



City of Mukilteo, Washington
**MITIGATED
DETERMINATION OF
NONSIGNIFICANCE (MDNS)**

DESCRIPTION OF PROPOSAL: Development of a 2-story 3,796-square-foot mosque on a 34,837-square-foot lot, which has a Category IV wetland on it. The wetland and its buffer block access to Harbour Pointe Boulevard which makes the lot a reasonable use lot since it would be undevelopable without a reduction in the required buffer. The proposal includes a parking lot with 25 spaces, storm drainage improvements, landscaping, and wetland buffer mitigation.

PROJECT NAME: Islamic Center of Mukilteo

APPLICATION NUMBER: PPR-RUP-HE-2016-001

PROPONENT: Fatah Boualamallah on behalf of the Islamic Center of Mukilteo

LOCATION OF PROPOSAL: Tract 28 of Evergreen Manor in the SE ¼ of the NW ¼ of Section 27, Township 28N, Range 4, otherwise known as 3920 Harbour Pointe Blvd.

LEAD AGENCY: City of Mukilteo

DOCUMENTS INCORPORATED BY REFERENCE:

In order to evaluate proposed actions, alternatives, or environmental impacts, an agency may use previously prepared environmental documents when issuing an environmental threshold determination (WAC 197-11-600 & 635). The ICOM application has been compared to the following documents for consistency:

- City of Mukilteo Comprehensive Plan
- City of Mukilteo Development Standards
- Mukilteo Municipal Code
- Critical Area Study and Buffer Averaging Plan dated April 11, 2016 prepared by Wetland Resources, Inc.
- Traffic Impact Analysis & Revised Parking Analysis dated Jan. 1, 2016 prepared by Raid Tirhi, PE
- Geotechnical Evaluation dated Sept. 19, 2014 prepared by Nelson Geotechnical Associates, Inc.
- SEPA Checklist dated Feb. 20, 2016

MITIGATION MEASURES:

Issued in accordance with the substantive authority described in Mukilteo Municipal Code 17.84.160, the mitigation measures described below will mitigate the impacts of the proposed development on the Type IV wetland on the site to protect its functionality and to ensure the public health, welfare, and safety of the environment and private property in Mukilteo. As lead agency for this proposal, the City of Mukilteo has determined the proposed project will not have a probable significant adverse impact on the environment if the following mitigation measures are followed.

1. A split-rail fence shall be installed along the outer edge of the wetland buffer area on the south and east sides of the buffer area to separate the buffer area from the building to the south and the driveway to the east. If the driveway is not constructed adjacent to the wetland buffer area than a split-rail fence does not need to be installed along the east side of the buffer area.
2. The Buffer Enhancement Plan as described in the "Critical Areas Study and Buffer Averaging Plan for ICOM – Harbour Pointe Boulevard" dated April 11, 2016 and

prepared by Wetland Resources, Inc. shall be implemented with the following modifications:

- a. An additional five (5) trees shall be planted in the additional buffer area beyond the ten (10) trees called for by the enhancement plan. The same type of trees as described in the plan shall be used.
 - b. Up to five (5) of the 15 trees may be Western hemlocks (*Tsuga heterophylla*).
 - c. The size of the trees shall be increased to a minimum of 2 gallons.
 - d. Mulch rings shall be placed around each newly planted tree and extend at a minimum to the drip line of the tree and be at least 4 inches thick.
 - e. Slow-release fertilizer shall be placed in each tree planting hole along with water absorbent gel.
 - f. If an irrigation system is not installed in the wetland buffer area, trees shall only be planted in the late fall; October 15- December 20.
 - g. All plantings shall only occur during the dormant season, no earlier than October 1st and no later than March 1st.
 - h. Non-native vegetation shall be removed by hand from the entire wetland buffer area, not just around the areas where the trees are planted.
3. An area two (2) feet wide immediately west of the sidewalk and immediately north of the building footprint area shall be designated as a temporary impact area within the buffer. The temporary impacts caused during construction shall be restored to pre-disturbance conditions. If the sidewalk and/or building are sited more than two (2) feet from the edge of the buffer area than this mitigation measure is not required.

COMMENT PERIOD: This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from Friday, June 24, 2016. Comments must be submitted by **4:30 p.m. Friday, July 8, 2016.**

PROJECT CONTACT: Glen Pickus, Planning Manager (425) 263-8042

RESPONSIBLE OFFICIAL:

*Glen Pickus, AICP
City of Mukilteo Deputy SEPA Official
11930 Cyrus Way, Mukilteo, WA 98275
(425) 263-8042*

Signature:  Date: 6-17-16
Responsible Official

DATE OF ISSUANCE: Friday, June 24, 2016

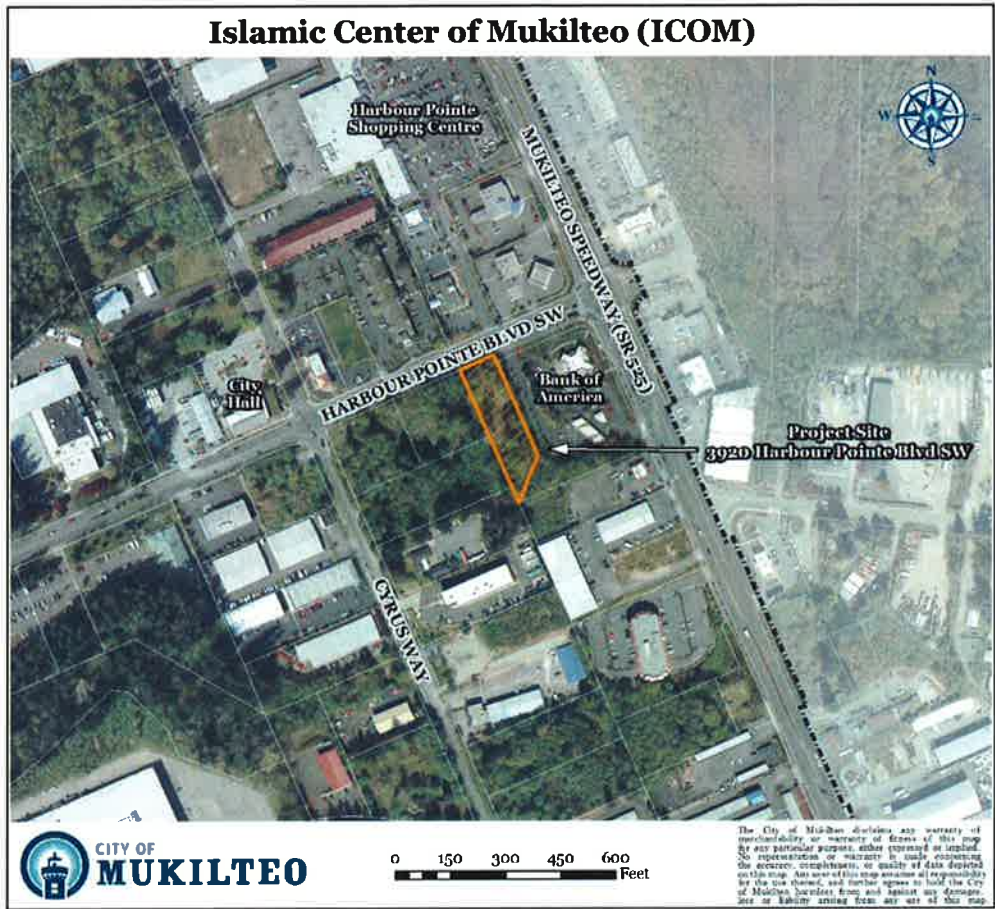
This project was previously circulated for agency review on April 22, 2016.

Copies of the MDNS (File No. PPR-RUP-HE-2016-001) are available from the City of Mukilteo Planning & Community Department, 11930 Cyrus Way, Mukilteo, WA 98275. The public is invited to comment on this MDNS by submitting written comments no later than Friday, July 8, 2016, to the City of Mukilteo Planning & Community Development Department at the above address or via email to gpickus@mukilteowa.gov.

Appeals: You may appeal this determination by filling out the appeal form and submitting it with a check for the applicable appeal fee made to the "City of Mukilteo." Submit the appeal

form and fee to the City of Mukilteo Planning Department at 11390 Cyrus Way, Mukilteo, WA 98275 by written comment no later than 4:30 p.m. on July 8, 2016.

At a State Environmental Policy Act (SEPA) hearing, all testimony shall be "under oath". You should be prepared to make specific factual objections. Contact the Planning Department to read or ask about the procedures for SEPA appeals.



Location Map

Date Issued: 6-24-16

Date Advertised: 6-24-16

End Comment Period: 7-8-16

pc: Parties of Interest
Project File
Property Owners w/i 300 ft.

Applicant/Contact Person
Reviewing Agencies