



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:

Ideal Industrial Park

2. Name of applicant:

Ryan Wear / Ideal Property Investments

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

Applicant: 2732 Grand Ave., Ste 122

Everett, WA 98201

425.244.0350

Contact: Land Technologies, Inc.

18820 3rd Ave NE

Arlington, WA 98223

360.652.9727

4. Date checklist prepared:

April 26, 2023

5. Agency requesting checklist:

City of Marysville

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

Work to commence as soon as permits can be approved; expect Summer 2023

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

No further additions or expansions are planned at this time.

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

Stormwater Site Plan Report, SWPPP, Critical Areas Report, Geotech Report, Traffic Report, and this SEPA 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.

None known

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

From the City of Marysville:

- 1. Site Plan Approval**
- 2. Grading Permit**
- 3. This SEPA Determination**
- 4. Building Approvals and Building Permits**

DOE Construction Stormwater General Permit

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 Ideal Industrial property is a 10.15 acre assemblage of six adjacent parcels located at the southeast corner of Smokey Point Boulevard and 150th PI NE in northern Marysville. The property is zoned Light Industrial.

This proposal is for an Industrial Park consisting of three warehouse buildings and a centralized truck court to accommodate shipping for the leased tenants.

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.

14805 & 14925 35th Ave NE; 14919 & 14821 Smokey Point Blvd; and 2 unaddressed parcels, Marysville, WA 98270

Section 33, Township 31N, Range 5E

48.13289° N, -122.182192° W

Tax Parcels 310533-002-015-00, 310533-002-022-00, 310533-002-023-00, 310533-002-024-00, 310533-002-025-00, 310533-003-006-00

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)?

Slopes average in the range of 0 to 1 percent for the majority of the developable area. The site has an average slope of 0.5%.

- 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 majority of the site is situated on Custer fine sandy loam soils, a hydrologic Type-C/D soil per the NRCS mapping. Custer fine sandy loam soils have a 0 to 9 inch first layer of fine sandy loam with the remaining profile being sandy. Much surface runoff is attributed to the fine sandy loam layer.

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

No

- 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 Early Grade for Fill permit, which has been issued, will provide most of the grading for this 10.15 acre site. Approximately 3,394 cy of fill will be needed for the proposed warehouse buildings and truck court fine grading.

The source of the fill is clean structural fill coming from other excavation projects. There is no one single source but the fills are monitored for deleterious materials and placement will be tested by a geotechnical engineer.

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

Heavy rains on exposed subgrade materials could erode surface soils picking up silt into runoff water.

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

Per the zoning code, allowed maximum impervious surface is 85% for Light Industrial development. 78% impervious is proposed with this site plan.

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

Best Management Practices (BMPs) per the Current Stormwater Management Manual are proposed. The primary concern will to be to contain any silt laden runoff from leaving the site. Vegetative Strips, Wattles, Plastic Covering, and Sediment Traps are a few of the options but not all inclusive.

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.

Dust can be raised during dry weather earth work and exhaust from construction equipment. During operation, exhaust from onsite equipment and vehicles coming to the site. Possibility of some dust being raised moving materials around during dry weather could happen

- 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:

If there is persistent dry weather during construction, watering for dust control will be first measure of control. Combinations of keeping access ways clean of silts and dirt may be combined with wheel washing in extreme conditions. Construction equipment and onsite operating equipment will have all exhaust control devices in proper working order. Licensed trucks and autos emissions are controlled by licensing laws.

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.

Per the Sewall Wetland Consulting, Inc. Critical Areas Report dated August 15, 2022, there are no wetlands or streams on or within 200-ft the site.

- 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.

NA

- 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.

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.

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.

There will be 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.

Natural drainage patterns as they once existed will be retained. Existing conditions experience infiltration and sheet drainage pattern to the site's southeast property boundary. Stormwater generated onsite reaches the property boundary through infiltration and manmade conveyance.

The proposal is to bring in fill material onto the site for future development potential without changing the natural flow characteristic of the parcel and surrounding area. Natural drainage systems and outfalls will be preserved.

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

The use of clean fill will not generate waste materials that could enter groundwater.

Hydrocarbons from Trucks and automobiles, herbicides, pesticides, and fertilizer from future landscape areas could generate insignificant waste materials.

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

Drainage patterns in the vicinity will not be significantly impacted. Runoff from the filled site will be similar to what are existing drainage patterns. Any change to runoff rate will be mitigated through infiltration and surface controls.

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

The site will incorporate traditional temporary erosion and sediment control measures until the site is fully vegetated and developed. Silt fences, vegetated strips, and sediment traps are incorporated in the design during construction. The stabilized site will incorporate vegetation and soils consistent with BMP T5.13 – Post Construction Soil Quality and Depth. This soil specification is a requirement under the 2014 DOE SMMWW for all disturbed areas. This soil will accommodate healthy vegetation with increased root mass effectively creating a zone of saturation beneath the surface during heavy rains. This will reduce and control surface runoff stormwater to match the existing condition. All developed areas will capture stormwater and route to appropriately sized infiltration BMPs to deposit stormwater into the native soils to the maximum extent feasible. The infiltration BMPs are sized to accommodate the 100-year storms.

4. Plants

- a. **Bold/Italicize** the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other, **cottonwood**

evergreen tree: **fir**, cedar, pine, other, Aspen, birch

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: Blackberries, bracken fern, reed canary grass

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

All of the vegetation will be removed with early grading to fill the site.

- 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:

Landscaping will be provided per City of Marysville code.

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

There were patches of blackberries throughout the site that were cleared with commencement of the early grading for fill.

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.

None

- 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:

None needed

- 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.

Energy needs of the planned development will be met with electric power. Other energy provisions are not anticipated.

- 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:

None

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.

Gasoline, motor oils, hydraulic fluid, brake fluid, and battery acids are used in vehicles accessing or working at the site. These are not "high risk" issues.

- 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.

Gasoline, Diesel, Hydraulic Fluid, brake fluids are used in the equipment working the site and vehicles accessing the completed site.

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

The likeliest emergency service would be for someone hurt in the operation of the sitework. This could be physical injury from heavy equipment operations requiring ambulance service to the hospital.

- 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 this 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.

Trucks and automobiles will be the primary source of noise generated by this proposal.

There will be some noise generated during construction typical of any grading and construction project. Hours of construction are limited to 7AM to 8PM.

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

Road vehicles are regulated by street-use licensing laws. Mufflers are required as a condition of licensing. Placement equipment will have mufflers and sound suppression equipment in working order.

The surrounding properties are all zoned Light Industrial.

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 property contains several vacant single family homes and outbuildings that will be demolished as soon as the early grading for fill commences in early 2023.

There is a single family home adjacent to the parcel and a vacant mowed property. Adjacent properties all have light industrial zoning.

- 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?

Much of the land in this area has historically been used for agriculture or for farmer's homes. This has not been the case for the past twenty or more years. No agricultural or forest land of long-term commercial significance will be converted to other uses by this proposal. This area is now zoned Light Industrial.

- 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.

There are several older vacant homes and outbuildings on the site that will have been demolished with the early grading for fill permit.

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

All of the structures will have been demolished with the early grading for fill.

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

Zoning is Light Industrial

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

Light Industrial

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

Not in a Shoreline Management Area

- 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?

This could vary widely depending on the future tenants. As a Distribution Center and based on Warehouse square footage, there might be 75 people that would work at the facility; this could double, or in some scenarios be half of this figure.

- 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 site and adjoining properties are all zoned & in Light Industrial use.

9. Housing

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

None, this is not a residential project

- 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:

NA

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?

Tallest building height is 36-feet. Building construction will be slab on grade with tilt-up walls that will be painted. Storefront entries will have canopies for weather protection and to define entrances. There will be some wall modulation both vertically and horizontally.

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

Views from other Light Industrial zoned properties around the site will go from seeing unkept pasture grasses to seeing a warehousing site. No views will be obstructed.

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

Landscape screening and buffering.

11. Light and glare

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

There may be some instantaneous glare come from chrome, glass, or mirrors on trucks or autos as they are moved around the site. The proposal will have security night lights.

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

No

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

None

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

All lighting fixtures will be LED-type with integral glare cut-off shielding. Lighting levels and pole heights will comply with city standards.

12. Recreation

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

Being in the middle of a Light Industrial area, there are no real recreational facilities in the immediate vicinity. Walking or biking on streets may be an informal recreational opportunity

- 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.

None known. There are none shown on the DAHP WISAARD website

- 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.

Consulted DAHP WISSARD website.

- 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.

Approximately 6-feet of clean structural fill, separately permitted and already approved, will have been added to the site before site grading begins. If there should be anything found, work is to stop and local tribes are to be notified.

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 will access Smokey Point Boulevard with two entrances and one additional entrance on 150th PI 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?

Public Transit does serve the area within half a mile with stops along Smokey Point Boulevard at 152nd NE, 156th St NE, 142nd St NE, 147th St NE & 156th 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?

190 parking stalls are required. 251 parking stalls will be provided. No parking spaces will be eliminated.

- 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).

All adjacent existing roads are in their final configurations. No new improvements are provided. No new public roads are proposed.

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

This development is anticipated to generate approximately 516 new daily trips with 67 new AM peak-hour trips (one hour between 7: AM and 9:00 AM) and 61 ne PM peak-hour trips (one hour between 4:00 PM and 6:00 PM) . The tri[generation accounts for a credit for the existing uses on the site that are bing removed. Approximately 8% of the daily trips are trucks and 2% of the AM and PM peak-hour trips are trucks. The trip generation calculations are based on data published by the Institute of Transportation Engineers.

- 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:

If required, traffic Mitigation fees will be paid to the City of Marysville.

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.

There would be no specific increase in Public Services outside the standards as anticipated with development per GMA and local Comprehensive Plans. When projects are built per Comprehensive Plans and Zoning, jurisdictions are required by GMA to plan for planned increases in Public Services. This project will not result in increased services outside what should have already been planned for.

- 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.

**All utilities are currently extended to the site and no offsite extensions are needed.
The Utilities needed for the project will be provided by:**

Snohomish County PUD Power
Wave Cable
Ziplay 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: Merle Ash

Print name of signee: Merle Ash

Position and Agency/Organization: Land Technologies, Inc.

Date Submitted: 4/27/23