



Determination of Mitigated Non-Significance (MDNS) Routing Form

DATE: September 11, 2020

	Alderwood Water District – Mike Graves		Pilchuck Audubon Society (President)
	Burlington Northern Santa Fe Railway (Marvinique Hill)	X	Port of Everett (Laura Gurley)
	City of Edmonds (Rob Chave)	X	Puget Sound Clean Air Agency (SEPA Email / Air Resource Specialist)
	City of Everett (Allan Giffen)	X	Puget Sound Energy (Dom Amor)
	City of Everett (Steve Ingalsbe)		Puget Sound Regional Council
	City of Lynnwood (Todd Hall)	X	Seattle Dist. Corps of Engineers (Dept. Army-Reg. Branch)
	City of Mill Creek (Tom Rogers)		Snohomish Co. Airport/Paine Field (A. Rardin/R. Zulauf)
X	City of Mukilteo (Building Official)		Snohomish Co. Assessor's Office (<i>Ordinances Only</i>)
X	City of Mukilteo (Fire Chief)		Snohomish Co. Conservation District
X	City of Mukilteo (Fire Marshal)		Snohomish Co. PW/ Environmental (Shannon Flemming)
X	City of Mukilteo (Engineering)		Snohomish Co. Marine Res. Comm. (Kathleen Herrmann)
X	City of Mukilteo (Com. Dev. Dir.)		Snohomish Co. Planning & Dev. Srvc. (Ryan Countryman)
X	City of Mukilteo (Police, Cheol Kang, Myron Travis)	X	Snohomish Co. PUD: Dist. Eng. Services (Mary Wicklund)
X	Comcast of Washington (Casey Brown, John Warrick)		Snohomish Health District (Bruce A. Straughn)
X	Community Transit (Kate Tourtellot)		Sound Transit Authority (Perry Weinberg)
	Dept. of Commerce (Growth Mgmt. Svcs Rev. Team)		South Snohomish Co. Fire Dist. (Kevin Zweber)
	Dept. of Natural Resources (James Taylor)	X	Tulalip Tribes – (Zachary Lamebull)
	Economic Alliance of Snohomish County	X	Tulalip Tribes – (Richard Young)
X	FAA/Air Traffic Division, ANM-0520 (Daniel Shoemaker)		United States Postal Service (Soon H. Kim)
X	FEMA (John Graves)	X	Verizon Company of the NW, Inc. (Tim Rennick.)
	Island County MRC (Rex Porter) (<i>Shoreline Only</i>)	X	Washington Dept. of Ecology (Peg Plummer)
	Master Builders King/Sno. Counties (Mike Pattison)	X	Washington Dept of Fish & Wildlife (Jamie Bails)
X	Mukilteo School District (Cindy Steigerwald)	X	WSDOT (Leah Bolotin)
X	Mukilteo School District (Josette Fisher)	X	WSDOT (Dawn Anderson)
X	Mukilteo Water & Wastewater District (Jim Voetberg, Manager; Rick Matthews; Kendra Chapman)	X	WSDOT Ferries(Kevin Bartoy) (<i>Shoreline Only</i>)
X	National Marine Fishery Service	X	WRIA 7 Water Resources
X	Office of Archaeology & Historic Pres. (Allyson Brooks)		Other:
	Ogden, Murphy, Wallace (Daniel Kenny) (<i>Ordinances Only</i>)		

FILE NO.: PPR-2019-007; ENG-2019-025; SEPA-2020-009; LLA-2020-003 **PROPONENT:** Greg Nelson, Nelson 43 LLC

PROJECT NAME: Mukilteo Warehouse

PROJECT DESCRIPTION: Proposal to construct a new, 55,820 sf light manufacturing and warehouse facility with associated clearing and grading, stormwater improvements, right-of-way dedication, street frontage improvements, parking, and landscaping.

Access to the facility will be off 78th Street SW and traffic volumes will distribute between 78th Street SW and 44th Avenue W. To minimize noise to adjacent residential areas west of the site, loading docks and truck maneuvering areas are proposed on the east side of the building and parking areas are proposed on the north and south sides of the building.

Finished grade of the site will be flat with the parking lot approximately 12 feet below the roadway grade at the intersection of 78th Street SW and 44th Ave W. Total ground disturbance area for the project is approximately 187,285 sf, and total grading quantities is approximately 31,150 CY and includes 13,950 CY of cut and 17,200 CY of fill.

A small portion of a Category IV wetland encroaches on the northwest corner of the site. The applicant proposes wetland buffer averaging to improve protection of the wetland functions.

Stormwater from the project site discharges to a closed depressional wetland off-site. The applicant proposes water quality treatment prior to infiltrating stormwater through an underground injection well.

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ATTACHED IS:

	Notice of Application		Plat Map (Reduced)
X	MDNS (issued September 11, 2020)	X	Site Plan (Reduced)
X	Environmental Checklist		Location Map
	Application		Vicinity Map
	Narrative Statement(s)		Other:

COMMENT PERIOD: This MDNS is issued pursuant to WAC 197-11-350 and MMC 17.84.100; the lead agency will not act on this proposal for 14 days from Friday, September 11, 2020. Comments must be submitted no later than **4:30 p.m. on Friday, September 25, 2020**. After that date, this determination becomes final.

APPEAL PERIOD: Parties of record may appeal this determination by filling out the appeal form and submitting it with the appeal fee to the City of Mukilteo Community Development Department, 11930 Cyrus Way, Mukilteo, WA 98275 by **Friday, October 9, 2020, 4:30 pm**. At a SEPA hearing, all testimony is under oath and you must provide specific factual objections. Appeal procedures can be found in MMC section 17.84.170.

Garrett Jensen, Associate Planner

Garrett Jensen
Associate Planner

September 11, 2020

Date

RESPONSE SECTION:

_____ Comments Attached

_____ No Comments

COMMENTS: _____

Signature

Date

Company

DO YOU WANT A COPY OF OUR NOTICE OF DECISION

YES ___ NO ___