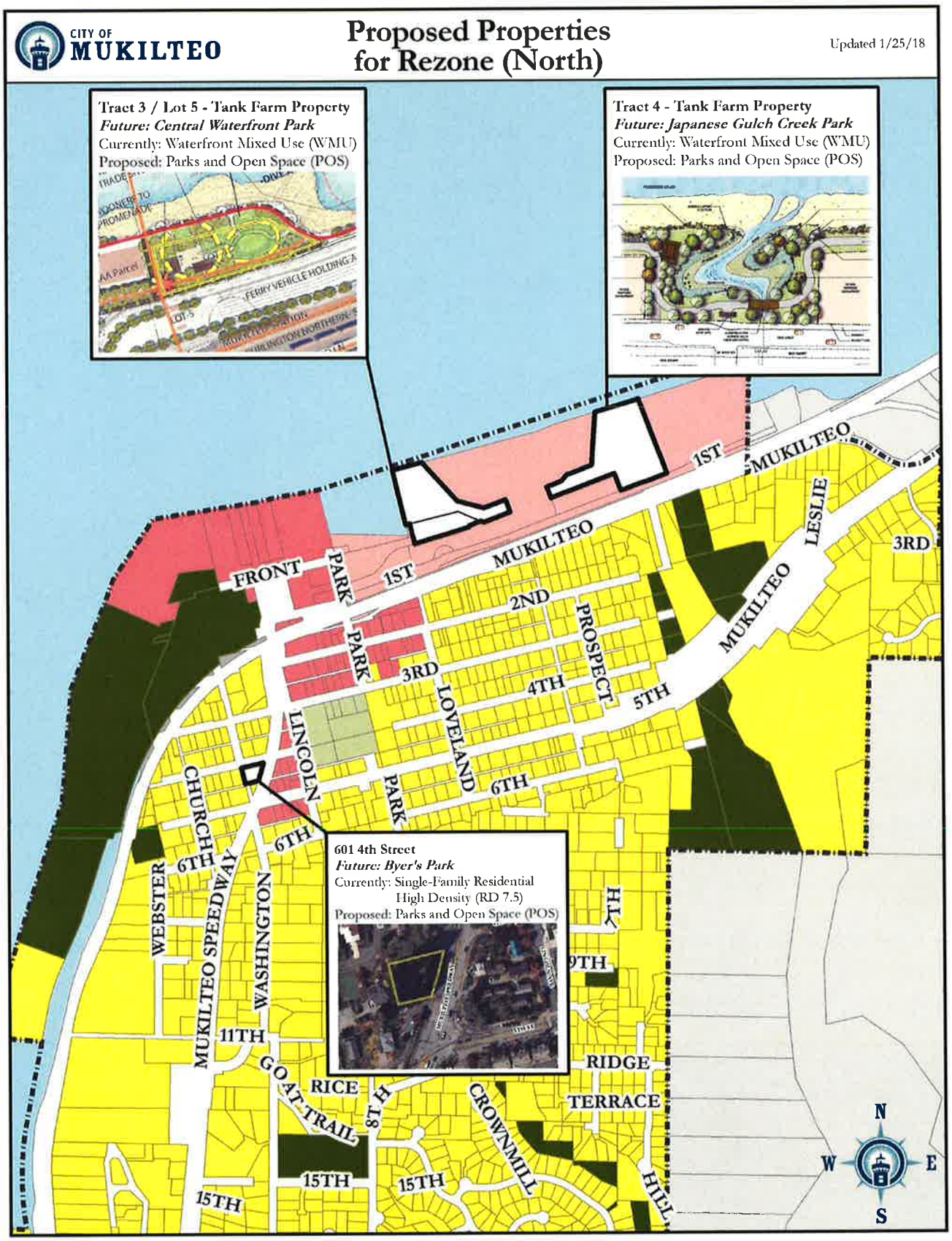
10. List any government approvals or permits that will be needed for your proposal, if known.
    No permits are required. The Planning Commission will make a recommendation on the rezones for final action by the Mukilteo City Council.

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.)

City of Mukilteo is updating its Comprehensive Plan to reflect proposed changes in land use designation and zoning as follows:

- ***Rezone of City and Privately owned properties from various zoning designations to Parks and Open Space including:***
    - ***Byers Park: 601- 4th Street (tax parcel 00459800500100);***
    - ***76th Trailhead: 4407-76th Street (tax parcel: 00591100000507) and***
    - ***Tank Farm Properties:***
        - ***Tract 3 (tax parcel: 29043300401800)***
        - ***Lot 5 (tax parcel: 29043300401400) and***
        - ***Tract 4 (tax parcel: 00461400002601)***
- ***Commercial (COM)***
    - ***4800 and 4802 84th Street (tax parcels: 00611600013204 and 00611600013205) from Community Business to Single Family Residential RD 9.6***
- ***Text and maps amendments to reflect rezones***
- ***Text and maps amendments to incorporated the adopted By the Way (BTW) and Parks, Recreation, Open Space and Arts (PROSA) Plans***

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.


CITY OF MUKILTEO
Proposed Properties for Rezone (North)
Updated 1/25/18
Tract 3 / Lot 5 - Tank Farm Property
Future: Central Waterfront Park
Currently: Waterfront Mixed Use (WMU)
Proposed: Parks and Open Space (POS)
Tract 4 - Tank Farm Property
Future: Japanese Gulch Creek Park
Currently: Waterfront Mixed Use (WMU)
Proposed: Parks and Open Space (POS)
601 4th Street
Future: Byer's Park
Currently: Single-Family Residential High Density (RD 7.5)
Proposed: Parks and Open Space (POS)
MUKILTEO
1ST
FRONT
PARK
2ND
3RD
4TH
5TH
6TH
LOVELAND
PROSPECT
LESLIE
LINCOLN
CHURCH
WEBSTER
SPEEDWAY
WASHINGTON
9TH
11TH
15TH
GOAT TRAIL
RICE
RIDGE
TERRACE
CROWNMILL
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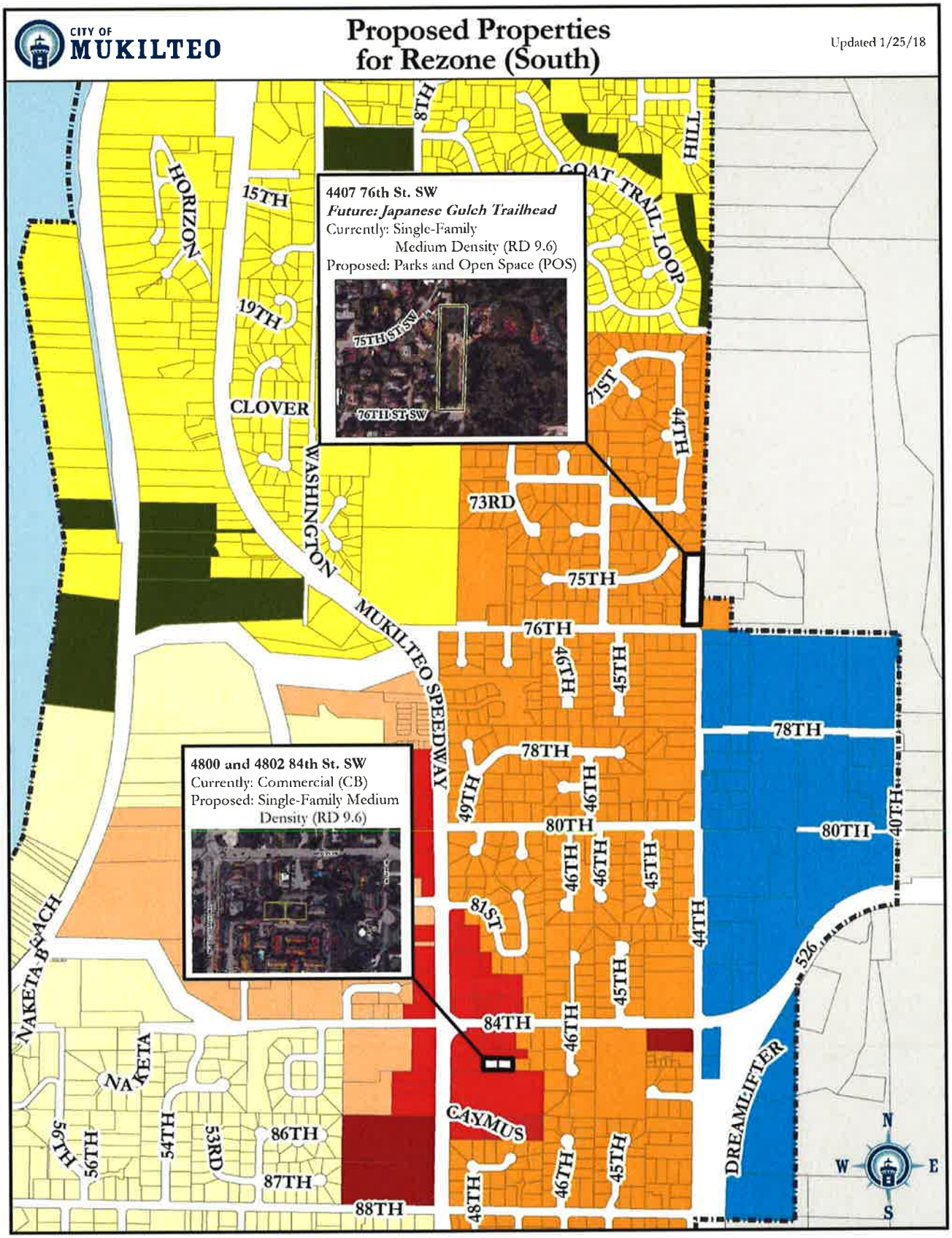
CITY OF MUKILTEO
Proposed Properties for Rezone (South)
Updated 1/25/18
4407 76th St. SW
Future: Japanese Gulch Trailhead
Currently: Single-Family Medium Density (RD 9.6)
Proposed: Parks and Open Space (POS)
75TH ST SW
76TH ST SW
4800 and 4802 84th St. SW
Currently: Commercial (CB)
Proposed: Single-Family Medium Density (RD 9.6)
HORIZON
15TH
19TH
CLOVER
WASHINGTON
MUKILTEO SPEEDWAY
GOAT TRAIL LOOP
HILL
8TH
71ST
44TH
73RD
75TH
76TH
46TH
45TH
78TH
49TH
46TH
80TH
46TH
46TH
45TH
81ST
44TH
45TH
84TH
46TH
CAYMUS
46TH
45TH
48TH
88TH
87TH
86TH
53RD
54TH
56TH
56TH
NAKETA
NAKETA BEACH
DREAMLIFTER
526
40TH
80TH
N
W
E
S

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

The City of Mukilteo's physical topography ranges from relatively flat lands to steep sloped ravines and coastal bluffs. Commercial and Industrial areas, and Public Semi-Public zones where service stations are located mostly on flat or nearly-flat areas.

b. What is the steepest slope on the site (approximate percent slope)?
0-100%

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Primarily Vashon Till (Glacial) and Sand with sand lenses. There are no farmlands.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Coastal Bluffs and side slopes in the gulches and ravines have a history of being unstable.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No grading is proposed by the requested rezones however, development of the sites after rezone approval will require some grading. Any clearing, grading, or filling will be reviewed at the time of project permit submittal. An engineering permit application will be required to be submitted with the project applications that contain specific information detailing the quantities of any fill, cuts or grading.

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

The proposed Comprehensive Plan Amendment and rezones do not directly effect erosion. 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)?

Impervious surface coverage will be reviewed at the time of project permit submittal. The applicant will have to meet the maximum hard surface limits outline in Title 17 of the City's municipal code.

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

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. Any construction activities (done subsequent to the proposed rezones) will require the installation of temporary erosion and sedimentation control measures such as silt fences, temporary holding/siltation ponds, use of straw bales, and/or hydroseeding of cleared areas.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

The proposed Comprehensive Plan Amendment and rezones will not directly affect air quality or change the amount and type of emission than allowed by the existing code. During construction typical emissions associated with heavy machinery will be emitted, such as diesel fumes and construction dust. Once the construction is completed, the projected emissions emanating from the site are expected to be similar to existing surrounding uses.

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

The rezone area for the Tank Farm 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 in 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:

For development done subsequent to the proposed rezones, 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. Construction hours will be limited by the City's noise ordinance.

3. **Water**

a. Surface Water:

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.

The City of Mukilteo is surrounded by Port Gardner Bay to the north and Possession Bay to the west. Physically the City and its urban growth area has fourteen (14) steep sloped ravines with small streams and drainage ways that feed into Possession Bay or Lake Washington.

Upland there are several wetland systems that feed into these ravines and drainage ways. Japanese, Big, and Picnic Point Gulches are the largest and most critical ravine and stream systems in the City. Lake Serene also lies within the City's MUGA area.

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.

Subsequent development will include daylighting Japanese Gulch Creek and building a promenade to provide public access to the water. The City is currently in the process of designing the daylighting of Japanese Gulch Creek and the 15 foot wide promenade eastward to Edgewater Beach Park. The project entails removing a portion of the existing rip-rap and stabilizing the upland bank to create an open creek channel from Possession Sound to the new First Street. Restoration would include creating the creek channel and estuary, buffer plantings, and a pedestrian trail that will connect to either side of the promenade. The promenade will be located just upland of the existing riprap. The promenade will provide a common theme and design ensuring a cohesive look along the entire waterfront including complimentary materials, resting places, viewpoints, lighting, beach access, landscaping, and public art concepts.

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.

No known wetlands or streams will be impacted by these amendments. Subsequent development will impact Japanese Gulch Creek as the City plans to daylight the creek.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

The proposed amendment shall be designed to minimize impervious surfaces, native vegetation loss, and stormwater runoff in all types of development situations.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Yes, the proposed rezone of the Federal Tank Farm property lie within flood zone AE with a base flood elevation of 10 feet. Flooding can occur during high tide and storm conditions that cause storm surges. This area could also be impacted by a Tsunami after an earthquake.

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.

All future development shall be required to connect to the public sewer system.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No ground water will be withdrawn as part of the rezones or comprehensive plan amendment. Subsequent development is not expected to effect ground water since the supply of potable water will be provided by the Mukilteo Water and Wastewater District.

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.

The majority of the City is on public water and sewer. Properties subject to redevelopment or development are either currently being served by public services or will be required to connect to the public system prior to acceptance or occupancy of their proposed development.

c. Water runoff (including stormwater):

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.

Rainwater runoff from from rooftops and impervious surfaces is tightlighted collected and collected in the City's storm water system. Subsequent development will be required to control storm water release rates to pre-development conditions, in accordance with the Department of Ecology's stormwater standards, as a condition of permit approval.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No waste material will be discharged into the ground by the proposed rezones or comprehensive plan amendment.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No drainage patterns will be affected by the proposed rezones or comprehensive plan amendment. During subsequent development, the drainage should follow the natural drainage pattern per the current Department of Ecology stormwater standards.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

During subsequent development, all improvements to the stormwater system shall meet the requirements of the Department of Ecology Stormwater standards. Temporary erosion control measures will be required to control runoff, including use of silt fences, straw bales across drainage ways, placement of riprap, construction of temporary siltation/holding ponds, and use of oil/water separators. The limits of clearing and grading will be posted prior to any site disturbance.

4. **Plants**

a. Check the types of vegetation found on the site:

_x_ deciduous tree: alder, maple, aspen, other
_x_ evergreen tree: fir, cedar, pine, other
_x_ shrubs
_x_ grass
____ pasture
____ crop or grain
___ orchards, vineyards or other permanent crops.
_x_ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
_x_ water plants: water lily, eelgrass, milfoil, other
_x_ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Existing vegetation will not be affected by the rezones or comprehensive plan amendment.

c. List threatened and endangered species known to be on or near the site.
Marine vegetation occurring in the nearshore environment adjacent to the tank farm include eelgrass (Zostera marina), and green algae species (Ulva spp. and Enteromorpha spp.). Eelgrass surveys of the neighboring rail/barge transfer facility (just north of the tank farm) were conducted by Pentec in 2002 and 2003. These surveys show a continuous band of Zostera marina in the nearshore waters parallel to the Tank Farm and on either side of the rail/barge transfer facility (Pentec 2004). Although the earlier eelgrass surveys did not include the waters parallel to the tank farm, 3 small patches of Zostera marina were identified west of the Tank Farm Pier during a dive survey reported by WSF Engineering during the February 2010 re-initiation of the Mukilteo Multimodal Project NEPA and SEPA processes as an area of concern.

Eelgrass provides food production and physical structure for the marine biological community, and is nursery habitat for many commercial fisheries species (Murphy et. al. 2000). Eelgrass is considered Essential Fish Habitat (EFH). EFH is legally defined as "those waters and substrate necessary to fish for spawning, breeding, feeding, or growth to maturity" (NOAA 2005a).

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Subsequent development will include, where applicable, installation of landscaping, and the designation of site sensitive buffers, open space tracts, and native growth protection areas and protection of critical areas per MMC 17.52.

e. List all noxious weeds and invasive species known to be on or near the site.

Scotch broom and Himalayan blackberry

5. **Animals**

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: **hawk**, **heron**, **eagle**, **songbirds**, other:
mammals: **deer**, bear, elk, **beaver**, other:
fish: bass, **salmon**, **trout**, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

Marine wildlife utilizing the waters parallel to the tank farm site may include many species of fish and seabirds and a low number of marine mammals. Gray whales migrating north pass through Washington waters from March through May; southward migration takes place in December and January. Some whales enter Willapa Bay, Greys Harbor, the Strait of Juan de Fuca, as well as Puget Sound during migration and summer in these areas (Washington Department of Fish and Wildlife 1997). Gray whales are commonly seen near the Port of Everett outside of migration.

Endangered species occurring in the marine waters of Washington fall under the jurisdiction of NOAA. ESA-listed marine mammals that may occur in Puget Sound include the endangered southern resident killer whale J-Pod (Orcinus orca), the endangered humpback whale (Megaptera novaeangliae), and the threatened Steller sea lion (Eumetopias jubatus) (NOAA 2006). The humpback whale and Steller sea lion have not been reported in or near the waters adjacent to the tank farm area. No critical habitat for Steller sea lions exists in Washington, the only known Steller sea lion rookery in Washington is on the west coast of the Olympic Peninsula, although small groups are often seen foraging in Puget Sound.

Marine species use Port Gardner Bay & Possession Sound, while bald eagles use Japanese Gulch, Mukilteo Olympic View Ravine, Big Gulch, and Lower Chennault Gulch. Heron have been seen in Japanese Gulch. The City has three active Eagle nesting areas: Japanese Gulch, Mukilteo Olympic View Ravine (76th/ 80th Street), and Possession Sound Park and Tidelands (Sector 11).

Specific threatened and endangered species include:
Bald Eagle nesting Territory – Threatened
Potential Peregrine Falcon Foraging – Threatened
Potential Steller Sea Lion Foraging – Threatened
Puget Sound Chinook Salmon – Endangered
Bull Trout – Endangered
Steelhead - Threatened
Orca - Endangered

c. Is the site part of a migration route? If so, explain.

Yes, it is similar to the rest of the Puget Sound area.

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

The Comprehensive Plan contains policies requiring the protection of critical areas in the City. Any future development is required to meet the City's adopted critical area regulations, which include: steep slopes, wetlands, and fish and wildlife habitat (streams). Any development utilizing this amendment will be required to meet the critical area codes.

e. List any invasive animal species known to be on or near the site.

None known

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.

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

No

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:

Subsequent development will be required to meet the minimum requirements of the State Energy Code.

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.

Tank Farm Property Rezone

Section 3a(6), Mukilteo Tank Farm has been the subject of remediation activities between 1992 and 2006. The remedial action, under an enforcement order from the Washington State Department of Ecology, addressed on-site soil and groundwater contamination resulting from historical site operations. Active remediation of the site was completed in 2002. Since then, the site has been monitored to ensure cleanup goals were met. On May 22, 2006, the Air Force was issued a letter by the WDOE stating that the terms of the enforcement order had been met and cleanup of the site achieved regulatory requirements (WDOE 2006). The clean-up was performed to that acceptable for a residential level.

The City is currently working with the Department of Ecology and the Environmental Protection Agency to conduct voluntary clean-up on the property transferred to the City of minor containments that were discovered during the EIS for the relocation of

the Washington State Ferries Terminal. Removal of any containment materials will be handled and disposed of in accordance with federal, state or local laws.

<u>Other Rezone Areas</u>
None Known

1) Describe any known or possible contamination at the site from present or past uses.

   See section 7a

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

   See section 7a

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

   No hazardous chemicals are being proposed for these sites.

4) Describe special emergency services that might be required.

   No special emergency services will be required due to the re-use of the Tank Farm site and other areas requesting to be rezoned. The City provides and will continue to provide full police and emergency services to anyone using the facilities.

   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 Storm Water 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.

   Tank Farm – As part of the future environmental permitting approval process, soil testing will be conducted.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
   There are several sources of noise within the City limits including, but not limited to: Washington State Ferries, Lighthouse fog horn, SR 525 traffic, 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.

   There would be temporary and insignificant impacts from construction noise. 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 subsequent development is regulated by the City's Noise Ordinance and is generally limited after 9:00 p.m. on weekdays and 6:00 p.m.on weekends and holidays.

3) Proposed measures to reduce or control noise impacts, if any:
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? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

This proposed Comprehensive Plan amendment and rezsones are as follows:

Location	***Current Use***	***Proposed Rezone Use***	***Adjacent Use***
Byers Park: 601- 4th Street	*Single-Family Residential*	*Parks and Open Space*	*Single-Family Residential*
76th Street Trail Head: 4407 76th Street SW	*Singel-Family Residential*	*Parks and Open Space*	*Single-Family Residential and Parks and Open Space*
Tank Farm Properties:			
Tract 3	*Waterfront Mixed Use*	*Parks and Open Space*	*Waterfront Mixed Use*
Lot 5	*Waterfront Mixed Use*	*Parks and Open Space*	*Waterfront Mixed Use*
Tract 4	*Waterfront Mixed Use*	*Parks and Open Space*	*Waterfront Mixed Use*
4800 84th Street SW	*Commercial*	*Single-Family Residential*	*Commercial/Single Family Residential*
4802 84th Street SW	*Commercial*	*Single-Family Residential*	*Commercial/Single Family Residential*

The proposed Comprehensive Plan amendment and rezones will not negatively affect the current land uses or adjacent properities as the proposed uses provide less impacts to the area.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

There are no on-going and sustainable agricultural lands in the City of Mukilteo.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides,

tilling, and harvesting? If so, how:
There are no on-going and sustainable agricultural lands in the City of Mukilteo.

c. Describe any structures on the site.
Yes, there are several existing structures on on the tank farm property such as the pier operations building/guard shack; former USAF Aerospace Fuels Laboratory building; former fire station; and other miscellaneous structures.

d. Will any structures be demolished? If so, what?
Yes, the following structures will be removed from the rezoned properties:

Location	***Current Use***	***Proposed Rezone Use***	***Structures to be Removed***
Byers Park: 601- 4th Street	*Single-Family Residential*	*Parks and Open Space*	*Vacant*
76th Street Trail Head: 4407 76th Street SW	*Single-Family Residential*	*Parks and Open Space*	*Vacant*
Tank Farm Properties:			
Tract 3	*Waterfront Mixed Use*	*Parks and Open Space*	*Vacant*
Lot 5	*Waterfront Mixed Use*	*Parks and Open Space*	• *Pump Filter Shed* • *Breakroom* • *Fuel Laboratory* • *Storage Shed* • *Hazardous Materials Storage Shed* • *Fire Foam Pump House*
Tract 4	*Waterfront Mixed Use*	*Parks and Open Space*	*Vacant*
4800 84th Street SW	*Commercial*	*Single-Family Residential*	*Vacant*
4802 84th Street SW	*Commercial*	*Single-Family Residential*	*None, existing single-family resident*

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

Location	***Current Zone***
Byers Park: 601- 4th Street	*Residential Development (RD) 7.5*
76th Street Trail Head: 4407 76th Street SW	*Residential Development (RD) 9.6*
Tank Farm Properties:	
Tract 3	*Waterfront Mixed Use (WMU)*
Lot 5	*Waterfront Mixed Use (WMU)*
Tract 4	*Waterfront Mixed Use (WMU)*
4800 84th Street SW	*Community Business (CB)*
4802 84th Street SW	*Community Business (CB)*

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

Location	***Current Comprehensive Plan Designation***
Byers Park: 601- 4th Street	*Single-Family Residential – High Density*
76th Street Trail Head: 4407 76th Street SW	*Single-Family Residential – Medium Density*
Tank Farm Properties:	
Tract 3	*Commercial – Mixed Use*
Lot 5	*Commercial – Mixed Use*
Tract 4	*Commercial – Mixed Use*
4800 84th Street SW	*Commercial*
4802 84th Street SW	*Commercial*

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

The Tank Farm property is designated as Urban Waterfront

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes. The tank farm property lies within the 200 foot shoreline area. There are no known critical area on any of the proposed rezone sites.

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

The proposed rezones will create more open space areas and rezone commercial property to a single family residential property. Single family residential development provides 2.5 persons per household; the proposed rezone of commercial to single family residential would add approximately 2-3 people to the City population.

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

None

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

None, as there are no people being displaced.

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

The 2015 Comprehensive Plan designates the sites as Commerical and Residential. The current zoning for the properties are Waterfront Mixed Use, RD 7.5, RD 9.6 and Community Business. The proposal will change the Comprehensive Plan Parks and Open Space for the Waterfront Mixed Use, Single Family Residential - RD 7.5 and Single Family Residential - RD 9.6. It will change the zoning for Community Business area to RD 9.6. Therefore, the proposal will be consistent with and meet the intent of the Comprehensive Plan.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

There are no agricultural and forest lands within the city.

9. **Housing**

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

The rezone from commercial to single-family residential will allow the addition of one single family unit.

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

None.

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

None. No impacts.

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 tallest structure allowed by the rezones is 35' in height for the Public Open Space zone and 30' for single-family residential zones.

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

Subsequent development on the Tank Farm property will be required to meet the design standards outlined in the shoreline management regulations for view corridors. The regulations state view corridors shall be considered and protected in the waterfront areas. To help protect view corridors and allow for buildings and public areas to share and retain access to these views, buildings shall configure their ridge lines to be perpendicular north and south, or to the shore, or to the significant view. The basic structure and pitched roof shall be located to provide maximum view corridors between structures.

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

Subsequent development on the Tank Farm property will be required to meet the design standards outlined in the shoreline management regulations for view corridors. Other rezone areas will be required to meet the

11. **Light and Glare**

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

Subsequent development will be required to meet light standards that do not impact the adjacent properties.

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

Subsequent development will be required to arrange the lighting to reflect away from surrounding properties and streets so that it is not a safety hazard or interfere with views.

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

Subsequent development may install street lighting as part of the project.

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

The City's Development Standards require street lighting to be shielded and reflected downward.

12. **Recreation**

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

Lighthouse Park is on the west side of Front Street and Edgewater Beach Park is located on the east end of First Street, in the nearby vicinity of several of the proposed rezone areas. Japanese Gulch is located adjacent to the 76th Street Trail Head.

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

No existing recreational uses will be displaced.

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

The proposed rezones will create additional parks to provide more recreational opportunities to the City of Mukilteo.

13. **Historic and cultural preservation**

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

The City of Mukilteo has a total of 10 properties listed on either the City, State, or Federal Register of Historic Places:

- ***City Register: McNab-Hogland House, Epps House, Boys and Girls Club, Siemens House, and the Nelson House.***
- ***State Register: Point Elliot Treaty Site, Mukilteo Pioneer Cemetery, and the Fowler Pear Tree Site.***
- ***Federal Register: Mukilteo Light Station and Point Elliot Treaty Monument.***

The proposed Tank Farm rezones are located near the Pointe Elliott Treaty site.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Tank Farm Property - According to the cultural resources surveys the subject property lies within the traditional territory of the Snohomish Tribe. The Snohomish occupied the land from the mouth of the Snohomish River to Monroe, as well as the portion of Whidbey Island opposite Mukilteo across Possession Sound, and the southern tip of Camano Island. The Washington State Department of Archaeology and Historic Preservation (DAHP) recorded several archaeological sites in the vicinity and within the tank farm site. Three are within the tank farm property

boundaries. Those sites within proximity to the tank farm site include four historic properties and three place names mapped in 1920 (Port of Everett 2004).

During a field survey conducted in association with the Rail/Barge transfer facility project in 2005, wood fragments were encountered which were believed to be associated with the Superior Shingle Mill (Crown Lumber Company) previously located on the site. The Crown Lumber Company was formerly known as the Mukilteo Lumber Company and the mill was constructed in 1903 (Northwest Archaeological Associates [NWAA] 2008a). The mill was closed in 1930 and was destroyed by a fire in 1938 (NWAA 2006).

Excavations performed for construction of the utility conduit, along the boundary of the Mukilteo Tank Farm and right of way of the Burlington Northern Railway, for the Rail/Barge transfer facility in 2006 uncovered structural debris and Japanese domestic debris likely associated with the former Japanese immigrant community employed by the Crown Lumber Company east of this site. The age of the finds coincide with the operation of the mill circa 1920s – 1930s.

Excavations performed by Washington State Ferries for use in characterizing cultural resources on site for the proposed Multi-modal Ferry Terminal facility revealed shell-midden and grease pits associated with tribal cooking and camp areas (Tolon 2006).

Full copies of these surveys are on file with the Washington State Department of Archaeology and Historic Preservation.

Subsequent development shall adhere to the memorandum of understanding (MOU) and be in compliance with the Cultural Resources Preservation Covenant for development of the rezoned site. The MOU defines measures to develop an archaeological monitoring plan, data recovery plan, curation plan an inadvertent discovery plan and a plan specific to the recovery of human remains.

Also, another area was the site of a Japanese residential area for mill workers. As such, there are some registered archaeological sites in the city.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Any work within a historical or cultural resources site will be required to ahere to the memorandum of understanding (MOU) and be in compliance with the Cultural Resources Preservation Covenant. All development within a historical or cultural resources site shall receive approved by the Department of Archeological and Histororic Preservation.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
No changes or impacts to these historical sites are proposed as a part of the Comprehensive Plan amendment. This will be determined during the project permit review process.

14. **Transportation**

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Location	***Current Zone***	***Public Access Street***
Byers Park: 601- 4th Street	*Single-Family Residential*	*SR 525 (Mukilteo Speedway)*
76th Street Trail Head: 4407 76th Street SW	*Single-Family Residential*	*76th Street SW*
Tank Farm Properties:		
Tract 3	*Waterfront Mixed Use*	*Front Street*
Lot 5	*Waterfront Mixed Use*	*Front Street*
Tract 4	*Waterfront Mixed Use*	*1st Street*
4800 84th Street SW	*Commercial*	*84th Street SW*
4802 84th Street SW	*Commercial*	*84th Street SW*

c. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
Yes, the City is served by Community Transit and Everett Transit with transit stops located in the area on SR525, 5th Street, Harbour Pointe Blvd., 47th Pl. W., and Chennault Beach Rd.

Location	***Current Zone***	***Public Transit***
Byers Park: 601- 4th Street	*Single-Family Residential*	*Community Transit/ Everett Transit - Along SR 525 (Mukilteo Speedway)*
76th Street Trail Head: 4407 76th Street SW	*Single-Family Residential*	*76th Street SW* *The closet transit stop is located at the corner of SR525 (Mukilteo Speedway/76th Street SW which is over ¼ mile away.*
Tank Farm Properties:		
Tract 3	*Waterfront Mixed Use*	*Sound Transit/Community Transit/WSF – With the relocation of the ferry terminal building, these services will be provided at the Tank Farm property*
Lot 5	*Waterfront Mixed Use*	*Sound Transit/Community Transit/WSF*
Tract 4	*Waterfront Mixed Use*	*Sound Transit/Community Transit/WSF*
4800 84th Street SW	*Commercial*	*Community Transit (the transit stop is approximately less than ¼ mile from the rezone site)*
4802 84th Street SW	*Commercial*	*Community Transit -The transit stop is approximately less than ¼ mile away from the rezone site*

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Subsequent development will be required to provide parking based on the type of development.

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

Access to the property for the subsequent development is provided to all the parcels with the exception of the Tank Farm property in which access will be provided with the development of the Washington State Ferries (WSF) Terminal Building and the redevelopment of the National Oceanic and Atmospheric Administration (NOAA) facility.

Location	***Current Zone***	***Public Access Street***
Byers Park: 601- 4th Street	*Single-Family Residential*	*4th Street (Existing)*
76th Street Trail Head: 4407 76th Street SW	*Single-Family Residential*	*76th Street SW (Existing)*
Tank Farm Properties:		
Tract 3	*Waterfront Mixed Use*	*Front Street (New Section of the Roadway)*
Lot 5	*Waterfront Mixed Use*	*Front Street (New Section of the Roadway)*
Tract 4	*Waterfront Mixed Use*	*1st Street (Existing)*
4800 84th Street SW	*Commercial*	*84th Street SW (Existing)*
4802 84th Street SW	*Commercial*	*84th Street SW (Existing)*

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

The Tank Farm rezones will occur along the Mukileo Waterfront which will provide the public access to the waterfront.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Traffic impacts will be reviewed and mitigated for during the permit review process for any subsequent development once the rezones has been approved.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

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

None; The proposed rezones will not affect existing measures to control and reduce transportation impacts. Subsequent development in the rezone area may be subject to traffic impact mitigation fees.

15. **Public Services**

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

The proposed rezones will not impact public services any more than the existing zoning designation.

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

None

16. **Utilities**

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

All utilities are available in the City of Mukilteo

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.

Subsequent development will have to adhere to the regulations governed by the uility companies.

C. Signature

The above answers 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: Linda Ritter

Name of signee Linda Ritter

Position and Agency/Organization Senior Planner, City of Mukilteo

Date Submitted: 2/6/18

D. supplemental sheet for nonproject actions

(**IT IS NOT NECESSARY** to use this sheet for 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, 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.

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?

   Subsequent development will increase stormwater discharge and construction activity will generate noise.

   Proposed measures to avoid or reduce such increases are:

   All subsequent development will have to adhere to the regulations governed by the DOE for stormwater regulations, air quality control, and City of Mukilteo construction hours for noise regulations.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   Subsequent development will have to adhere to the City project and environmental review, and all applicable regulations and restrictions.

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:

   Subsequent development will have to adhere to all applicable regulations and restrictions resulting from the City's project and environmental review.

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

   The proposed rezones will not deplete energy or resources. Project impacts will be evaluated individually.

   Proposed measures to protect or conserve energy and natural resources are:
   None proposed. Subsequent development will have to adhere to the regulations governed by the uility companies.

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 proposed rezones will not affect these areas any more than the existing zoning.

   Proposed measures to protect such resources or to avoid or reduce impacts are:
   If there are project impacts they will be evaluated individually.

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

Subsequent development will have to adhere to the regulations governed by the uility companies.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Project impacts will be evaluated individually.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Subsequent development will have access to public transportation and other public services in the area.

Proposed measures to reduce or respond to such demand(s) are:

Subsequent development will have to adhere to the regulations governed by the public uility companies as well as other public services.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

If applicable, all subsequent development will have to comply with all local, state or federal laws or requirements for the protection of the environment.