

RECEIVED

NOV 12 2019

CITY OF MUKILTEO



CITY OF MUKILTEO

ENVIRONMENTAL CHECKLIST

FILE COPY***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:

Nelson 43 Warehouse

2. Name of applicant:

Greg Nelson

Nelson 43, LLC

3. Address and phone number of applicant and contact person:

Greg Nelson

PO Box 1301

Seahurst, WA 98062-1301

206-818-5363 cell

206-248-3838 office

undev@hotmail.com

4. Date checklist prepared: November 6, 2019

5. Agency requesting checklist: City of Mukilteo

6. Proposed timing or schedule (including phasing, if applicable): Construction of the warehouse would commence early spring 2020, depending on weather and permitting timelines.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No. The plan is to construct one (1) warehouse building and small amount of office space(s) inside it. The specific interior office space(s) will be permitted under a separate tenant improvement permit at a later date.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. I have had the following environmental reports prepared thus far: Phase 1 Environmental Site Assessment dated December 5, 2018, Wetland Determination Report dated November 13, 2018, Wildlife Habitat Report dated January 2019, Transportation Impact Analysis dated March 19, 2019

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. No.

- 10. List any government approvals or permits that will be needed for your proposal, if known.
- Mukilteo Land Use approval
- Mukilteo Grading Permit
- Mukilteo Building Permit

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.) This proposal is to clear and grade approximately 4.0 acres of undeveloped land at the NE corner of 78th Street SW (east-west street) and 44th Ave W (north-south street). Assumed address 4301 78th Street SW, Mukilteo, WA 98275. Grade the site flat with the parking lot at approximately 12' below the roadway grade of the intersection of 78th Street SW and 44th Ave W. Construct a 55,820 (approximately 380' x 150') sqft, 32' tall warehouse (tallest exterior height). The warehouse will be on the west portion of the property with a truck court and building access on the east side of the warehouse facing the east towards Paine Field. There will likely be a small office area at each corner of the building in the NW and SW corners of the building.

The site will have all the trucks on the east side of the building and the passenger vehicles will be on the north and south sides of the building minimizing and noise impact away from the adjacent residential areas to the west of the site.

All vehicle and truck access onto the site will be via a driveway in the SE corner of the property off of 78th Street SW. There will be a gated fire department only access to the north of the building onto 44th Ave W.

As part of the development a sidewalk on 78th Street SW will be constructed to match the church property to the east. On 44th Ave W a shallow swale will be constructed along the existing roadway surface on the east side of the roadway and a 12' wide shared use asphalt path will be constructed east of the swale and roadway.

Along the south side of the property, north of the sidewalk (between the sidewalk and parking lot, there will be at least 5' of landscaping. Along the west side of the property, east of the swale and shared use path (between the shared use path and the building) there will be at least 15' of heavy landscaping to hide the building from view.

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 approximately 4 acres of undeveloped property is located at 4301 78th Street SW, Mukilteo, WA 98275 (assumed address) at the NE corner of 78th Street SW (east west street) and 44th Ave W (north south street). The property consists of four (4) Snohomish County tax parcels:

LEGAL DESCRIPTIONS:

Parcel A:

Tax Parcel Number 28041000300100

The West half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 10, Township 28 North, Range 4 East, W.M., in Snohomish County, Washington;
Less the North 100 feet thereof;
Less the South 231 feet thereof; and
Less the West 208.71 feet thereof.

Parcel B:

Tax Parcel Number 28041000300400

The East 123.69 feet of the South 231 feet of the West half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 10, Township 28 North, Range 4 East, W.M., in Snohomish County, Washington;
Less the South 20 feet thereof for road.

Parcel C:

Tax Parcel Number 28041000300500

The West 58.31 feet of the East 182 feet of the South 231 feet of the West half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 10, Township 28 North, Range 4 East, W.M., in Snohomish County, Washington;
Less the South 20 feet thereof for road.

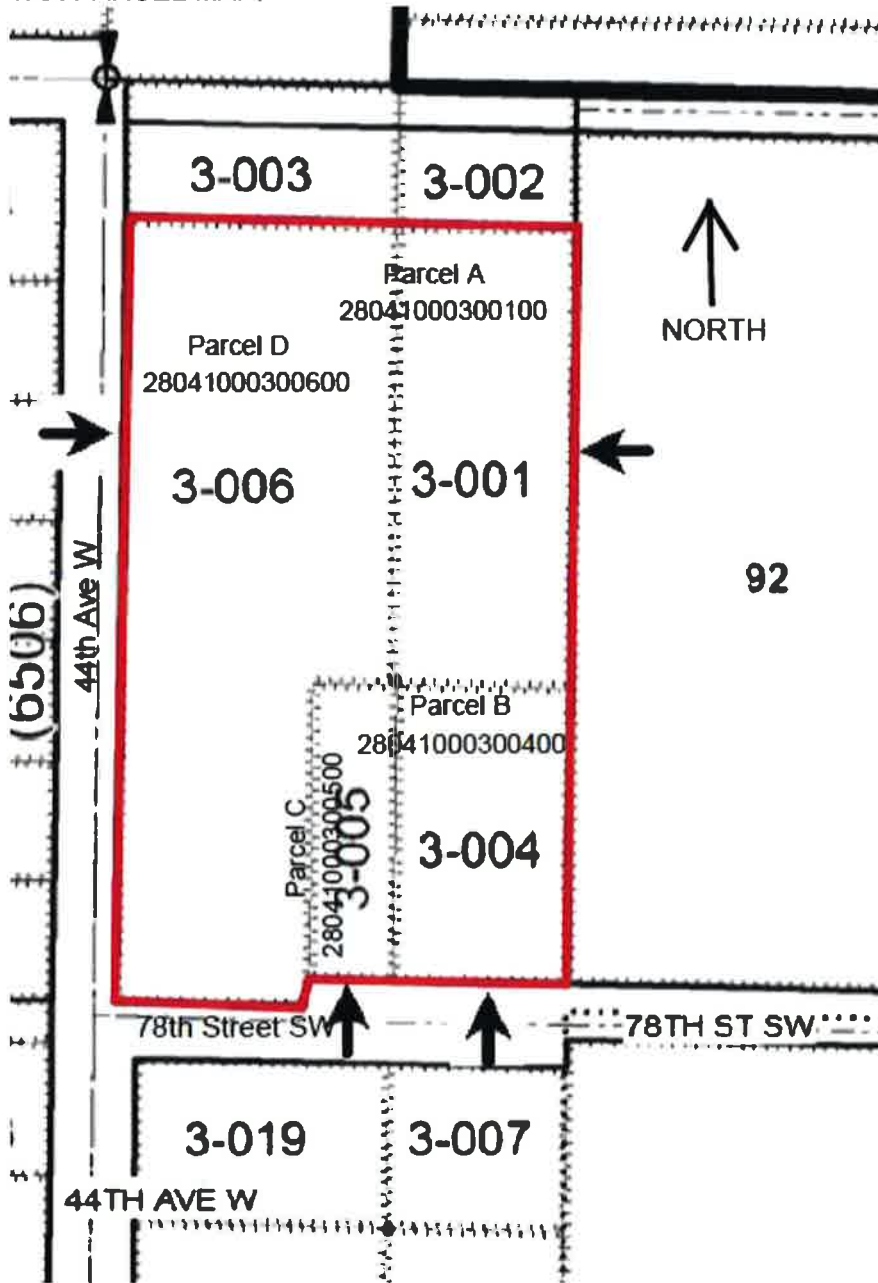
Parcel D:

Tax Parcel Number 28041000300600

The West 208.71 feet of the West half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 10, Township 28 North, Range 4 East, W.M., in Snohomish County, Washington;
Less County Road;
Less the North 100 feet thereof;
Less the East 182 feet of the South 231 feet of said West half of the Northwest quarter of the Northwest quarter of the Southwest quarter.

Situate in the County of Snohomish, State of Washington.

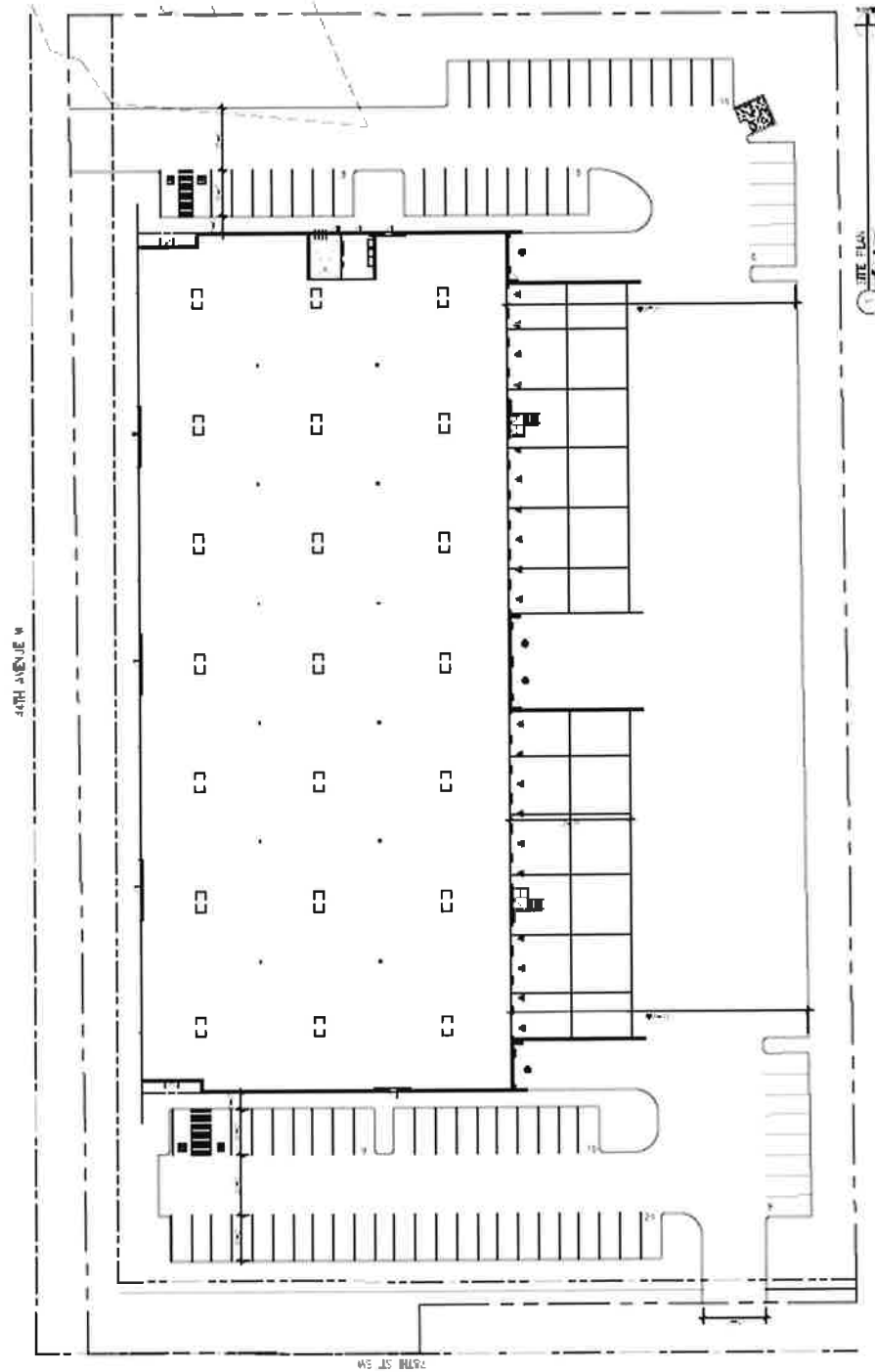
TAX PARCEL MAP:



AERIAL PHOTO WITH PARCEL LINES AND NUMBERS:



SITE PLAN:



B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: The general slope is downward with the high point of the property being in the SW corner at approximate elevation of 572' and the low point being in the NE corner at approximately 534'. The elevation difference between the SW and the NE corners of the property is approximately 38'. That equates to an average slope of 6.1% over the entire property.

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

- b. What is the steepest slope on the site (approximate percent slope)? The steepest slope is approximately 15% in a very small area in NW corner that is near 44th Ave W. The slope appears to be created when the roadway was constructed. The steepest slope over a larger distance is approximately 10% in several areas of the north half of the property.

- 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. A geotechnical report was prepared by Earth Solutions NW dated December 27, 2018 and it describes the soils on site as follows:

Underwood Nelson Development
December 27, 2018

ES-6384
Page 3

Topsoil and Fill

Topsoil was encountered in the upper 6 to 18 inches of existing grades at the test pit locations. The topsoil was characterized by dark brown color, the presence of fine organic material, and small root intrusions. Fill was not encountered at the test pit locations. Given the undeveloped nature of the site, we do not anticipate significant fill soils to be encountered during general earthwork activities. However, past (historic) clearing activities may have produced bury pits where stumps, logs, or other organic debris may have been locally buried.

Native Soil

Underlying topsoil, native deposits were observed primarily as silty sand and sandy silt with or without gravel (USCS: SM and ML, respectively). The upper approximate two to three feet of the deposit was characterized as loose to medium dense, thereafter becoming dense to very dense. The native soils were observed primarily in a moist condition, extending to the maximum exploration depth of about six-and-one-half feet below the existing ground surface elevation where refusal to mechanical excavation was observed.

Geologic Setting

The referenced geologic map resource identifies glacial till (Qvt) deposits as the native soil deposit underlying the subject site. The glacial till, locally referred to as Vashon till, consists of a nonsorted mixture of clay, silt, sand, pebbles, cobbles, and boulders. The referenced WSS resource identifies Alderwood-Urban land complex, 2 to 15 percent slopes (Map Unit Symbol: 5 and 6) as the primary soil unit underlying the subject site. Designations of Urban land complex indicates soils may have been previously modified through earthwork activities. Based on our field observations, site soils are consistent with local geologic mapping and soil survey designations.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. There are no indications or history of unstable soils or slopes on the site. A geotechnical report was prepared by Earth Solutions NW dated December 27, 2018 and it describes the Geological Hazardous Areas as follows:

Geologically Hazardous Areas

Review of the available Snohomish County maintained GIS database does not indicate the presence of geologically hazardous areas. Additionally, no such indicators were observed during our fieldwork or within the test pit locations.

- 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. The site will be graded so that the majority of the site will be generally level with the soil being excavated from the SW corner lowering the site approximately 12' and moving it to the NE corner raising the NE corner approximately 20'. It is not anticipated that any significant quantity of fill will be needed to be brought on or removed from the site as doing so would raise or lower the site and result in increasing the height of the retaining walls being constructed on site. Approximately 8,000 cubic yards of non-structural soil, topsoil soil, debris and trash will be removed from the site.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Yes – Erosion could occur during construction of this project. The clearing of vegetation, grading of right-of-ways, etc. create bare soil areas. These soils could become erodible if not managed properly. Proper engineering erosion controls will be in place during construction per City of Mukilteo's requirements.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 82% of the approximately 4 acres will be impervious area.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The clear and grade permit from the City of Mukilteo will be conditioned and inspected to manage on-site erosion. Measures to reduce erosion could include, but is not limited to:

- Attempt to construct during dry season as much as possible, summer 2020.
- Property graded and shoring to contain all runoff on site.
- Check dams, filter fabric, rock construction entrances, etc.
- Directing Runoff into controlled areas.
- A storm water pollution prevention plan will be prepared as part of the drawings for construction permitting, including erosion control BMPs will be installed prior to any clearing.

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. Construction of industrial buildings require the operation of construction equipment regulated by the State and federal government for emissions and noise levels. Air emissions during

construction would include diesel exhaust and possibly dust if the soil is dry. The general contractor sprays water on exposed soils during grading to reduce dust. Air emissions after construction would include automobile and truck exhaust from the vehicles entering the site. Also natural gas exhaust from heaters to heat the offices and warehouse spaces once the project is completed.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None know of.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: Operate equipment and construction facilities to current Washington State and federal emissions requirements. Fully insulate the building to Washington State Energy Code to reduce heat loss and thus reduce heating requirements inside the spaces.

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. Yes, there is a seasonal wetland directly to the north of the property that results from the roadway (44th Ave W) surface water draining into it when it rains.
- 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. Yes, the actual wetland will not be touched but the 40' wetland buffer will be averaged on the south/southeast side to decrease the south buffer to approximately 20' and the buffer to the southeast will be increased an equal area so the total buffer square footage will not be reduced.
- 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 fill or dredge material will be added or removed from the wetland.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. No.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No.
- 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. No.

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 groundwater will be withdrawn from the ground. A portion of the surface water from the site will be infiltrated into the ground as part of the storm water control system.
- 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. None.

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. The surface water from the roadway/44th Ave W (east side of site) currently drains into a ditch that runs along the length on the east side of the property and drains into the wetland in the property to the north of the subject property. As part of the frontage improvements along 44th Ave W the existing ditch will be replaced with a new ditch/swale along the length of the roadway and water filtration system to filter the water that drains into the wetland to the property to the north of the subject property, thus improving the cleanliness of the water entering the wetland.
- 2) Could waste materials enter ground or surface waters? If so, generally describe. Yes – waste materials such as a petroleum or antifreeze could enter the storm drainage system if the storm water system is not designed properly or properly maintained. Onsite and some offsite surface waters will be directed through an onsite oil/water separator, water filters, and water quality vault before being discharged into the pre-development locations, primarily to the NE corner of the property and through some infiltration. Currently some of the water (including petroleum, antifreeze, etc.) flowing off the roadways adjacent to the property drain directly into the ground and groundwaters. By having some of the water from the roadway flowing into the onsite storm water system, this will reduce the roadway oils from making it into the groundwater, granted this is probably not a tremendous amount of petroleum and antifreeze. The City of Mukilteo or Snohomish County perform annual maintenance inspections on the storm water system and if any corrections are required, the property owner is responsible for taking care of them.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: The project contains a storm water system including a detention vault that will infiltrate some of the storm water and regulate the flow of some of the surface water being discharged off site.

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
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? All vegetation within right-of-ways, parking lot, driveways and building site will be removed. Attempts will be made to retain a few of the existing maple and cedar trees to maintain the older trees on the north east side of the site. English Ivy and Blackberry plants will be removed as they are non-native, invasive plant species.
- c. List threatened and endangered species known to be on or near the site. None.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: There will be landscaping surrounding the property on all sides per Mukilteo code as well as landscaping along portions of the north and south sides of the building. Proposed landscaping in the above mentioned areas include deciduous trees (Maple, Ash, Vine Maple), Evergreen trees (Western Red and Alaska Cedar), Evergreen Shrubs (Strawberry Tree, Oregon Grape, Variegated Osmanthus, Otto Luyken Laurel, Hicks Yew, David's Viburnum, Spring Bouquet, etc.), Deciduous Shrubs (Barberry, Redtwig Dogwood, Winged Euonymus, Glodflame Spirea, Snowberry, etc.) and Groundcover (Kinnikinnick, , Dwarf Redtwig Dogwood, Bigroot Canesbill, etc.) and various grasses.
- e. List all noxious weeds and invasive species known to be on or near the site. English ivy, invasive species, is present on a significant portion of the southern half of the property, it will be removed.

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: Pacific wren, spotted towhee, anna's hummingbird, stellar jay, american robin, northern flicker, hairy woodpecker, ruby-crowned kinglet, bewick's wren, song sparrow, black-capped chickadee
 mammals: deer, bear, elk, beaver, other: mountain beaver
 fish: bass, salmon, trout, herring, shellfish, other: None

Please see Wildlife Habitat Report prepared by Wetland Resources dated January 2019.

- b. List any threatened and endangered species known to be on or near the site. None.
- c. Is the site part of a migration route? If so, explain. No.
- d. Proposed measures to preserve or enhance wildlife, if any: Significant/dense landscaping on the west side of the property as well as landscaping on the other areas of the property.
- e. List any invasive animal species known to be on or near the site. None.

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. Natural gas will be used to heat the building and generate hot domestic water. Electricity will be used for cooling, lighting, manufacturing, etc.
- 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: Skylights will be installed in the warehouse/manufacturing areas to allow natural lighting into building. A few windows will be installed in the warehouse/manufacturing areas to allow natural lighting into building. The building will be insulated, have energy efficient heating and cooling equipment and LED lighting installed to meet or exceed the requirements of the Washington State Energy Code. The building owner is also investigating installing solar panels on the roof to generate electricity.

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. No.

- 1) Describe any known or possible contamination at the site from present or past uses.
None.
- 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. None.
- 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 toxic or hazardous materials will be used during the construction of the building. No specific tenant has been identified to occupy the building at this time. A potential tenant may possibly store, use or produce toxic or hazardous materials and will be required to meet any and all state and federal requirements for usage, discharge or storage.
- 4) Describe special emergency services that might be required. None.
- 5) Proposed measures to reduce or control environmental health hazards, if any: None.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Paine Field airport noise to the east is the obvious largest noise generator in the area. Being that it is an industrial building, the noise, traffic and operations will have little to no impact to the operations of this development.
- 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. During the construction of the building there will be earth moving equipment, construction vehicles and general construction related noise being generated on site, once construction is completed this will cease. The truck court and roll up garage doors are facing to the east, away from the residential areas to the west. Truck and vehicle traffic to and from the site will be directed to the south and east away from the residential areas to the west.
- 3) Proposed measures to reduce or control noise impacts, if any: The truck court and roll up garage doors are facing to the east, away from the residential areas to the west. Truck and vehicle traffic to and from the site will be directed to the south and east away from the residential areas to the west.

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. To the north of the site is a City

of Mukilteo owned undeveloped property that is zone Planned Industrial (PI). To the east is the First Slavic Church of Everett, the property is zone Planned Industrial (PI). To the south, across 78th Street SW, is a Schwan's deliver and vehicle storage facility, the property is zone Planned Industrial (PI). To the west, across 44th Ave W, are seven (7) single family residential, the properties are zoned Single Family Residential (RD 9.6). The proposed development will not affect the current land use of adjacent properties.

- 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? No.

- 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: No.

- c. Describe any structures on the site. None.

- d. Will any structures be demolished? If so, what? No.

- e. What is the current zoning classification of the site? The current zoning is Planned Industrial (PI).

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

- g. If applicable, what is the current shoreline master program designation of the site? None.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. No.

- i. Approximately how many people would reside or work in the completed project? Since no specific tenant for the building had been determined, an assumption would be somewhere between 20 and 84 people will work in the building.

- j. Approximately how many people would the completed project displace? None.

- k. Proposed measures to avoid or reduce displacement impacts, if any: None.

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The project is an industrial development in an Planned Industrial (PI) zoned and Industrial comprehensive planned piece of property and will be compliant with the City of Mukilteo Municipal Code.

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

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. No housing units will be created.
- 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: This industrial development will no impact on housing.

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 portion of the building will be approximately 32' above finished grade. The building/parking lot will sit down approximately 12' below the roadway grade of the intersection of 78th Street SW and 44th Ave W. The vast majority of the building exterior surfaces will be painted concrete. There will be areas of windows, metal man doors and metal garage doors.
- b. What views in the immediate vicinity would be altered or obstructed? Standing on the roadway to the west of the project, 44th Ave West; looking to the east, the view of Paine Field and possibly some of the other industrial properties will be partially blocked.
- b. Proposed measures to reduce or control aesthetic impacts, if any: The building will be set down from the roadway to the west, 44th Ave West, minimizing the height, size, view and scale of the project. Building modulation, landscaping, color changes, doors and windows will minimize large areas of the same surfaces. The building will be painted with at least three different colors so no face of the of the building will be just one color.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? On the west side of the building there will be no exterior building lights. On the north and south sides there will be 3 – 4 exterior lights (each end) aimed downwards towards the parking lots and will turn on at sunset and turn off at sunrise. On the east side of the building there will be approximately 6 – 8 exterior lights aimed downwards towards the parking lots and will turn on at sunset and turn off at sunrise. During daylight hours, there will be no exterior lights on.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? No.
- c. What existing off-site sources of light or glare may affect your proposal? None.

- d. Proposed measures to reduce or control light and glare impacts, if any: All lighting will be aimed down towards the parking lots, minimizing light leaving the property.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? To the north of the property is the City of Mukilteo Japanese Gulch Park. Within the park are many miles of hiking and walking trails, parking areas, dog park.
- b. Would the proposed project displace any existing recreational uses? If so, describe. No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None. At other developments I have built that are near parks (Maltby Community Park, Sammamish slough, Woodinville RR Trail), often times on weekends, people visiting the adjacent park, using the developments parking lot for automobile parking.

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. No.
- 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. No.
- 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. Historical maps and GIS data have been reviewed and nothing of historical significant was discovered. We have dug many test pits on site for various soil exploration reasons and no indication of past development or settlements were found.
- 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. None.

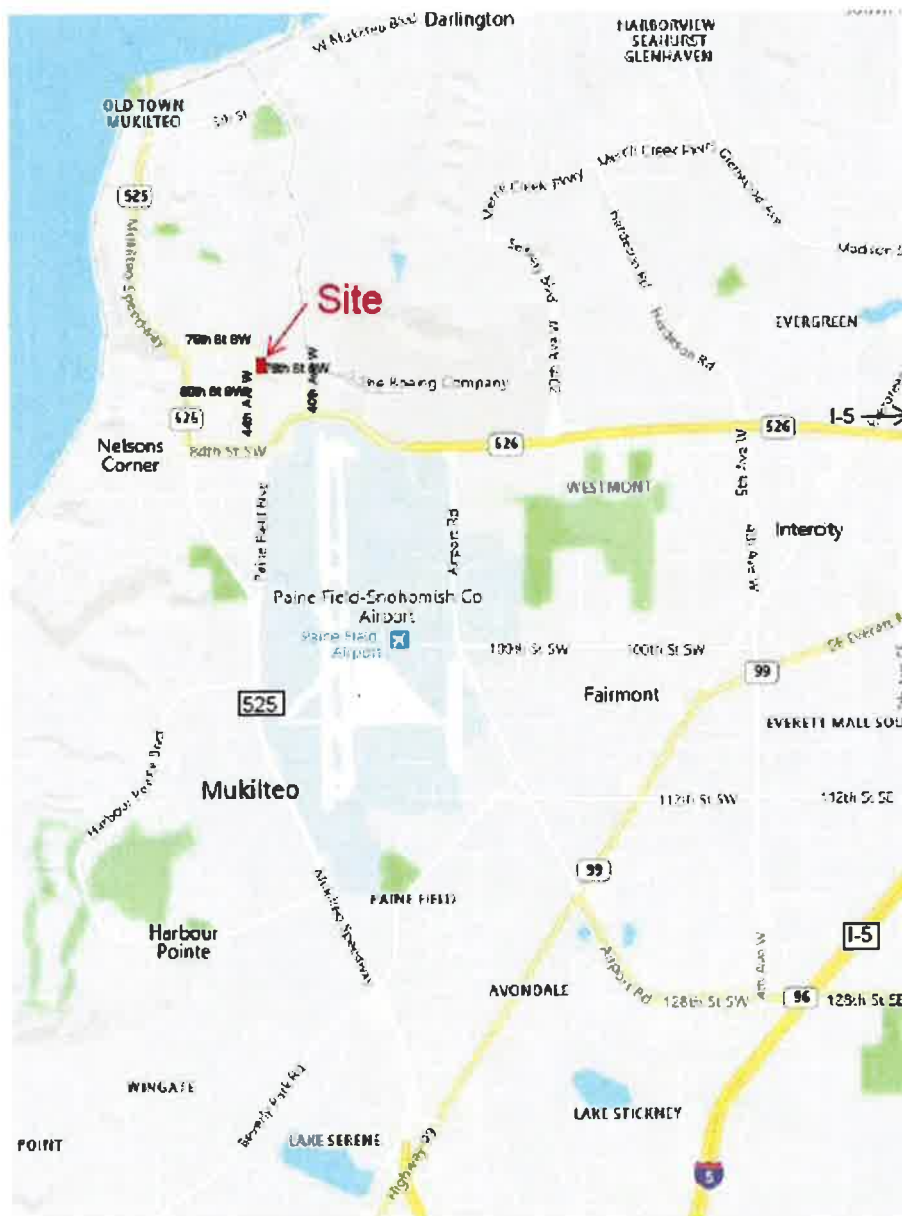
14. Transportation

- 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. The project is at the NE corner of the intersection of 78th Street SW (east-west) and 44th Ave W (north-south). All vehicle and truck access onto the site will be via a driveway in the SE corner of the property off of 78th Street SW. There will be a gated and locked fire department only access to the north of the building onto 44th Ave W, no private vehicles will used this access.

Truck and vehicle traffic coming from and heading towards I-5 to the east will access the site from Hwy 526 and through the industrial area to the southeast 40th Ave W onto 78th Street SW.

Truck and vehicle traffic coming from and heading towards Hwy 525/Mukilteo Speedway and Paine Field Blvd to the south will access the site from Hwy 526 and through the industrial area to the southeast 40th Ave W onto 78th Street SW or possibly onto 44th Ave W to the south.

Vehicle traffic coming from and heading towards the north to/from downtown Mukilteo or the Mukilteo ferry dock will access the site from Hwy 525/Mukilteo Speedway onto either 76th Street SW or 80th Street SW.



- b. 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? The site is currently served by public transportation, though Community Transit. There are no stops directly adjacent to the property. The Community Transit Route 107 stop approximately 0.4 miles away at the intersection of 84th Street SW and 44th Ave W to the south of the site and provides morning and afternoon service between the Lynnwood Transit Center and the Seaway Transit Center. Community Transit Routes 113, 417 & 880 stops approximately 0.40 miles away at the intersection of 76th Street SW or 80th Street SW and Mukilteo Speedway, to the west of the site. These routes offer service to/from the site and the Mukilteo-Clinton Ferry/downtown Mukilteo, Lynnwood Transit Center, Downtown Seattle and the University District.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? Approximately 88 new parking stalls will be constructed on site. No parking stalls will be eliminated.
- 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). Yes. On the south side of the property, 78th Street SW, a public sidewalk, curb, gutter and road widening will be constructed to match the public sidewalk/roadway constructed to the east at the church property. The only vehicle access to the site will be along 78th Street SW near the SE corner of the property. On the west side of the property, 44th Ave SW, a 12' +/- wide swale along the existing roadway surface will be constructed for water quality and detention and to the east of that a 12' wide public shared use path for walking and bikes.
- e. Describe the existing condition of the proposed access road, including width of easement, width of pavement or roadway, curbs, gutters, and/or sidewalks. Currently there is no vehicle access to the property as it is a vacant piece of land. The existing road surface to the south of the property, 78th Street SW, is approximately 12' wide that has no sidewalk or walking surface other than dirt along the side of the road surface. Beyond the road surface to the north the dirt slopes gradually away from the road surface for 10' +/- . The existing road surface to the west of the property, 44th Ave. W, is approximately 12' wide that has no sidewalk or walking surface other than dirt along the side of the road surface. Beyond the road surface to the east the dirt slopes gradually away from the road surface for a couple feet and then a 2' – 4' deep ditch along the length of the roadway.
- f. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No.
- g. 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? A Transportation Impact Analysis (traffic study) was prepared by Transportation Engineering Northwest (TENW) dated March 19, 2019 and the findings were are: 179 new weekday daily trips with 25 new trips occurring during the weekday AM peak hour and 27 new trips occurring during the weekday PM peak hour. Of these 179 new weekday daily trips, 143 were passenger vehicles (80%) and 36 were trucks (20%). The traffic impact Analysis is based upon trip rates documented in the Institute of Transportation Engineers (IET) Trip Generation Manual, 10th edition for land use code (LUC)

140 (Manufacturing) and LUC 150 (Warehousing) as well as traffic data conducted by All Traffic Data in February 2019. See excerpts from the TENW Transportation Impact Analysis below.

This memorandum documents the Transportation Impact Analysis (TIA) prepared for the proposed Mukilteo Warehouse project. The project site is located on the northeast corner of 44th Avenue W and 78th Street SW in the City of Mukilteo as shown in the Figure 1 site vicinity map.

Findings and Conclusions

Project Description. The proposed project would include the development of up to 33,000 square feet (SF) of manufacturing building area and up to 28,000 SF of warehousing building area on a currently vacant site. Vehicular access to the proposed Mukilteo Warehouse project would be provided via a new full access driveway onto the existing 78th Street SW. The anticipated buildout year for the proposed Mukilteo Warehouse project is 2020.

Trip Generation. The proposed Mukilteo Warehouse project is estimated to generate 179 new weekday daily trips, with 25 new trips occurring during the weekday AM peak hour (19 in, 6 out), and 27 new trips occurring during the weekday PM peak hour (8 in, 19 out).

Level of Service. The individual movements at the 44th Avenue W/78th Street SW study intersection are expected to operate at acceptable levels (LOS C or better) during the AM and PM peak hours in 2020 without or with the proposed Mukilteo Warehouse project.

Project Trip Generation

The trip generation estimates for the proposed Mukilteo Warehouse project were based on trip rates documented in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th edition for land use code (LUC) 140 (Manufacturing) and LUC 150 (Warehousing).

Table 3 summarizes the resulting new weekday daily, AM peak hour, and PM peak hour trip generation estimates. Detailed trip generation calculations are included in Attachment A.

Table 3
Trip Generation Summary

Time Period	Passenger Vehicle Trips			Truck Trips			Total Trip Generation		
	In	Out	Total	In	Out	Total	In	Out	Total
Daily	71	72	143	18	18	36	89	90	179
AM Peak Hour	15	5	20	4	1	5	19	6	25
PM Peak Hour	7	15	22	1	4	5	8	19	27

As shown in Table 3, the proposed Mukilteo Warehouse project is estimated to generate 179 new weekday daily trips, with 25 new trips occurring during the weekday AM peak hour (19 in, 6 out), and 27 new trips occurring during the weekday PM peak hour (8 in, 19 out).

Trip Distribution and Assignment

The distribution of the new project trips generated by the proposed Mukilteo Warehouse project was based on existing travel patterns in the area. The new weekday AM and PM peak hour project-generated trips were generally distributed to the street system as follows:

- 40 percent to/from the south via SR 525
- 40 percent to/from the east via SR 526
- 20 percent to/from the north on SR 525 via 76th Street SW

The distribution and assignment of new weekday AM and PM peak hour project trips is illustrated in Figures 3 and 4.

Traffic Volume Forecasts

Existing weekday AM and PM peak hour traffic volumes at the 44th Avenue W/78th Street SW study intersection were based on counts conducted by All Traffic Data in February 2019. Existing traffic count worksheets are included in Attachment B. Based on these counts, traffic volumes at the proposed site access driveway on 76th Street SW were determined.

To estimate future 2020 Without Project traffic volumes at the study intersection, an annual growth rate of 2 percent was applied to the existing counts, which accounts for background traffic growth and traffic growth from unknown pipeline projects.

The future 2020 With Project traffic volumes were estimated by adding the trip assignment from the proposed Mukilteo Warehouse project to the future 2020 Without Project traffic volumes. The existing traffic volumes, future 2020 Without Project traffic volumes, project trip assignment, and future 2020 With Project traffic volumes are shown in Figures 3 and 4.

- h. 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.
- i. Proposed measures to reduce or control transportation impacts, if any: By having the only site access on the south side of the property, 78th Street SW, and this will help direct vehicle traffic away from the residential roads to the west, 44th Ave W, and into the industrial areas to the south and east. The project will be assessed a City of Mukilteo Transportation Impact Fee of approximately \$50,625 towards transportation projects within the City of Mukilteo.

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. Yes, additional fire department services will be required for annual fire department inspections and may be required in the event of a fire or other fire department event. Additional police protection may be required in the event of a burglary or other typical police event. Public transit could possibly be impacted if employees took it to work.
- b. Proposed measures to reduce or control direct impacts on public services, if any. The buildings will be monitored for fire events and have fire sprinklers installed to reduce the need for direct impact to the fire department. Sidewalks and mixed use path will be installed on the property for the public use for access to the site as well as people walking along the roadways.

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____
Since the site is currently a vacant lot, the only utility actually stubbed onto the site is sewer. In the roadway there are other utilities available for use on the site: natural gas, telephone, internet, electricity, water, refuse, recycling.

- 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. Electricity: Snohomish County PUD No.1. Power poles adjacent to the property will be utilized to provide electricity to the site. A transformer will be placed on site served from wires on one of several power poles adjacent to the site. Natural Gas: Puget Sound Energy, Telephone: Comcast, TBD, Internet: Comcast, TBD,

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: _____

Name of signee Greg Nelson

Position and Agency/Organization Owner, Nelson 43, LLC

Date Submitted: 11/7/2019

D. supplemental sheet for nonproject actions [\[help\]](#)

(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?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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?

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

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?

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

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

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

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