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ENVIRONMENTAL CHECKLIST

PURPOSE OF CHECKLIST

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTION FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (PART D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

**CITY OF MUKILTEO
ENVIRONMENTAL CHECKLIST**

A. BACKGROUND

1. Name of proposed project, if applicable:
Islamic Center of Mukilteo or Masjid Al Madina Al Mounawara
2. Name of applicant:
Fatah Boualamallah for the Islamic Center of Mukilteo
3. Address and phone number of applicant and contact person:
**Fatah Boualamallah
5333 150th PI SW
Edmonds, WA 98026
Phone: 425-268-3883**
4. Date checklist prepared:
February 20th 2016
5. Agency requesting checklist:
City of Mukilteo
6. Proposed timing or schedule (including phasing, if applicable):

Clearing & Grubbing	June 2016
Wetland Mitigation	August 2016
Building Construction	January 2017
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:
N/A
8. List any environmental information you know about that has been prepared or will be prepared, directly related to this proposal:
Wetland Resources, Inc had prepared the **CRITICAL AREA STUDY AND BUFFER MITIGATION PLAN for the subject project. See appendix #1**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:
N/A
10. List any government approvals or permits that will be needed for your proposal, if known:
Building Permit from City of Mukilteo
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description):
This project proposes to construct 2 Story building, with an approximate 5,000 Square Feet Mosque named as ‘Islamic Center of Mukilteo’ with associated parking and an access driveway. The majority of the development will occur in the southern part of the site, away from the on-site wetland and buffer area. However, in order to gain access to the development area, the proposed driveway will require permanent wetland buffer impacts. To accomplish this, we are applying for a buffer to reduction that is will reduce the buffer more than 50 percent of the standard buffer width.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist:

The ICOM located at 3953 Harbor Pointe Blvd. SW in Mukilteo, as shown in Figure 2



TO BE COMPLETED BY APPLICANT:

**EVALUATION FOR
AGENCY USE ONLY**

A. ENVIRONMENTAL ELEMENTS:

1. EARTH

a. General description of this site (circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other " _____":

b. What is the steepest slope on the site (approximately percent slope)?
Currently "The property slopes moderately down to the North"
Proposed "The property will be flattened utilizing cut & Fill walls, however the drive will be sloped toward the north"

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland:
Geotechnical Engineering Evaluation Page 3:
Pit 1: 1' to 1.8' of surficial topsoil over, 2.1' of weathered glacial till soils, over 2.4' of native glacial till soils over 6.0' of native glacial till.
Pit 2: 1' to 1.8' of surficial topsoil over, 4.5' of glacial till soils, over 5.5' of native glacial till.
Pit 3: 1' to 1.8' of Surficial Topsoil over, native glacial till at a depth of 10.4' below existing ground.

d. Are there surface indications or history of unstable soils in the immediate vicinity?
If so, describe:
No.

e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill:
CUT = 2500 C. Y.
FILL = 0 C. Y.
QUANTITIES WERE CALCULATED USING LOO TIN SUBTRACTION METHODS. CONTRACTOR TO PERFORM WORK AS REQUIRED BRINGING SITE TO FINISHED GRADES.
NO BORROW OR WASTE SITES ARE REQUIRED FOR THIS PROJECT.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe:
No, the erosion hazard after clearing for this site when soil is interpreted is slight.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
46.5%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Best Management Practices (BMP's) will be used to control the erosion. Silt fence will be used to prevent muddy water leaving the site. Disturbed area during construction will be protected from erosion using wattles and sandbags.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known:
Potential dust during construction and vehicle exhaust emissions during construction and operation of the building.

TO BE COMPLETED BY APPLICANT:

**EVALUATION FOR
AGENCY USE ONLY**

- b. Are there any off-site sources of emissions or odor that may affect your proposal?
If so, generally describe:

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Use water to dampen dust and minimize construction vehicle and equipment from idling.

3. WATER

a. Surface:

- (1) Is there any surface water body on or in the immediate vicinity of the site year-round and seasonal streams, saltwater, lakes ponds, and wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into:
No.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans:
No.

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material:
N/A

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known:
No.

- (5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan:
No.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge:
No.

b. Ground:

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known:
No.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
N/A

c. Water Runoff (including storm water):

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe:
N/A

- (2) Could waste materials enter ground or surface waters? If so, generally describe:

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**EVALUATION FOR
AGENCY USE ONLY**

N/A

- d. Proposed measures to reduce or control surface, ground and runoff water impact, if any:

N/A

4. PLANTS

- a. Check or circle types of vegetation found on the site:

Deciduous tree: alder, maple, aspen, other

Evergreen tree: fir, cedar, pine, other

Shrubs

Grass

Pasture

Crop or grain

Wet soil plants: cattail, buttercup, bullrush, skunk, cabbage, other

Water plants: water lily, eelgrass, milfoil, other

Other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

N/A

- c. List threatened or endangered species known to be on or near the site.

N/A

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A

5. ANIMALS

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other: **None**

Mammals: deer, bear, elk, beaver, other: **None**

Fish: bass, salmon, trout, herring, shellfish, other: **None**

- b. List any threatened or endangered species known to be on or near the site:

N/A

- c. Is the site part of a migration route? If so, explain:

No.

- d. Proposed measures to preserve or enhance wildlife, if any:

No.

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric and natural gas will be used when the building is completed.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe:

No.

- c. What kinds of energy conservation features are included in the plans of this proposal?

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List other proposed measures to reduce or control energy impacts, if any:

N/A

7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe:

No.

- (1) Describe special emergency services that might be required:

N/A

- (2) Proposed measures to reduce or control environmental health hazards, if any:

N/A

- b. Noise:

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

N/A

- (2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

In a short-term construction noise during day time and no noise will be produced from the property.

- (3) Proposed measures to reduce or control noise impacts, if any:

N/A

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?

The property is currently vacant. It is bounded to the north by Harbour Pointe Blvd. SW, to the west and south by vacant lots, and to the east by Bank of America property.

- b. Has the site been used for agriculture? If so, describe:

No.

- c. Describe any structures on the site:

N/A

- d. Will any structures be demolished? If so, what?

No.

- e. What is the current zoning classification of the site?

CB(S)1

- f. What is the current comprehensive plan designation of the site?

Commercial

- g. If applicable, what is the current shoreline master program designation of the site?

N/A

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify:

Yes, Critical Area Study and Buffer Mitigation Plan "Wetland A classified as Category III wetlands. Wetland classified as Category III typically receive 80-

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foot buffers on high intensity land use and 60-foot buffers on medium intensity land use”.

- i. Approximately how many people would reside or work in the completed project?
None will be residing. One person might be assigned the duty to occasionally check on the property.
- j. Approximately how many people would the completed project displace?
None
- k. Proposed measures to avoid or reduce displacement impacts, if any:
N/A
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The proposal is for a religious community center intended to serve the local community and vicinity land uses.

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing:
N/A
- b. Approximately how many units, if any, would be eliminated? Indicate whether high middle, or low-income housing
N/A
- c. Proposed measures to reduce or control housing impacts, if any:
N/A

10. AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
35’8” High, A combination of durable masonry material stucco and brick accent
- b. What views in the immediate vicinity would be altered or obstructed?
The building will be developed behind a forested wetland area, and it is about 100ft from Harbour Point Boulevard. The site is surrounded by vacant land on the west and light industrial developed lots on the south and Bank of America building which is more than 100 feet to the east, of the proposed building. The low height of the building and its location in the center of the lot allows existing views from all around the site vicinity to be maintained, and therefore there will be no impact on adjacent site views.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
There will be no significant aesthetic impact. The building design and character, and scale will fit within the urban setting. The building will be of a contemporary architecture which will incorporate a small minaret as to mark the entry, and a visual reference to traditional mosque architecture. The minaret will be used just as an architecture feature and will not be used for call to prayers. The proposed highest point at the top of the dome of the minaret will be around 35’ 8”.

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

TO BE COMPLETED BY APPLICANT:

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N/A

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

- c. What existing off-site sources of light or glare may affect your proposal?

N/A

- d. Proposed measures to reduce or control light and glare impacts, if any:

N/A

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Close by public parks such as Picnic Point Park and Harbour Point Golf Club.

- b. Would the proposed project displace any existing recreational uses? If so describe:

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe:

Not within the surrounding area.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site:

N/A

- c. Proposed measures to reduce or control impacts, if any:

N/A

14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any:

The project site will be served by constructing an access driveway onto the south side of Harbor Pointe Blvd SW. Harbor Pointe Blvd SW is classified as a minor arterial and has an existing c-curb in front of the proposed driveway. The project is located west of Mukilteo Speedway and east of Syrus Way.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes. Community Transit route 113 has an existing stop a couple of hundred feet to the east at the Harbor Pointe Blvd Mukilteo & Speedway intersection.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

A total of 24 new parking will be constructed. None are exists.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Street frontage improvements onto Harbor Pointe Blvd SW are required. But, a

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code modification request is submitted in order to reduce the environmental impacts to an onsite wetland.

- e. Describe the existing condition of the proposed access road, including width of easement, width of pavement or roadway, curbs, gutters, and/or sidewalks.
The existing condition has no access. However, this development is proposing the construction of a 20' wide driveway and a 5' sidewalk to access Harbor Pointe Blvd SW.
- f. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.
Yes, this project will be in the vicinity of Snohomish Airport.
- g. How many vehicular trips per day would be generated by the completed project? if known, indicate when peak volumes would occur.
The project will generate a total of 35 vehicle trips per day. Six (6) new vehicular trips per hour happen between 5:30am and 7:00am. The daily evening peak happens between 7:30pm and 9:00pm which is outside the PM peak hour defined by City code. The peak demand happens once a week on Fridays for 1.5 hours at about noon with 14 new vehicle trips per hour. Also, the project is calculated to generate a total of 20 trips (10 inbound and 10 outbound) during Sunday school between 9am and 2pm.
- h. Proposed measures to reduce or control transportation impacts, if any:
No significant transportation impacts are anticipated from the proposed project.

15. PUBLIC SERVICES

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe:
The proposed project will not add significant impacts to the police and or the fire departments.
- b. Proposed measures to reduce or control direct impacts on public services, if any:
Uses water to dampen dust and minimize construction vehicle and equipment from idling.

16. UTILITIES

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
Currently the site is not being serviced by any utilities.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed:
SEWER-ALDERWOOD WATER AND SEWER DISTRICT
WATER-ALDERWOOD WATER AND SEWER DISTRICT
ELECTRICITY-PUD
GAS-PSE
All utilities will be connected to Harbour Pointe Blvd. SW via trench

B. SIGNATURE

The information and answers provided in the Environmental Checklist (including Supplement for Non-project Actions, if applicable) are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

TO BE COMPLETED BY APPLICANT:

**EVALUATION FOR
AGENCY USE ONLY**

Signature: _____

Date Submitted: _____

Agency Evaluation completed by: _____

Date: _____

Note: boxes (D) are checked to indicate agency review of items in checklist.

TO BE COMPLETED BY APPLICANT:

**EVALUATION FOR
AGENCY USE ONLY**

SUPPLEMENT FOR NON-PROJECT ACTIONS

(Do Not Use This Sheet For Project Actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

TO BE COMPLETED BY APPLICANT:

**EVALUATION FOR
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1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are

3. How would the proposal be likely to deplete energy or natural resources

Proposed measures to protect or conserve energy and natural resources are:

TO BE COMPLETED BY APPLICANT:

EVALUATION FOR AGENCY USE ONLY

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Proposed measures to protect or conserve energy and natural resources are: