



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

## MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

### Brava Light Industrial Reasonable Use

12313 Cyrus Way  
Snohomish County Parcel Nos. 00441300004000 and  
00441300003900

File Nos. PPR-2021-006 / SEPA-2021-009 / CAR-2021-005 /  
RUP-ADMIN-2021-001

**DESCRIPTION OF PROPOSAL:** This proposal is for the development of 4 industrial buildings on 2.75 acres of land with associated grading, drainage improvements, landscaping, and street frontage improvements. The subject property is located at 12313 Cyrus Way and zoned Light Industrial (LI).

The applicant is proposing 14,990 square feet of critical area buffer reduction for a Category III wetland and Type 4 stream. As mitigation for the proposed buffer reduction, the applicant is proposing to enhance 3,945 square feet on the property and use the City's Critical Area Mitigation Program (CAMP) to mitigate the remaining 11,045 square feet of buffer by purchasing fee-in-lieu credits.

State Environmental Policy Act (SEPA) review is necessary due to grading quantities over 1,000 cubic yards and impacts to the wetland buffer.

**PROJECT NAME:** Brava Light Industrial Reasonable Use

**PROPONENT:** Progranite Surfaces, LLC

**DATE OF ISSUANCE:** Wednesday, September 13, 2023

**END OF APPEAL PERIOD:** Wednesday, September 27, 2023

**LOCATION:** 12313 Cyrus Way, Mukilteo, Washington 98275; otherwise known as Snohomish County Assessor Parcel Nos. 00441300004000 and 00441300003900 and legally described as:

EVERGREEN MANOR NO 2 BLK 000 D-00 LOT 40  
EVERGREEN MANOR NO 2 BLK 000 D-00 - TR 39

**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, 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](#).

**MITIGATION MEASURES:**

The lead agency for this proposal has determined that the proposal does not have a probable significant adverse impact on the environment if the following mitigation measures are followed:

1. The project will follow Mukilteo Municipal Code critical area regulations as well as the recommendations in the Critical Areas and Buffer Mitigation Plan prepared by Louis Emenhiser, Principal Wetland Ecologist of Acre Environmental Consulting LLC dated September 22, 2021, and revised December 13, 2021.
2. Development will proceed in accordance with the recommendations listed in the Geotechnical Report prepared by Geospectrum Consultants Inc. dated November 27, 2017, and the Geotechnical Report Addendum Letter prepared by Associated Earth Sciences Incorporated dated December 18, 2020.
3. Construction, grading, and associated site development will follow recommendations presented in approved drainage report prepared by Timothy Sarkela, P.E. of Western Engineers and Surveyors, dated October 8, 2021, and revised December 13, 2021.

**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 **4:30 p.m. on September 27, 2023**. At a SEPA hearing, all testimony is under oath, and you must provide specific factual objections. Appeal procedures can be found in [MMC 17.84.170](#). City Hall is open Monday through Thursday from 8:00 AM-5:00 PM. The building is closed for lunch from 12-1 PM and closed to the public on Fridays.

**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 ([permitcenter@mukileowa.gov](mailto:permitcenter@mukileowa.gov)), or phone (425) 263-8000.

**PROJECT CONTACT:**

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**SEPA RESPONSIBLE OFFICIAL:**

Signature:   
Andrew Galuska  
Community Development Director

Date: 9/13/23

DATE OF ISSUANCE: September 13, 2023



### Location Map

pc: Review Agencies  
Project File  
Applicant / Contact

CDD Director  
Permit Services  
Parties of Interest / Record

Mukilteo Beacon  
Everett Herald