



11930 Cyrus Way, Mukilteo WA 98275

**NOTICE OF
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)
Mundorf Critical Area Review
8xx 8th Street
SEPA-2020-007/CAR-2020-001/ENG-2020-006**

Notice of Application Summary:	Mundorf Critical Area Review
Application Date:	August 17, 2020
Complete Date:	September 14, 2020
Notice of Application:	Friday, September 25, 2020
Date of MDNS Issuance:	Friday, June 11, 2021
End of MDNS Comment Period:	Friday, June 25, 2021 (4:30 PM)
End of MDNS Appeal Period:	Friday, July 9, 2021 (4:30 PM)

PROJECT INFORMATION: Fill/remove an existing, on-site 3,432 square foot Category IV wetland at approximately 8xx 8th Street to allow for the future construction of a single-family residence and to mitigate the wetland fill/removal by creating an off-site wetland.

On February 13, 2017, the applicant was granted authorization by the Mukilteo City Council to move forward with permitting to fill the on-site wetland and mitigate by creating an off-site wetland in a high-value watershed identified in the City of Mukilteo's CAMP. The applicant has since received approval from the U.S. Army Corps of Engineers to fill/remove the existing wetland.

The new off-site wetland will be located in Japanese Gulch, within the City of Everett. This work includes the creation of 5,162 sq. ft. of wetland and enhancement of 6,649 sq. ft. of existing wetland buffer. A grading permit from the City of Everett is required to recreate the wetland and complete buffer enhancement.

Environmental review is required under the Washington State Environmental Policy Act (SEPA) for projects undertaken on lands covered by water, including work on wetlands. Specifically, the removal and fill of the wetland located at 8xx 8th Street and the recreation of the wetland and buffer enhancement within Japanese Gulch on City-owned property requires SEPA review.

Grading quantities are estimated at 300 cubic yards (CY) for the property located at 8xx 8th Street and 10 CY for the City-owned property in Japanese Gulch. The existing soil within the wetland recreation area will be reused to enhance the buffer area. Mulch will be imported for use within the buffer area. Submittal of the building permit for the single-family dwelling will occur at a later date.

ENVIRONMENTAL DOCUMENTS PREPARED: Environmental Checklist, Critical Areas Study and Mitigation Plan, Biological Evaluation for Informal ESA Consultation, US Army Corps of Engineers Permit NWS-2017-602, and a Drainage Report.

LEAD AGENCY: City of Mukilteo. The City of Mukilteo has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified and changed by the applicant, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c).

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, June 4, 2021. Comments must be submitted no later than **4:30 p.m. on Friday, June 25, 2021**. After that date, this determination becomes final.

APPEAL PERIOD: Appeals of this determination shall be made 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, July 9, 2021, 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.

DOCUMENTS AND MDNS AVAILABILITY: Copies of the MDNS, Environmental Checklist and related documents are available on the City of Mukilteo website at <https://mukilteowa.gov/land-use-action-notices/> or by request from the City of Mukilteo Community Development Department via email (permittech@mukileowa.gov), or phone (425) 263-8000.