

01/25/2023

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To: Ken Owings, Publics Works Superintendent, City of Mukilteo

From: Jason Walker, PLA, PWS, Environmental Planning Manager, Perteet Inc.  
Andy Yim, Environmental Planner, Perteet Inc.

Date: December 16, 2022

Re: Mukilteo Tank Farm - Shoreline Substantial Development Permit Checklist Narrative Memo

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### Shoreline Project Narrative:

Site stabilization work is needed to fill existing below-ground utility vaults and to spread crushed rock is proposed to occur on City of Mukilteo Parcel 29043300402000 (AKA, former Tank Farm), see provided Site Plan. Mukilteo Land Use Application and and Shoreline Permit is understood to be required to decommission existing below-grade concrete vaults to remain in-place at this time after being filled with CDF (controlled density fill) and to spread crushed rock over the site. Some fencing removal and refuse items have been removed from the site surface.

Excerpt from Mukilteo SMP: "The Urban Waterfront Shoreline Environment Designation includes properties within the Waterfront Mixed Use (WMU) and Downtown Business zone. Urban Waterfront includes the area along the north side of the BNSF Railroad tracks including Front Street starting at the Losvar Condominiums and eastward through and to the east portion of the former Tank Farm".

The following actions remain to be completed in the Mukilteo Shoreline Permit Jurisdiction:

- Fill-in 9 existing below grade access vaults with standard CDF
- Spread existing crushed rock material (existing material already on-site)
- Bring in an additional 420 tons of  $\frac{3}{4}$  minus crushed rock (Approximately 300 cubic yards) for leveling and covering the rest of the site and asphalt areas for better public access and interim site stabilization
- Site is currently prior developed and vacant except for remaining concrete utility access vaults – this action is an interim measure to fill the existing vaults and cover the site with crushed rock – future actions are not being permitted with this request, only the interim actions of filling the vaults with CDF and spreading crushed rock at this time.

### Site Development Plan (Interim Site Stabilization Only):

- Parcel Boundary – See Site Plan
- Ordinary high-water mark (OHWM) – OHWM of the shoreline shown on Site Plan from City GIS and Shoreline map designation
- Elevation contours shown in Site Plan – Proposed topo is anticipated to be like existing conditions. No major changes in site grade or drainage patterns.
- Wetland areas – Site is prior developed, no wetland conditions identified on site, site is adjacent to marine shoreline and shoreline environmental conditions along the Tank Farm are summarized in the Mukilteo SMP
- Site is primarily unvegetated and was a prior industrial site. Vegetation on the site consists of volunteer grasses and potentially some shrub vegetation.

- Some existing site features are visible on the aerial photo on the Site Plan. No new structures are proposed with this action
- No views are likely to be adversely impacted with this action. The site may appear cleaner and better maintained after crushed rock is spread
  - Quantity, source and composition of any temporary or permanent fill material – Approx. 420 tons of  $\frac{3}{4}$  minus crushed rock (Approximately 300 cubic yards) will be imported and spread over existing asphalt and vault areas
  - No excavation to occur – WA DAHP database and mapping identifies a cultural resources risk area on the site – Mapped area appears to be regulated by DAHP permit authority
- Landscaping Plan – No landscaping planned for this action. This action is an interim measure to stabilize site
- Mitigation Plan – Impacts requiring mitigation are expected to be avoided. No mitigation is planned or known to be required with this action