

SEPA ENVIRONMENTAL CHECKLIST

APPLICATION REVIEW

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.

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.

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

1. Vicinity map clearly showing the location of the project with respect to public streets and other parcels and development
2. Site plan*
3. Conceptual building elevations
4. Preliminary civil plans
5. Wetland Delineation, if applicable
6. Geotechnical Reports, if applicable
7. Critical Areas Report (fish and wildlife habitat), if applicable

**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**.

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 [Find help answering background questions](#)

1. Name of proposed project, if applicable:
M-51 Industrial
2. Name of applicant:
M-51 INDUSTRIAL LLC
3. Address and phone number of applicant and contact person:
PO Box 3884 Bellevue, WA 98009 Attn: Mark Mowat Tel. 425-765-5888 e-mail: mark.mowat@mowatco.com LDC, Inc. 20210 142 nd Avenue NE Woodinville, Washington 98072 Contact: Joe Hopper, PE Phone: (425) 806-1869 Email: jhopper@ldccorp.com
4. Date checklist prepared:
June 26, 2023
5. Agency requesting checklist:
City of Marysville
6. Proposed timing or schedule (including phasing, if applicable):
Start Date: Spring 2025 End Date: Fall 2035
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
<ul style="list-style-type: none">• Geotechnical Investigation, prepared by Cobalt Geosciences, March 2020• Cultural Resource Report, Prepared by Cultural Resource Consultants, July 2020• Conceptual Mitigation Plan, prepared by Soundview Consultants, Revised June 2023• Wetland and Fish and Wildlife Habitat and Groundwater Monitoring Report, prepared by Soundview Consultants, Revised June 2023• Traffic Impact Analysis, Prepared by Kimley-Horn and Associates, May 2023.

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.

None known.

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

- Civil Review – City of Marysville
- Building Permits – City of Marysville
- General Construction (NOI) Stormwater Permit – Washington State Department of Ecology

11. Give a 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.)

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.

Address: 16329 51ST AVE NE, MARYSVILLE, WA 98271
Parcel Number: 31052700301100, 31052700300100, 31052700201000,
31052700200700
Abbreviated Legal: Section 27 Township 31 Range 05

North of the project is an automotive junkyard, to the west is an RV park, to the south is an industrial warehouse, and to the east is vacant land. This area is zoned as PRSC Manufacturing/ Industrial Center and falls under the Smokey Point Master Plan area.

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.

During the clearing and grading activities there will be emission produced by the required machinery. Once the clearing and grading activities are complete there will be no emission created because the site will be vacant.

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

There are no off-site sources of emission or odors that may affect the proposal

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

All emissions will meet city and state requirements. No additional mitigation is proposed.

3. WATER [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

(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.

Per the critical areas report prepared by Soundview Consultants, LLC (SVC), for the project site, there are critical areas on and within 150 feet of Avenue Northeast Ditch and Ditches Z and V) onsite, one offsite Type F stream (Edgecomb Creek), and seven offsite wetlands (Wetlands A – D, L, Y, and Z). WSDOE has recently treated the 51st Avenue Northeast Ditch as wetland for nearby projects as it is believed to have been excavated from wetlands, and as such is considered a wetland for regulatory purposes. Additionally, Ditch V is considered a Water of the State and regulated at the local and state levels. However, since the initial investigations in 2020, the adjacent property to the east and south has received federal (NWS-2020-571), state (WQC Order No. 20109, Administrative Orders 20160 and 19811), and local (PLN #880) approvals for the fill and mitigation of offsite Wetlands L, Y, and Z and fill and relocation of Edgecomb Creek more than 150 feet away from the site. As such, these critical areas no longer exist in the vicinity of the site and do not encumber the site. Additionally, the site investigation identified an offsite wetland and habitat mitigation area and offsite stormwater features.

Per Marysville Municipal Code (MMC) 22E.010.060.1 the 51st Avenue Northeast Ditch and offsite Wetlands A, B, C, and D are all classified as Category III depressional wetlands. Under MMC 22E.010.100.4 the standard buffer for a Category III wetland is 75 feet. Per MMC 22E.010.380, a 15-foot building and structure setback is required from the edge of critical area buffers. Due to the proximity of the offsite wetlands, the standard buffers project onsite.

(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 work in the described waters is proposed as part of construction of the warehouse. Work will happen outside the required 75ft wetlands buffer.

(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.

As part of construction of the warehouse, there will be no fill or dredge material placed or removed from Edgecomb Creek or the three off site wetlands. Previously, the project required the fill of the 51st Avenue Northeast Ditch, as well as clearing and grading activities adjacent to offsite Wetlands A – D, and unregulated Ditches V and Z.

(4) Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

The proposal will not require any surface water withdrawals or diversions. The 51st Avenue Northeast Ditch will continue to flow south through an underground pipe, therefore hydrologic patterns will not be altered.

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

FEMA Flood map No. 53061C0395E does not designate any portion of the site being in the 100-year floodplain.

(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, the proposal does not involve any discharge of waste material into the surface water.

b. Ground Water: [Find help answering ground water questions](#)

(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 a general description, purpose, and approximate quantities if known.

There will be no water withdrawn from a well for drinking water or other purposes.

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.

There will be no water discharged into the ground from a septic tank or other sources. The site is served by the City of Marysville municipal sewer system.

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.
Source runoff includes sediment laden stormwater. Stormwater will sheet flow into various temporary conveyance swales and discharge into either the permanent detention pond or one of three temporary sediment traps, where sediment will settle. Stormwater will be temporarily pumped to a roadside ditch and continues on its downstream course. The detention pond will discharge flows via a permanent closed conveyance system mitigated via a temporary outfall to the existing stream.
(2) Could waste materials enter ground or surface waters? If so, generally describe.
Discharge of waste materials to ground or surface waters is unlikely. Refer to Surface Water response #6 and Ground Water response #2.
(3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
The project is in conformance with the DOE manual. The Puget Sound Action Team and WSU Pierce County Extension have recommended some modifications which have also been put into effect. Natural drainage courses will be preserved and stormwater ponds discharge and disperse flows to the natural outfall location.
(4) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.
Temporary erosion control devices would be installed during construction. After construction, stormwater runoff will be collected and directed to the detention pond.
4. PLANTS Find help answering plants questions
a. Check the types of vegetation found on the site:
<input type="checkbox"/> Deciduous Tree: alder, maple, aspen, other <input type="checkbox"/> Evergreen Tree: fir, cedar, pine, other <input type="checkbox"/> Shrubs: Himalayan blackberry <input type="checkbox"/> Grass: meadow fescue, tall fescue, orchard grass, common velvet grass, bent grass <input type="checkbox"/> Pasture <input type="checkbox"/> Crop or grain <input type="checkbox"/> Orchards, vineyards, or other permanent crops <input type="checkbox"/> Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other <input type="checkbox"/> Water plants: water lily, eelgrass, milfoil, other <input type="checkbox"/> Other types of vegetation
b. What kind and amount of vegetation will be removed or altered?
Site was previously cleared of vegetation as part of Early Clearing and Grading permit.
c. List threatened and endangered species known to be on or near the site.
There are no threatened or endangered species known to be near the site.
d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.
See landscaping plans for full landscaping details.
e. List all noxious weeds and invasive species known to be on or near the site.

None to our knowledge

5. ANIMALS [Find help answering animal questions](#)

a. Check any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Birds: **hawk**, heron, **eagle**, **songbirds**, other:

Mammals: **deer**, bear, elk, **beaver**, other: **squirrels**

Fish: bass, **salmon**, **trout**, herring, shellfish, other ____

Please note: fish observed in Edgecomb Creek which has since been relocated and the old channel filled. Additionally, beavers have historically been present and managed in the offsite habitat loops associated with the historical Edgecomb Creek channel offsite to the northeast. However, since the channel has been filled and relocated, the beavers are anticipated to have left this area.

b. List any threatened and endangered species known to be on or near the site.
None to our knowledge.
c. Is the site part of a migration route? If so, explain.
The site, like all of Western Washington, lies within the Pacific Flyway Migratory Route.
d. Proposed measures to preserve or enhance wildlife, if any.
The existing site conditions are representative of historically managed agricultural land and offer limited wildlife habitat opportunities onsite. As such, there are no measures to preserve or enhance wildlife.
e. List any invasive animal species known to be on or near the site.
There are no invasive animals in or near the site to our knowledge.
6. ENERGY AND NATURAL RESOURCES Find help answering energy and natural resource questions
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.
Electricity and natural gas for heating of the warehouse and general power usage.
b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No, the proposal will not affect the potential use of solar energy by adjacent properties.
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.
Any energy conservation efforts will be decided by the client at the time of construction.
7. ENVIRONMENTAL HEALTH Find help with answering environmental health questions
a. Potential Site Contamination
(1) Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.
There are no environmental health hazards that could occur as a result of the proposal.
(2) Describe any known or possible contamination at the site from present or past uses.
There are no existing hazardous chemicals/conditions on the site.
(3) 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.
There are no existing hazardous chemicals/conditions on the site.
(4) 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.

There will be no toxic or hazardous chemicals stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

(5) Describe special emergency services that might be required.
There will be no required special emergency services.
(6) Proposed measures to reduce or control environmental health hazards, if any.
There are no proposed measures to reduce or control environmental health hazards.
b. Noise
(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
There is no noise in the area which will affect the project besides traffic along 51 st Ave NE.
(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)?
Short term noise created by the required machinery for construction activities will be created. In the long term, there will be noise associated with trucks coming in and out of the proposed warehouse during work hours.
(3) Proposed measures to reduce or control noise impacts, if any.
There are no proposed measures to reduce or control noise impacts. Noise associated with proposal will comply with City of Marysville code and noise ordinances.
8. LAND AND SHORELINE USE Find help answering land and shoreline use questions
a. 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 current land use of the site is vacant land. The current land use at adjacent properties includes vacant land, wholesale trade, mobile home park, and single family residential. The proposed use of this property is Light Industrial which is compatible with both current and future land uses in the Marysville Comprehensive Plan. This site and surrounding properties are listed as Cascade Industrial Center. There is a single family residential property adjacent to the subject property. The proposed industrial use of the subject property will not interfere with the single family residential property. Most industrial work will occur during regular work hours.
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 because 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 non-forest use?
The site has historically been used as farmland. No farmland of long-term significance will be converted to other uses because of this proposal.
(1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how?
No, the proposal will not affect or be affected by surrounding working farm or forest land normal business operations.
c. Describe any structures on the site.

There are currently no structures on the site as they were demolished in the previously approved clearing and grading project that was performed in preparation for this project construction.

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

No. All previous structures (a single-family house, barn, and other associated buildings) on this site have already been demolished.

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

The site is zoned as Light Industrial and PRSC Manufacturing/ Industrial Center.

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

The site falls under Light Industrial and PRSC Manufacturing/ Industrial Center in the Smokey Point Master Plan area.

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

The site is not within a shoreline.

<p>h. Has any part of the site been classified as a critical area by the city or county? If so, specify.</p> <p>As noted in section 3 above, there is one regulated wetland (51st Avenue Northeast Ditch) onsite, as well as four regulated offsite wetlands (Wetlands A – D). Additionally, onsite Ditch V is likely subject to local and state regulations, but not subject to buffer requirements.</p> <p>Per Marysville Municipal Code (MMC) 22E.010.060.1 the 51st Avenue Northeast Ditch and offsite Wetlands A, B, C, and D are all classified as Category III depressional wetlands. Under MMC 22E.010.100.4 the standard buffer for a Category III wetland is 75 feet. Per MMC 22E.010.380, a 15-foot building and structure setback is required from the edge of critical area buffers. Due to the proximity of the offsite wetlands, the standard buffers project onsite.</p>
<p>i. Approximately how many people would reside or work in the completed project?</p> <p>This project will employ between 800 and 1,200 jobs depending on the eventual mix of industries that locate in the 4 buildings.</p>
<p>j. Approximately how many people would the completed project displace?</p> <p>The site was previously cleared and displaced 1-4 people as a result.</p>
<p>k. Proposed measures to avoid or reduce displacement impacts, if any.</p> <p>There are no proposed measures to avoid or reduce displacement impacts as part of this proposal.</p>
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.</p> <p>The proposed project is in line with the Smokey Point Master Plan land use strategy and supports efforts to make this a light industrial area.</p>
<p>9. HOUSING Find help answering housing questions</p>
<p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>No housing units will be provided.</p>
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>No housing units will be eliminated as part of construction of the warehouse. The one single family dwelling unit was eliminated in the previously approved clearing and grading for this project.</p>
<p>c. Proposed measures to reduce or control housing impacts, if any.</p> <p>There are no proposed measures to reduce or control housing impacts.</p>
<p>10. AESTHETICS Find help answering aesthetics questions</p>
<p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?</p> <p>The proposed buildings will have a height that is consistent with a typical light industrial facility, 50-foot maximum is anticipated, to stay below the Arlington Airport runway approach paths. The site is within the Arlington Airport Protection district zones.</p>

<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>Some views in the immediate vicinity of the proposal will be blocked as a result of the proposed warehouses. Specifically views of the tree line and mountain range when looking from west to east direction on the west side of the subject property.</p>
<p>c. Proposed measures to reduce or control aesthetic impacts, if any.</p> <p>Proposed measures for controlling impacts to aesthetics can be found within the landscape plan.</p>
<p>11. LIGHT AND GLARE Find help answering light and glare questions</p>
<p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur?</p> <p>The proposal would produce light from automobile headlights and commercial lighting primarily at night.</p>
<p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>Light or glare from the finished project should not be a safety hazard or interfere with views.</p>
<p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>There are no existing off-site sources of light or glare that will affect the proposal.</p>
<p>d. Proposed measures to reduce or control light and glare impacts, if any.</p> <p>No special measures to reduce or control light and glare impacts are proposed nor are they expected to be necessary.</p>

<p>12. RECREATION Find help answering recreation questions</p>
<p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p>
<p>There are no designated and informal recreational opportunities in the immediate vicinity of the project site.</p>
<p>b. Would the proposed project displace any existing recreational uses? If so, describe.</p>
<p>The proposed project would not displace any existing recreational uses.</p>
<p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.</p>
<p>There are no known impacts on recreation.</p>
<p>13. HISTORIC & CULTURAL PRESERVATION Find help with historic/cultural preservation questions</p>
<p>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? If so, specifically describe.</p>
<p>Per the Cultural Resources Assessment, prepared by Cultural Resource Consultants, LLC, none of the buildings on the site that are over 45 years old have any cultural significance.</p>
<p>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.</p>
<p>Cultural Resource Consultants, LLC, found no landmarks, features, or other evidence of Indigenous or historic use or occupation on the site.</p>
<p>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.</p>
<p>The methodology utilized by Cultural Resource Consultants, LLC included site walks, archaeological surveys, consulting the Department of Archeology and Historic Preservation, and reviewing relevant historic maps and GIS data.</p>
<p>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.</p>
<p>If any human remains of any type are uncovered during the clearing and grading activities, all activities will be temporarily stopped until the proper notifications and analysis can be completed.</p>
<p>14. TRANSPORTATION Find help with answering transportation questions</p>
<p>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.</p>
<p>The site will be serviced by 51st Ave NE.</p>
<p>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?</p>

No, the site is not served by public transit. The nearest transit stop is located 0.7 miles south on the cross street of 152nd St NE and 51st Ave NE.

c. 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. The proposal will provide frontage improvements along 51st Avenue including curb, gutter, and sidewalk. Additionally, future improvements include extending to a three-lane roadway. Traffic mitigation fees may be required if the cost of frontage improvements is less than the standard traffic mitigation fee.

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No, the project will not use (or occur in the immediate vicinity of) water, rail, or air transportation.
e. 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 non-passenger vehicles). What data or transportation models were used to make these estimates?
The development is anticipated to generate approximately 1,770 average daily trips (ADT) with 176 new AM peak-hour trips (one hour between 7-9am) and 186 new PM peak-hour trips (one hour between 4-6pm). The trip generation is based on data published by the Institute of Transportation Engineers (ITE). The majority (greater than 80%) of trip are anticipated to be passenger vehicles.
f. 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.
The proposal will not interfere with or be affected by the movement of agricultural and forest products on roads or streets in the area.
g. Proposed measures to reduce or control transportation impacts, if any.
Construction of frontage improvements and mitigation fees if needed.
15. PUBLIC SERVICES Find help answering public service questions
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.
An increased need for fire and police protection is expected with the completed warehouse.
b. Proposed measures to reduce or control direct impacts on public services, if any.
Any mitigation fee required by the city will be paid.
16. UTILITIES Find help answering utilities questions
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:
Electricity, natural gas, water, telephone, and 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.
Water and Sewer: City of Marysville Power: Snohomish County PUD No. 1 Natural Gas: PSE School District: Arlington School District 16 Fire District: Marysville Fire District

C. Signature [Find help about who should sign](#)

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.

X 

Name of signee:

Joe Hopper, P.E.

Position and agency/organization:

Senior Project Manager, LDC Inc.

Date submitted:

June 29th, 2023

D. Supplemental sheet for non-project actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section 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.

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:
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 or shoreline 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.