ENVIRONMENTAL REVIEW (SEPA) APPLICATION CHECKLIST

Community Development Department ◆ 80 Columbia Avenue ◆ Marysville, WA 98270
(360) 363-8100 ◆ (360) 651-5099 FAX ◆ Office Hours: Monday - Friday 7:30 AM - 4:00 PM

Washington State Environmental Policy Act, RCW 43.21C

Washington State Administrative Code, WAC 197-11-960 Environmental Checklist

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

***Instructions for applicants*:**

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

NOTE: 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. You may be asked to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Required Attachments

Submit the original checklist form and six (6) copies (for a total of seven (7)) along with seven (7) copies of each of the following:

1. Vicinity map clearly showing the location of the project with respect to public streets and other parcels and development
2. Site plan (at original drawing size)
3. Site plan (reduced to not larger than 11 x 17-inch size)
4. Conceptual building elevations
5. Conceptual vehicle maneuvering diagram (when applicable)

Submit four (4) copies of the following when appropriate:

1. Wetland Delineation
2. Geotechnical Reports
3. Fisheries Study

The site plan must show north arrow and engineering scale; any significant or natural features such as creeks, wetlands, steep slopes; dimensions and shape of the lot; location and size of existing and proposed buildings and development, including parking and landscape areas, adjacent streets and point of ingress and egress, and adjacent uses.

Correspondence

Note that all correspondence regarding the environmental review of your project will be sent to the person listed as **Applicant.**

Application Format

The application will only be accepted if the original form is used (with typewritten answers in the spaces provided) or the application is reproduced in identical form.

Fees

There is a nonrefundable application fee for all environmental checklists. Submit the fee with the application(s) and make checks payable to the City of Marysville.

Residential (1-9 lots or dwelling units)	$350.00
Residential (10-20 lots or dwelling units)	$500.00
Residential (21-100 lots or dwelling units)	$1,000.00
Residential (greater than 100 lots or dwelling units)	$1,500.00
Commercial/Industrial (0 to 2 acres)	$350.00
Commercial/Industrial (2.1 to 20 acres)	$750.00
Commercial/Industrial (greater than 20 acres)	$1,500.00

Pre-application Conference

Most projects that are not categorically exempt from SEPA will require a pre-application conference; in some cases, at the discretion of the Community Development Director, the pre-application conference may be waived.

The pre-application conference must be conducted prior to the submittal of the environmental checklist.

SEPA Exempt Determinations

Projects that meet the thresholds for categorical exemptions of Chapter 22E.030 MMC are exempt from filing an environmental checklist. All other project and non-project actions require a completed environmental checklist and a project permit application to be submitted. If an applicant feels that their proposal should be considered to be SEPA-exempt, the applicant can submit a letter requesting a SEPA exempt determination with the environmental checklist and fee. The Community Development Director will review the request and if the application is determined to be SEPA exempt, a letter will be issued confirming the SEPA exempt status.

Project Phasing

The Checklist questions apply to all parts of your proposal, even if you plan to phase the project over a period of time or on different parcels of land. You must include any additional information that helps describe your proposal or its environmental effects. You may be asked to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact(s).

SEPA Appeals

Any agency or person may appeal a Determination of Non Significance (DNS) or Determination of Significance (DS) by completing and submitting an appeal form to the Hearing Examiner within fourteen (14) calendar days of the date the determination is final. Such appeals must be filed with the City Clerk. Appeals of environmental determinations under SEPA, including administrative appeals of a threshold determination, shall be heard by the Hearing Examiner and shall proceed pursuant to Chapter 22G.010 Article VIII *Appeals*. There is a nonrefundable $500 Administrative Appeal fee to be submitted with appeal.

A. BACKGROUND

1. Name of proposed project, if applicable:

   MSR Marysville Townhomes

2. Name of applicant:

   MSR Communities 5 LLC

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

   Applicant: 2018 156th Ave NE, Ste.100, Bldg. F, Bellevue, WA 98007; (407) 504-1046
   Contact: Brian R. Kalab, P.E. / Insight Engineering Company –
   P.O. Box 1478, Everett, WA 98206; (425) 303-9363

4. Date checklist prepared:

   November 10, 2022

5. Agency requesting checklist:

   City of Marysville

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

   Construction would begin upon receipts of all necessary development permits.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

   No, nothing more than this proposal is planned.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

   A full drainage report and geotechnical report will be submitted along with this environmental checklist.

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.

   No known applications are pending approval at this time.

10. List any government approvals or permits that will be needed for your proposal, if known.

    SEPA Determination by City of Marsyville
    Clearing & grading permit by City of Marysville
    Site Plan Approval by City of Marysville

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.)

The proposal is for the construction of 37 townhomes in 8 buildings.

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 property is located at 4407 84th St NE, Marysville, 98270
Located in the NE ¼ of Sec. 21, T.30 N, R.05 E, W.M.
Tax account #: 30052100105200

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (***bold/italicize***): ***Flat***, rolling, hilly, steep slopes, mountainous, other _____

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

The steepest slope is approximately 8%

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Ragnar Fine Sandy Loam as per the soil conservation service soil survey of Snohomish County.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None known.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The site would be cleared, graded and compacted as necessary to achieve proper grading transition, drainage, and structural stability. No more than 200 CY of material will be cut, and no more than 500 CY will be used for fill. The source of fill will be comprised of engineered soils which will be compacted to insure stability

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

describe.

The potential for on-site erosion will increase in the short-term where soils are exposed during site preparation & construction.

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

59.2%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

A Stormwater Pollution Prevention Plan (SWPPP) will be submitted to the City for approval prior to any construction activities. Construction phase erosion control typically include the use of silt fences, hay bales, and catch basin protection provided as necessary to minimize the impacts of erosion on off-site areas and on-site systems.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Short Term Construction Impacts: Short-term emissions and odors would result from site preparation and construction activities. Sources of short-term emissions and odors include dust generated by grading activities and combustion emissions from heavy equipment. It is anticipated that these impacts would be minimal.

Long Term Air Quality Impacts: Long-term impacts would result from increased traffic to the site, resulting in a slight increase in carbon monoxide levels. Domestically produced pollutants would be generated after the residential structures are occupied. These impacts are not expected to be significant.

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

Emissions from vehicles traveling on roads adjacent to the site may affect the development.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Construction Impact Mitigation: The Washington Clean Air Act requires the use of all known, available and reasonable means of controlling air pollution, including dust. Construction impacts would not be significant and the potential for soils to be carried off the site by exiting trucks could be controlled with the construction of a gravel entrance. Additionally, equipment used for site preparation will be serviced and maintained in good operation condition to lessen impacts from this source. Water will also be used for dust control when necessary.

Long-Term Air Quality Mitigation: Long-term air quality impacts are not expected to exceed regulated amounts.

3. Water

a. Surface Water:

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, 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 floodplain? 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.

Waste materials would not be discharged to surface waters as a result of these projects. It is possible that discharges of petroleum products and other substances related to automobiles from the parking areas could result from the surface flow of storm water. However, implementation of the drainage plan would minimize this occurrence by providing water quality in the stormwater drainage facilities.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? 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.

None.

c. Water runoff (including stormwater):

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.

Proposed impervious surface water run off shall be collected via conveyance systems within the road and conveyed to an infiltration system which will be located within the open space area. Please refer to the drainage plan.

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

Oil, grease and other pollutants from the additional paved areas could potentially enter the ground or downstream surface water runoff. Construction of the water quality features of the detailed drainage plan would provide adequate downstream protection.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Surface runoff during construction and after development will be controlled by the stormwater pollution prevention plan. Silt fence and other temporary erosion control devices will control pollutants and sediment; to prevent them from reaching the surface waters.

4. Plants

a. ***Bold/Italicize*** the 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
- Orchards, vineyards or other permanent crops
- 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?

Existing vegetation consisting of trees, shrubs, groundcover, and grass will be

cleared at time of grading and replaced per the wetland mitigation plan.

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

None known.

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

All areas, exclusive of buildings and parking, will be landscaped by owners. Hydroseeding may possibly occur on barren areas per City requirements.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. Animals

a. ***Bold/Italicize*** any birds and <u>other</u> animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: ***hawk***, heron, eagle, ***songbirds***, other: ***Crow, Robin***
mammals: deer, bear, elk, beaver, other: ***Rodents and squirrels***
fish: bass, salmon, trout, herring, shellfish, other _____

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

None known.

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

All of Western Washington is located in the Pacific Flyway. This site is not a significant factor in the Pacific Flyway.

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

The application does not propose any measures to preserve or enhance wildlife.

e. List any invasive animal species known to be on or near the site.

None known.

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.

At time of completion of development: Electricity for lighting as well as electricity and/or natural gas would be used for heating

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

At the time of construction, the requirements of the international building code would be satisfied in the construction of the residential buildings. Energy conserving materials would be utilized wherever possible through the construction process.

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.

The project would not create any environmental health hazards.

1) Describe any known or possible contamination at the site from present or past uses.

None known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Hazardous waste cleanup of any fuel spillage associated with construction of this proposal.

4) Describe special emergency services that might be required.

None known.

5) Proposed measures to reduce or control environmental health hazards, if any:

At the time of construction, the project site would adhere to the Contractor's Safety Plan and Program.

b. Noise

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

Traffic on existing roads near the site would be audible. There are no other sources of noise that would affect the project.

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.

Activity	LEQ (In Decibels)
Clearing	71-72
Excavation	59-77
Foundations	65
Building Construction	60-72
Finishing	62-77

Long-term impacts would be those associated with the increase in site users and additional traffic. The increase in noise would be typical.

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

Construction activities will comply with the City of Marysville noise ordinance.

8. Land and shoreline use

What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site currently hosts one single-family home, a pool, two sheds and a garage. The development pattern of the surrounding area is residential on all sides, with single family homes and duplexes to the east and north and denser residential, including low-slung apartments, to the west.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No, to our knowledge the site has not been used as a working farmland.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site.

The site currently hosts one single-family home, a pool, two sheds and a garage.

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

Yes, all existing structures are to be demolished.

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

R12 MFL

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

R12 Multi Family Residential

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 a critical area by the city or county? If so, specify.

No.

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

37 x 2.5 = 92.5, or 93

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

None. The resident will make moving arrangements.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None.

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

Compliance with all applicable Marysville land use codes and regulations.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

37 middle-income units would be provided.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

One middle-income unit would be eliminated.

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

None.

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?

The residential structures would comply with the height requirements of City of Marysville code. The exteriors of the structures would be principally wood and masonry.

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

The finished project would not obstruct surrounding view; however, the view will be altered due to the development of the site.

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

The development design and appearance of the proposed project would be compatible with other uses in the area. Lot landscaping would be designed to complement the structures and site layout. Native vegetation would be retained and enhanced where practical.

11. Light and glare

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

Light and glare would be produced by exterior and interior lighting during evening hours and vehicle headlights traveling to and from the site.

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

Light from the finished project would not interfere with views or cause hazards. Exterior lighting would be typical of a residential neighborhood.

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

The primary off-site source of light and glare would be from the existing residential area lighting, and vehicles traveling along the area roadways. Existing off-site sources of light and glare should not affect the subject proposal.

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

None proposed.

12. Recreation

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

Public parks, golf courses, playgrounds at school facilities, boating and water related activities are available in the area.

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:

None proposed.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

While the main house on the property was built in 1956, it does not appear to be on any local, state, or national historic register.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Referred to GIS data and Assessor's records.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Should artefacts be discovered, standard artefact recovery protocols will be followed.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site fronts 84th St NE, an existing public street. Access for the proposal will be from 84th St NE.

b. Is the site or affected geographic area currently served by public transit? If so,

generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is currently served by public transit approximately 0.2 miles away at State Ave & 84th St NE.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The completed project would provide 113 new parking spaces and eliminates 2 parking spaces.

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

Yes, this project requires frontage improvement along 84th, which have been provided.

e. Will the project or proposal 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 or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

According to the traffic study, approximately 257 ADT will be generated. Approximately 17 AM peak-hour trips will be made, and approximately 20 PM peak-hour trips will be generated. This is mostly expected to be passenger vehicles, with a very small percentage being trucks or non-passenger vehicles.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

h. Proposed measures to reduce or control transportation impacts, if any:

The development would be required to pay traffic mitigation fees.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Yes, however the level is not expected to be significant.

b. Proposed measures to reduce or control direct impacts on public services, if any.

The proposal will generate new tax revenue for all public services.

16. Utilities

a. ***Bold/Italicize*** utilities currently available at the site:

Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system

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 & Water: City of Marysville
Power: Snohomish County PUD
Telephone: Verizon

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: Brian Kalab

Print name of signee: Brian Kalab

Position and Agency/Organization: Insight Engineering Company

Date Submitted: 06/30/2023