



11930 Cyrus Way
Mukilteo, WA 98275
(425) 263-8000

DETERMINATION OF NONSIGNIFICANCE (DNS)

DESCRIPTION OF PROPOSAL: Proposal by Electroimpact to amend their existing Development Agreement (DA No. 2009-01, recorded in 2010 under Snohomish County Auditor's File No. (AFN) 201006300210) with the following changes:

- Revise the Main Campus to remove the existing 6,480 s.f. building located at 4517 Chennault Beach Road (existing Building D) and replace it in the future with a proposed 29,700 s.f. building (new Building D);
- Revise Satellite Campus #2, located at 4708 Chennault Beach Road, to add existing 22,000 s.f. building (Building K); and
- Add Satellite Campus #5, which includes Lots 30, 31, 32 and 33 of the Harbour Pointe Business Park, located at 11215 47th Ave W, which has an existing 11,150 s.f. building and a parking lot.

PROJECT NAME: Electroimpact Development Agreement Amendment

PROPONENT: Electroimpact, Inc.

DATE OF ISSUANCE: Thursday, September 9, 2021

LOCATION: 4517 Chennault Beach Road, Mukilteo WA 98275, also known as Snohomish County Assessor's Parcel No. 00548700000800, legally described as:

PUGET ACRES BLK 000 D-00 - LOT 8

4708 Chennault Beach Road, Mukilteo WA 98275, also known as Snohomish County Assessor's Parcel No. 00548700001200, legally described as:

PUGET ACRES BLK 000 D-00 - LOT 12

11215 47th Avenue West, Mukilteo WA 98275, also known as Snohomish County Assessor's Parcel Nos. 00715100003000, 00715100003100, 00715100003200 and 00715100003300; legally described as:

HARBOUR POINTE SECTOR 07 BUSINESS PARK BLK 000 D-00 - LOT 30-34

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. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

DOCUMENTS REVIEWED:

1. The supporting documents listed below have been submitted for review by the City:
 - Environmental Checklist prepared and signed by Adam Clark of 2812 Architecture dated April 12, 2019, and revised and signed August 18, 2020.
 - Electroimpact – Master Development Agreement Amendment prepared by Adam Clark, 2812 Architecture dated March 13, 2019, and revised February 17, 2021.
 - Traffic Impact Analysis Development Agreement Supplement for Electroimpact prepared by Robert E. Long, P.E., Lovell-Sauerland & Associates, Inc. dated November 2009.
 - Traffic Impact Analysis Update Letter prepared by Anthony Wilen, Transportation Engineer, David Evans and Associates, Inc. dated March 13, 2019.

COMMENT PERIOD:

This DNS is issued under WAC 197-11-340 and MMC 17.84.130; the lead agency will not act on this proposal for 14 days from Thursday, September 9, 2021. Comments must be submitted by **Thursday, September 23, 2021, 4:30 pm.**

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 **Thursday, October 7, 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.

Due to COVID-19, City Hall is currently open for limited hours on Tuesdays, Wednesdays and Thursdays from 9 AM-3:30 PM. The building is closed for lunch from 12-1 PM. Comments must be delivered by in person, mail, personal delivery to the drop box outside City Hall or by email to rlitter@mukilteowa.gov. City Hall is located at 11930 Cyrus Way, Mukilteo, WA 98275. Please call City Hall (425) 263-8000 during regular business hours and arrangements can be made to submit an appeal.


DOCUMENTS AND DNS AVAILABILITY:

Copies of the DNS, 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.

PROJECT CONTACT:

Linda Ritter
Senior Planner
11930 Cyrus Way
Mukilteo, WA 98275
(425) 263-8043
lr Ritter@mukilteowa.gov

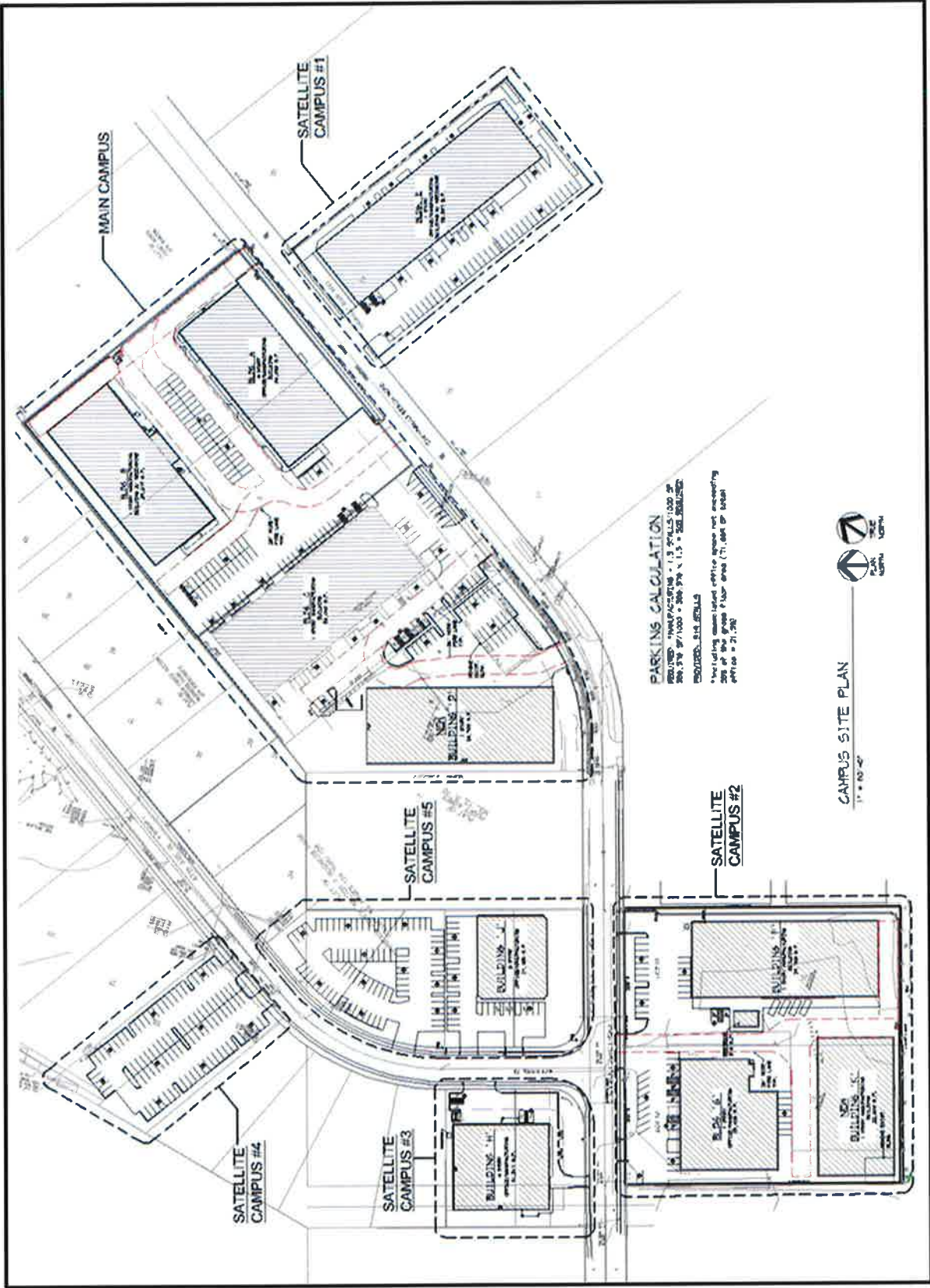
SEPA RESPONSIBLE OFFICIAL:

Signature:  Date: 09.01.2021
David Osaki
Community Development Director

DATE OF ISSUANCE: September 9, 2021

pc:	Review Agencies	Tribune	Permit Services Personnel
	Project File	CDD Director	Mukilteo Beacon
	Applicant/Contact Person		Parties of Interest / Record

FULL CAMPUS LAYOUT PLAN



PARKING CALCULATION

REQUIRED MANUFACTURING - 1.3 SPACES/1000 SF
 200,000 SF/1000 = 200 SPACES x 1.3 = 260 SPACES
 200,000 SF/1000 = 200 SPACES
 **Including manufacturing office space not exceeding
 20% of the gross floor area (71,000 SF total)
 260 SPACES



CAMPUS SITE PLAN

1" = 60'-0"