Description of Proposal: Construction of a single-family residence with associated grading, driveway access, and drainage improvements on an existing 12,457 square foot lot in the RD 12.5(S) zoning district. The property, project site, has a Class IV Wetland of 3,989 square feet located in the rear of the property. The proposal is to utilize the City of Mukilteo Critical Areas Mitigation Program (CAMP) and provide off-site wetland mitigation at the CAMP identified Mitigation Site M4, mitigation site, known as 92nd Street Park. The proposed wetland creation of approximately 5,984 square feet represents a 1.5:1 wetland creation to wetland impacts ratio as required for permanent impacts to Category IV wetlands by the City of Mukilteo (MMC 17.52B.130(B)(2)) and the Washington State Department of Ecology.

Project Name: Prozinski Single-Family Residence SFR-NEW-2014-025

Proponent: Paul Prozinski

Location of Proposal: CHENNAULT BEACH BLK 009 D-00 - ALL LOT 35; otherwise known as 10422 66th Place West, Mukilteo, Washington.

Lead Agency: City of Mukilteo

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

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 Single-Family Application has been compared to the following documents for consistency:

- SEPA Checklist dated February 7, 2015
- Geotechnical Site Analysis prepared by LIA & Associates, INC. dated August 6, 2014
- Wetland Determination prepared by Acre Environmental Consulting, LLC. Dated September 12, 2014
- Wetland Delineation Report & Wetland Mitigation Plan by Acre Environmental Consulting, LLC. Dated December 17, 2104.
MITIGATION MEASURES

Issued in accordance with the substantive authority described in Mukilteo Municipal Code 17.84.160.

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. This information is available to the public on request.

Per Mukilteo 2012 Comprehensive Plan, Parks and Open Space, PK7; Preserve areas with critical or unique features such as stream corridors, steep slopes, wildlife habitats, wetlands, and ravines. In order to preserve the wetland mitigation site within the 92nd Street Park, a physical boundary must be established to ensure that park patrons and park maintenance does not adversely affect the proposed mitigation.

The following condition is:

1. Located at the 92nd Street Park or Mitigation Site M4, the applicant shall install a wood round rail fence, or similar, with attached NGPA signs delineating the mitigation site within the 92nd Street Park.

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 Wednesday, March 25, 2015. Comments must be submitted by Wednesday, April 8, 2015.

PROJECT CONTACT

Karl Almgren, Assistant Planner (425) 263-8045

RESPONSIBLE OFFICIAL:

Patricia Love
City of Mukilteo Community Development Director
11930 Cyrus Way, Mukilteo, WA 98275
(425) 263-8040

Signature: [Signature] Date: 3/19/15

Responsible Official

DATE OF ISSUANCE: Wednesday, March 25, 2015

This project was previously circulated for agency review on February 25, 2015.

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 4:30pm on Wednesday, April 8, 2015.

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.
The City of Mukilteo disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, either expressed or implied. No representation or warranty is made concerning the accuracy, completeness, or quality of data depicted on this map. Any user of this map assumes all responsibility for the use thereof, and further agrees to hold the City of Mukilteo harmless from and against any damages, loss or liability arising from any use of this map.

Location Map

Date Issued: Wednesday, March 25, 2015
Date Advertised: Wednesday, March 25, 2015
End Comment Period: Wednesday, April 8, 2015

pc: SEPA File
    Project File
    Property Owners w/ i 300 ft.

Applicant/Contact Person
    Reviewing Agencies
    CDD Administrator

Permit Tech
    Beacon