

## City of Mukilteo

# NOTICE OF MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

The City of Mukilteo issued a Mitigated Determination of Non-Significance (MDNS) under the State Environmental Policy Act (SEPA) Rules (Chapter 197-11 WAC) for the following project:

**PROJECT NAME:** Mukilteo Warehouse

**FILE NOS.:** PPR-2019-007; ENG-2019-025; SEPA-2020-009; LLA-2020-003

**DESCRIPTION OF PROPOSAL:** 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.

**PROPONENT:** Greg Nelson of Nelson 43, LLC

**DATE OF ISSUANCE:** Friday, September 11, 2020

**LOCATION OF PROPOSAL:** 4301 78th Street SW, Mukilteo, Washington 98275

**LEAD AGENCY:** City of Mukilteo

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement is not required under RCW43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

### **PUBLIC COMMENT:**

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 25, 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.

City Hall is currently closed to walk in public visitors in response COVID-19. Please call City Hall (425) 263-8000 during regular business hours and arrangements can be made for receipt of an appeal.

### **MDNS AVAILABILITY:**

Copies of the MDNS are available on the City of Mukilteo website at <https://mukilteowa.gov/land-use-action-notice/> or by request from the City of Mukilteo Community Development Department via email ([permittech@mukilteowa.gov](mailto:permittech@mukilteowa.gov)) or phone (425) 263-8000.