

CITY OF MUKILTEO ENVIRONMENTAL CHECKLIST

A. BACKGROUND



Received by Email

08/20/20

1. Name of the proposed project:

Electroimpact Master Plan-Development Agreement

2. Name of Applicant:

Electroimpact, Inc.

3. Address and telephone number of applicant and contact person:

Owner / Applicant 4413 Chennault Beach Rd. Mukilteo, WA 98275 Contact: Peter Zieve, President Phone: (425) 348-8090 Email: peterz@electroimpact.com	Consultant 2812 architecture 2812 Colby Avenue Everett, WA 98201 Contact: Adam Clark Phone: (425) 252-2153 Email: adam@2812architecture.com
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4. Date checklist prepared:

August 18, 2020

5. Agency requesting checklist:

City of Mukilteo

6. Proposed timing or schedule (including phasing, if applicable):

Development plan agreement is encompassing a 20 year build out period based on the date of approval. Work will occur over the time period defined in the agreement as needed to service current and future client needs.

7. Plans for future additions, expansion, or further activity related to or connected with this proposal:

None

8. Environmental information that has been prepared, or will be prepared, directly related to this project:

This is the second amendment to an existing development agreement that was approved in June of 2010 and amended in February of 2016.

9. Applications that are pending for governmental approvals or other proposals directly affecting the property covered by the proposal:

None

10. List of governmental approvals or permits that will be needed for the proposal:

The following permits may be needed depending on the requirements for specific work as defined in the Development Agreement:

Grading Permit

Right-of-Way Permit

Building Permit

NDPES - Department of Ecology

Developer's Extension Agreement - Mukilteo Water and Sewer District

Side sewer/water permit – Mukilteo Water and Sewer District

11. Brief, complete description of the proposal, including the proposed uses and the size of the project and site:

The development agreement will include six properties, a Main Campus and Satellite Campuses 1-5. The campuses are located on Chennault Beach Road and 47th Avenue West. The main campus is planned to have 4 manufacturing/office buildings with a combined area of approximately 162,000 S.F. and associated parking. Satellite Campus 1 contains one 36,897 S.F. manufacturing/office building with associated parking. Satellite Campus 2 is planned to have 3 industrial/office buildings totaling approximately 80,000 S.F. with some associated parking. Satellite Campus 3 contains one manufacturing/office building that is approximately 45,000 S.F. Satellite Campus 4 is a parking area with 102 parking stalls that are intended to support the overall campus. Satellite Campus 5 contains one manufacturing/office building totaling approximately 22,000 S.F. Site improvements for the Satellite Campuses will be constructed at the time of building construction.

12. Location of the proposal, including street address, if any, and section, township, and range; legal description; site plan; vicinity map; and topographical map, if reasonably available:

The Main Campus is located at 4413 Chennault Beach Road, Mukilteo WA.

The Legal Description is: Section 21 Township 28 Range 4 Quarter SE - PUGET ACRES BLK 000 D-00 - LOTS 5,6,7 & 8. This parcel contains Buildings A,B,C and D

Satellite Campus 1 is located at 4440 Chennault Beach Road, Mukilteo, WA. This parcel contains Building E

The Legal Description is: PUGET ACRES BLK 000 D-01 - LOT 19

Satellite Campus 2 is located at 4708 Chennault Beach Road, Mukilteo WA. This parcel contains Buildings F and G.

The Legal Description is: Section 21 Township 28 Range 4 Quarter SE - PUGET ACRES BLK 000 D-00 - LOTS 12 & 13.

Satellite Campus 3 is located on the northwest corner of Chennault Beach Road and 47th Avenue West, Mukilteo, WA

The Legal Description is: HARBOUR POINTE SECTOR 07 BUSINESS PARK BLK 000 D-00 - LOT 28 and 29

Satellite Campus 4 is located on 47th Avenue West, Mukilteo WA

The Legal Description is: HARBOUR POINTE SECTOR 07 BUSINESS PARK BLK 000 D-00 - LOT 22 and 23

Satellite Campus 5 is located on 47th Avenue West, Mukilteo WA

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (underline):

Generally Flat

b. What is the steepest slope on the site (approximate percent slope)?

10%

c. What general types of soils are found on the site (for example clay, sand, gravel, peat, muck)? Specify the classification of agricultural soils and note any prime farmland.

Alderwood gravelly sandy loam

d. Are there any surface indications or a 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 the source of the fill.

It is not anticipated that more than 20,000 cu. yds. of import or export will be required for the new construction of buildings and associated site improvements throughout the remaining campus to be developed.

f. Could erosion occur as a result of clearing, construction, or use?

Yes

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

90%-95%

h. Describe the proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Sedimentation ponds, straw mulch, silt fences, and a stabilized construction entrances will be utilized as appropriate to contain sediment within the site boundaries. Other

measures as required by the City of Mukilteo will be implemented as required by the City.

2. Air

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

Emissions will be from vehicle exhaust and minor amounts of dust during construction. Automobile exhaust will exist after the project is complete. Emission quantities are unknown, but are not expected to be unusual for this type of facility.

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

None known.

- c. **Describe proposed measures to reduce or control emissions or other impacts to air, if any.**

Measures will be taken to control dust during construction as recommended and allowed by the City of Mukilteo.

3. Water

a. Surface:

1. **Is there any surface water body on or in the immediate vicinity of the site (including 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 could 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 materials.**

N/A

- 4. Will the proposal require surface water withdrawals or diversion? 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 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. 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) is 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 (including quantities if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Stormwater will be generated from impermeable areas of the site. The storm water system will be designed and constructed as required by the City of Mukilteo.

- 2. Could waste materials enter ground or surface waters? If so, generally describe.**

Yes, normal usage of the site could contribute automotive fluids and solids to the storm drainage system. Accidental spills of waste materials can be controlled and cleaned up before entering the drainage system.

- d. **Describe proposed measures to reduce or control surface, ground, and runoff water impacts, if any.**

Comply with City of Mukilteo stormwater standards

4. Plants

- a. **Types of vegetation found on site:**

X	Deciduous tree: <u>alder</u> , maple, aspen, other
X	Evergreen tree: <u>fir</u> , cedar, pine, other
X	Shrubs
X	Grass
	Pasture
	Crop or grain
	Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
	Water plants: water lily, eel grass, milfoil, other
	Other types of vegetation

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

100%

- c. **List threatened or endangered plant species or critical habitat known to be on or near the site.**

None known.

- d. **Describe proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on site.**

Landscaping will be provided along the property frontages on Chennault Beach Road and 47th Avenue as required. Landscaping will also be provided within the parking areas as outlined in the development agreement.

5. Animals

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

Invertebrates:

Birds:	Songbirds
Mammals:	
Fish:	
Other:	

- b. List any threatened or endangered animal species or critical habitat near the site.**

None known.

- c. Is the site part of a migratory route? If so, explain.**

Not known.

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

None.

6. Energy and Natural Resources

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

Electricity for manufacturing and lighting. Natural gas for heat.

- b. Would the project affect the potential use of solar energy by adjacent properties? If so, explain.**

Not anticipated.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

The project will meet the requirements of the Washington State Energy Code.

7. Environmental Health

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

Environmental health hazards typically associated with heavy construction may be present during construction. No hazards are expected after completion of the project.

- 1. Describe special emergency services that might be required.**

Existing fire and medical services should be adequate.

- 2. Describe proposed measures to reduce or control environmental health hazards.**

No unusual or special measures other than normal safety techniques are proposed.

b. Noise

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

Aviation related noise from Paine Field and traffic noise from adjacent streets.

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

Short term - From construction equipment.

Long term - Delivery vehicles. 7AM to 7PM Monday through Friday. 9AM to 6PM Saturday and Sunday.

3. Describe proposed measures to reduce or control noise impacts, if any.

Construction activities will be limited as required by the City of Mukilteo and further defined in the development agreement.

8. Land and Shoreline Use

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

The properties associated with the Main Campus and Satellite Campus 1 are occupied by existing industrial manufacturing and office facilities. A new manufacturing building may be added to the Main Campus. The properties associated with Satellite Campus 2 contain two industrial buildings. A new manufacturing building and a restroom building may also be added to this campus. The properties associated with Satellite Campus 3 contain one office/manufacturing building. The properties associated with Satellite Campus 4 have been developed into a parking lot. The property associated with satellite campus #5 contains an office/manufacturing building as well as a parking lot. Adjacent properties are generally industrial in nature with the exception of the property located north and west of satellite campuses 3 and 4 which are zoned MR (Multi-family Residential).

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

No.

c. Describe any structures on the site.

The main campus currently has four buildings. Building A: 4-story 66,688 S.F. manufacturing/office building; Building B: 29,219 S.F. manufacturing building; Building C: 1-story 36,000 S.F. manufacturing building; Building D: proposed 29,700 S.F. manufacturing building.

Satellite Campus 1 has one building; Building E: 36,897 SF manufacturing building

Satellite Campus 2 currently has two buildings; Building F: 1-story 29,700 S.F.

manufacturing building; Building G: 2-story 23,426 S.F. office/manufacturing building.

Satellite Campus 3 has one building; Building H: 41,511 SF office/manufacturing building

Satellite Campus 4 contains a 102 stall parking lot.

Satellite Campus 5 has one building; Building J: 21,435 SF office/manufacturing building

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

Yes, The Existing 6,600 SF building located adjacent to Chennault Beach Road will be removed when Building D is constructed.

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

Main Campus, Satellite Campuses 1 and 2 – LI
Satellite Campuses 3,4 and 5 - IP

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

Industrial

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.

No.

i. Approximately how many people would reside or work in the completed project?

Approximately 400-500 people will work in the completed facility.

j. Approximately how many people would the completed project displace?

None.

k. Describe proposed measures to avoid or reduce displacement impacts, if any.

None.

l. Describe proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

None.

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. Describe proposed measures to reduce or control housing impacts, if any.**

None

10. Aesthetics

- a. What is the tallest height of any of the proposed structure(s), not including antennas? What is the principal exterior building material(s) proposed?**

65 feet maximum height as allowed by code. Principal building materials will be metal glass, concrete masonry units and concrete.

- b. What views in the immediate vicinity would be altered or obstructed?**

None.

- c. Describe proposed measures to reduce aesthetic impacts, if any.**

The creative use of concrete, masonry, metal and glass will be used to create an appealing and aesthetically pleasing building. Landscaping along the frontage will be provided.

11. Light and Glare

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

Security lighting will be provided dusk to dawn.

- 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?**

None.

- d. Describe the proposed measures to reduce or control light and glare impacts, if any.**

Exterior lighting will be shielded so that it does not spill beyond the extents of the properties.

12. Recreation

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

The YMCA, Boys and Girls Club and Harbour Pointe Golf Course are located near the site.

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

No.

- c. **Describe proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant.**

None.

13. Historic and Cultural Preservation

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

None known.

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

None known.

- c. **Describe proposed measures to reduce or control impacts, if any.**

None are proposed. In the event that construction activities encounter historic or cultural artifacts, construction will be halted and a qualified archeologist consulted.

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.**

SR 525, Chennault Beach Road and 47th Avenue West.

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

Bus service is provided on SR 525 and also runs down Chenault Beach Road and 47th. Stops are located along all of these streets.

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

The Main Campus will have approximately 182 parking stalls when completed. The Satellite Campus will have approximately 340 parking stalls when completed.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe.**

No.

- e. Describe the existing condition of the proposed access road, including width of easement, width of pavement or roadway, curbs, gutters, and/or sidewalks.**

Chennault Beach Road and 47th Avenue each have 60-feet of right-of-way. The adjoining frontages have full urban improvements adjacent to the Main and Satellite Campuses.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

New trips will be generated by the new buildings. The new vehicular trips associated with these buildings is not anticipated to be greater than those produced by other buildings of similar nature. See attached Master Development Agreement Amendment #2 prepared by David Evans and Associates dated March 13, 2019.

- g. Describe proposed measures to reduce or control transportation impacts, if any.**

Payment of traffic mitigation fees as required by city of Mukilteo and WSDOT requirements.

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 explain.**

Minimal impact to public services could be expected. Likely impacts will be the use of fire and police protection.

b. Describe proposed measures to reduce or control direct impacts on public services.

Impacts will be addressed through taxes and special levies as they occur.

16. Utilities

a. Underline utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer.

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.

Electricity - Snohomish county PUD No. 1
Natural Gas - PSE
Water - Mukilteo Water and Wastewater District
Sewer - Mukilteo Water and Wastewater District
Telephone - Integra
Refuse - Waste Management NW

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.



Signature:

Adam B. Clark

Date Submitted: August 18, 2020