



# MITIGATED DETERMINATION OF NON-SIGNIFICANCE AND TRAFFIC CONCURRENCY DETERMINATION

Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270  
Office Hours: Mon - Fri 8:00 AM - 4:30 PM ♦ Phone: (360) 363-8000

PROJECT INFORMATION			
<b>Project Title</b>	Dell's Nursery Rezone	<b>File No.</b>	PA22041
<b>Detailed Project Description</b>	Site Plan Approval and Concurrent Rezone from Medium Density, Single-family (R-4.5) to General Commercial (GC) in order to construct two single story office/warehouse buildings totaling approximately 30,600 SF.		
<b>Project Location</b>	4131 104 <sup>th</sup> Street NE	<b>APN(s)</b>	30051600200100 & 30051600200300
<b>Legal Description (abbreviated)</b>	See File No. PA22041		
	OWNER	APPLICANT	CONTACT
<b>Name</b>	104 <sup>th</sup> Street LLC	104 <sup>th</sup> Street LLC	Merle Ash Land Technologies, Inc.
<b>Address</b>	16720 Smokey Point Boulevard, Suite 3	16720 Smokey Point Boulevard, Suite 3	18820 3 <sup>rd</sup> Avenue NE
<b>City, State, ZIP</b>	Arlington, WA 98223	Arlington, WA 98223	Arlington, WA 98223
THRESHOLD DETERMINATION			
<b>Lead Agency</b>	<input checked="" type="checkbox"/> <b>City of Marysville</b>		
<p>The lead agency has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is NOT required under RCW 43.21C.030(2)(c). This decision was made after review by the City of Marysville of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request.</p> <p><input type="checkbox"/> There is no comment period for this DNS</p> <p><input type="checkbox"/> This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on this DNS.</p> <p><input type="checkbox"/> This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by:</p> <p><input checked="" type="checkbox"/> This MITIGATED DNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by: <b>August 4, 2023</b></p>			
SEPA CONTACT			
<b>Name</b>	Chris Holland	<b>Title</b>	Planning Manager
<b>Phone</b>	360.363.8207	<b>E-mail</b>	cholland@marysvillewa.gov
RESPONSIBLE OFFICIAL			
<b>Name</b>	Haylie Miller	<b>Title</b>	CD Director
<b>Address</b>	501 Delta Avenue, WA 98270		

  
Haylie Miller, CD Director

July 21, 2023  
Date

**ENVIRONMENTAL IMPACTS**

The proposed construction and subsequent use of the property could result in the following adverse environmental impacts:

<b>1.</b>	Increase in the amount and rate of stormwater runoff and attendant pollutants from the introduction of paved and building roof surfaces.
<b>2.</b>	Increase in erosion, surface water pollutants, siltation and sedimentation as a result of site preparation and construction.
<b>3.</b>	Increase in demand for police, fire protection, parks and other public services generated as a result of the development.
<b>4.</b>	Increase in noise, dust, light and glare from construction activity and subsequent use of the site.
<b>5.</b>	Increase in vehicular traffic on 104 <sup>th</sup> Street NE and State Avenue, as well as other City streets and arterials in the vicinity.
<b>6.</b>	Change in character of the site from single-family residence to commercial warehouse and office space.

**MITIGATION MEASURES**

The following mitigation measures are required to minimize the probable significant adverse environmental impacts as a result of the proposed development activity:

<b>1.</b>	<p>Prior to civil construction plan approval, the applicant shall be required to submit a FINAL Geotechnical Assessment, prepared by a Professional Engineer registered in the State of Washington. Additionally, the applicant/contractor shall be required to adhere to the recommendations of the FINAL Geotechnical Assessment.</p> <p>Prior to granting occupancy permits, the applicant shall provide a letter from the project engineer to verify that final project grading has been completed consistent with the approved grading plans; that all recommendations outlined in the geotechnical assessment and subsequent amendments have been followed; and that all fill has been properly placed.</p>
<b>2.</b>	If at any time during construction archaeological resources are observed in the project area, work shall be temporarily suspended at that location and a professional archaeologist shall document and assess the discovery. The Department of Archaeology and Historic Preservation (DAHP) and all concerned tribes shall be contacted for any issues involving Native American sites. If project activities expose human remains, either in the form of burials or isolated bones or teeth, or other mortuary items, work in that area shall be stopped immediately. Local law enforcement, DAHP, and affected tribes shall be immediately contacted. No additional excavation shall be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended.
<b>3.</b>	The applicant shall conduct an engineering evaluation, or study, of the impacts of the proposal to determine whether the existing protection at the crossing will be adequate or whether improvements are warranted. If improvement are warranted, the applicant shall petition the UTC for approval of the improvements, prior to construction.
<b>4.</b>	The applicant shall be required to construct full street frontage improvements along 104 <sup>th</sup> Street NE, prior to issuing occupancy permits. Roadway improvements, channelization, site access, channelization and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
<b>5.</b>	The applicant shall be required to dedicate public right-of-way, as needed, in order to accommodate the required frontage improvements along 104 <sup>th</sup> Street NE, in accordance with MMC 12.02A.110(1)(c), <i>Dedication of Road right-of-way – Required setbacks</i> . Right-of-way widths and required dedication shall be determined by the City Engineer.
<b>6.</b>	In order to mitigate impacts upon the future capacity of the road system, the applicant shall be required to submit payment to the City of Marysville, on a proportionate share cost of the future capacity improvements as set forth in MMC 22D.030.070(3), for the development. Traffic impact fees shall be vested at a rate of \$2,220 per PMPHT.

**APPEALS**

This DNS may be appealed pursuant to the requirements of MMC 22E.030.180. There is a 14 day appeal period on the DNS that commences from the date the DNS was issued. Any appeal must be addressed to the responsible official, accompanied by a filing fee of \$500.00, and be filed in writing at the City of Marysville Community Development Department, 501 Delta Avenue, Marysville, WA 98270. The appeal must be received by 4:30 p.m., **August 4, 2023**. The appeal must contain the items set forth in MMC 22G.010.530.

There is no agency appeal.

**DISTRIBUTION**

Marysville	Local Agencies & Districts	State & Federal	County	Other
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> PW – Engineering <input checked="" type="checkbox"/> PW – Engineering Services <input checked="" type="checkbox"/> PW – Operations <input checked="" type="checkbox"/> PW – Sanitation <input type="checkbox"/> PW – Streets <input checked="" type="checkbox"/> PW – Traffic Eng. <input checked="" type="checkbox"/> PW – Water Res.	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input checked="" type="checkbox"/> Comcast <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Lakewood SD 306 <input type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> Marysville Fire District <input checked="" type="checkbox"/> PUD No. 1 <input checked="" type="checkbox"/> Zply	<input checked="" type="checkbox"/> US Army Corps of Engineers <input checked="" type="checkbox"/> BNSF <input checked="" type="checkbox"/> DAHP <input checked="" type="checkbox"/> DOE (Bellevue) <input type="checkbox"/> DOE (Floodplain) <input type="checkbox"/> DOE (Register) <input type="checkbox"/> DOE (Shorelands) <input checked="" type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input checked="" type="checkbox"/> WUTC	<input checked="" type="checkbox"/> Health District <input type="checkbox"/> Planning <input checked="" type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Olympic Pipeline <input type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes <input checked="" type="checkbox"/> Robert Herndon <input checked="" type="checkbox"/> Nancy Rutherford <input checked="" type="checkbox"/> Brittany Belton



## 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:*** [\[help\]](#)

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:*** [\[help\]](#)

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:

**104<sup>th</sup> Rezone & Sie Plan Approval**

2. Name of applicant:

**104<sup>th</sup> St., LLC**

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

**Applicant: 104<sup>th</sup> St., LLC  
16720 Smokey Point Blvd., Ste 3  
Arlington, WA 98223**

**Contact: Land Technologies, Inc.  
18820 3<sup>rd</sup> Ave NE  
Arlington, WA 98223  
360.652.9727**

4. Date checklist prepared:

**September 22, 2022**

5. Agency requesting checklist:

**City of Marysville**

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

**Schedule dependent on process timing of City**

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

**This application with specific Site Plan Application and Architectural Drawings do represent the full development of this site, no intentions of future expansion on this parcel.**

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

**Known environmental information prepared for the Site:**

- 1. Critical Area Reports**
- 2. Geotechnical Report by Cobalt Engineering**
- 3. Stormwater Management Report.**
- 4. Traffic Analysis by Gibson Traffic Engineering**

**Future reports to be provided with specific project site development:**

- 1. Traffic Reports**
- 2. Critical Area Mitigation Plans for Buffer Averaging**
- 3. Hydrogeological Report**
- 4. SEPA Specific to Design Project.**
- 5. Stormwater Management for the Specific Project**

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.

**From the City of Marysville:**

- 1. Rezone**
- 2. Site Plan Approval**
- 3. DNR Forest Practice Permit**
- 4. Construction and Building Permits**

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.)

**Current Designation/Zoning is R4.5 SFM (Single Family Medium) for this 3.19 acres and we are applying for a project specific rezone to General Commercial. With zoning change, we are also submitting for Site Plan Approval for a small Warehouse/Office complex.**

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.

**NE ¼ of NW ¼ Section 16, Township 30N, Range 5E**

**Property Address is 4131 104<sup>th</sup> St NE, Marysville WA 98271**

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

- a. General description of the site  
(*bold/italicize*): **Flat**, rolling, hilly, steep slopes, mountainous, other **Not including CAs**
- b. What is the steepest slope on the site (approximate percent slope)?

**The developable part of the site is "flat" with an average 0.75% slope to the south. There are steeper slopes to the west of the site created by Quilceda Creek of the last 10,000 years.**

- 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.

**The developable parts of the site are Sandy Soils with fine sands mapped by NRCS as Ragnar fine sandy loam. The western part of the site in the critical area buffers**



**it is mapped as Norma Loam. The site is underlain by Vashon Recessional Outwash and are highly permeable.**

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

**There are some steep slopes along the incised banks of the Quilceda "valley" but there are no signs of instability. There are no signs of sloughs or scarps along the banks and trees are growing straight and tall.**

- 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.

**If the rezone is approved, there would only be minimal surface grading with less than 5,000 cubic yards.**

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

**Not likely, just unlikely storm water would leave the site given native soils. We will be about 100' from bank of steep slopes.**

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

**About 55% to 60% of the site will be impervious surface after construction as proposed.**

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

**Follow DOE guidelines for Best Management Practices with Certified Erosion Control Specialist onsite until site is stabilized**

## 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.

***Maybe a little dust during construction—very limited.***

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

**No**

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

***Use Best Management Practices during construction***

## 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.

***Quil Ceda Creek is the western boundary of the property. It is a year-round fish bearing stream. Quil Ceda Creek drains into Ebey Slough in the lower reaches of the Snohomish estuary***

- 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.

***Future Construction will be within 200' but outside the prescribed 100' 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.

**None**

- 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.

***A portion of the property is located in the 100-year flood zone of the Creek but that is all outside any area of future development. Development would at least 30' above the little flood plain and a 100' from it.***

- 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 discharge of waste to surface waters**

- 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 groundwater withdrawals.**

- 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.

**No waste is to be discharged to the ground.**

- 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.

**There will be increased rates of runoff from buildings and pavement. Runoff from Pollutant Generating Surfaces would be directed to biocells for treatment and after treatment would be infiltrated. Roof runoff will go direct to infiltration.**

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

**Not likely from the development of this project.**

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

**Future development drainage patterns in the vicinity will not be significantly impacted. Stormwater will be infiltrated as it is now.**

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

**Stormwater management will follow the guidance of the 2019 DOE Stormwater Manual for Western Washington**

#### 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 ***In the Creek valley: reed canary grass, red dosier dogwood, sitka willow, black cottonwood***

water plants: water lily, eelgrass, milfoil, other

other types of vegetation: ***salmonberry, sword fern, himalayan blackberry***

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

**About 1.75 acres of mostly blackberries and brush with some removal of trees.**

- 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:

**Future development will provide landscape buffers and screening per City of Marysville Code. There will be some invasive species removal and enhancing of some buffers along the tree line.**

- 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 other 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:

mammals: ***deer***, bear, elk, beaver, other:

fish: bass, ***salmon, trout***, herring, shellfish, other \_\_\_\_\_

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

**A tributary of Quil Ceda Creek is offsite to the west. Coho Salmon inhabit Quil Ceda Creek. They are designated a species of concern by NOAA, but their populations have not declined enough to warrant Endangered Species listing.**

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

***The Puget Sound area is all part of the Pacific Flyway. This site is not otherwise a specific migration route.***

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

**Provide and enhance portions of buffer to salmon stream**

- 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.

***Future development will predominately use electric energy.***

- 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:

**Buildings to be compliant with the building code.**

## 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.

**None for the proposed development.**

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

**Past use was just one single family home, no commercial uses.**

- 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 identified that could not be easily picked up.**

- 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.

**None identified at this time. Most of the businesses that would use this developed site are typically pretty benign.**

- 4) Describe special emergency services that might be required.

**Special Emergency Services not anticipated for this project.**

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

**Think Safety and Operate per OSHA Guidelines**

- b. Noise

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

**There are no types of existing noises in the area that would affect future development projects. There is the railroad but this project is not affected by the noise from periodic train traffic.**

- 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.

***Pretty minimal noises from Construction of the site, and Construction would operate per allowed hours of City Noise Ordinances***

***Operations of future businesses would be in the buildings and no generators of excessive noise are anticipated.***

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

***Operate per City Noise and Nuisance Ordinances.***

## **8. Land and shoreline use**

- 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 site is currently vacant. There is an existing old house next to the current site boundaries. A Railroad and Principal Arterial are adjacent to the east. Vacant General Commercial property to the south fronts on 104<sup>th</sup> St NE. A significant ravine with a salmon stream to the west. West of the ravine is a residential community.***

- 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 non-forest use?

***The site has not been used as working farmlands or working forest lands. It was certainly logged maybe 80 years ago.***

- 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.

***No structures on the site, an old house on the adjacent parcel.***

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

**No**

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

***R4.5 Single Family Medium***

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

***R4.5 Single Family Medium***

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

**Not applicable as this project is outside any Shoreline Area.**

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

**Quilceda Creek and associated wetlands along the western side of this property are classified as critical areas**

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

**There could be 60 people that would work at the complete project.**

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

**No displacement.**

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

**NA**

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

**This project is immediately adjacent to the railroad that parallels State Street on the west. To the south is GC zoning. And to the west (and north) is the large ravine that buffers residential development to the west of the ravine. The site is compatible with General Commercial Uses.**

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

**NA**

## 9. Housing

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

**None**

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

**No units are being eliminated**

- d. 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?

**Two buildings with proposed heights of less than 30'. High quality metal siding of different colors and textures.**

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

***No views would be obstructed, any views from the west are blocked by the existing forest the ravine.***

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

***Use of colors, textures, and modulations of vertical height and facade. Landscape screening on south end of building to be exposed to 104<sup>th</sup> St NE along with a hedge of evergreens along the railroad. The parking area landscaped per City Ordinances.***

## **11. Light and glare**

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

***NA with MA***

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

***Not with redesignation***

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

***None***

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

***None needed***

## **12. Recreation**

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

***None in the immediate vicinity. Tulalip Casino about a mile to NW and some school sites over a mile east.***

- 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:

***NA***

## **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.

***There is an old house adjacent to the site closer to being torn down than saved.***



- 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 and none discovered on nearby projects. The area is listed on the DAHP map as "Survey Highly Advised". This rezone would not disturb ground and interested tribes are welcome to monitor construction/excavation. If any artifacts are found, construction will stop and proper authorities will be contacted.**

- c. 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.

**If any items of interest found and all work will stop and tribes will be notified. Tribes are welcome to monitor excavation if desired. They will be given notice of construction times if wanted.**

#### 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.

**Access is directly to 104<sup>th</sup> St NE at the intersection with 42<sup>nd</sup> Ave NE. It is adjacent to the Railroad Crossing. 104<sup>th</sup> St NE intersects State Street to the east and is deadend to the west.**

- 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?

**Public Transit does provide service along State Avenue.**

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

**87 spaces are proposed with this Site Plan Application.**

- 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).

**There will be frontage improvement along 104<sup>th</sup> St NE.**

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

**Railroad tracks run adjacent to the east of the property but will not be accessible.**

- 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

**A traffic analysis is attached. Based on this basic analysis there would be 80 to 90 Average Daily Trips with 8 to 10 AM and PM peak hour trips. AM peak from 7**

***AM to 8 AM and PM peak from 4 PM to 5 PM. Trip Generation data based on ITE Land Use Codes.***

- 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:

***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.

***Minimal increase in services and none that are not predicted by GMA. Differences in needs would be similar with either existing zoning or proposed.***

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

***None Needed***

**16. Utilities**

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

***Electricity***

natural gas

***water***

***refuse service***

***telephone***

***sanitary sewer***

septic system

other \_\_\_\_\_

- 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.

***Future Utilities needed for the project will be provided by:***

***Snohomish County PUD Power***

***Wave Cable***

***Zipty Fiber Phone***

***Marysville Sanitary Sewer and Water***

**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:  \_\_\_\_\_

Print name of signee: Merle Ash

Position and Agency/Organization: Land Technologies, Inc.

Date Submitted: 10/10/22