



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			
Project Title	Soper Hill Station	File No.	PA22030
Detailed Project Description	Construction of a new 2-story, approximately 10,000 SF, convenience store and six island gas pump and canopy.		
Project Location	8907 Soper Hill Road	APN	00590700031805
Legal Description (abbreviated)	Lot 2 of White Barn NON-PROJECT Binding Site Plan, recorded under AFN 202107205003		
	OWNER	APPLICANT	CONTACT
Name	Soper Hill Station, LLC	Soper Hill Station, LLC	Ryan C. Larsen Land Pro Group, Inc.
Address	12528 208 th Place SE	12528 208 th Place SE	10515 20 th Street SE, Suite 202
City, State, ZIP	Snohomish, WA 98296	Snohomish, WA 98296	Lake Stevens, WA 98258
THRESHOLD DETERMINATION			
Lead Agency	<input checked="" type="checkbox"/> City of Marysville		
<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 MDNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on this MDNS.</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.</p>			
SEPA CONTACT			
Name	Chris Holland	Title	Planning Manager
Phone	360.363.8207	E-mail	cholland@marysvillewa.gov
RESPONSIBLE OFFICIAL			
Name	Haylie Miller	Title	CD Director
Address	501 Delta Avenue, WA 98270		


Haylie Miller, CD Director

10.28.22
Date

ENVIRONMENTAL IMPACTS

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

1.	Increase in the amount and rate of stormwater runoff and attendant pollutants from the introduction of paved and building roof surfaces.
2.	Increase in erosion, surface water pollutants, siltation and sedimentation as a result of site preparation and construction.
3.	Increase in demand for police, fire protection, parks and other public services generated as a result of the development.
4.	Increase in noise, dust, light and glare from construction activity and subsequent use of the site.
5.	Increase in vehicular traffic on 87 th Avenue NE and Soper Hill Road, as well as other City streets and arterials in the vicinity.

MITIGATION MEASURES

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

1.	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.
2.	The applicant shall be required to contribute on a proportionate share basis towards the construction of a compact, urban roundabout at the intersection of 87 th Avenue NE and Soper Hill Road, based on the number of PMPHT distributed through the intersection. The proportionate share mitigation shall be vested at a rate of \$1,700.00 per PMPHT through the intersection.

APPEALS

This DNS may be appealed pursuant to the requirements of MMC 22E.030.180. There is a 15 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, 80 Columbia Avenue, Marysville, WA 98270. The appeal must be received by **4 p.m., 14-days from the above issue date of this determination**. 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 type="checkbox"/> Arlington (city)	<input type="checkbox"/> US Army Corps of Engineers	<input type="checkbox"/> Health District	<input type="checkbox"/> Olympic Pipeline
<input checked="" type="checkbox"/> Fire District	<input type="checkbox"/> Arlington Airport	<input type="checkbox"/> BNSF	<input type="checkbox"/> Planning	<input type="checkbox"/> Puget Sound Energy
<input type="checkbox"/> Police	<input type="checkbox"/> Community Transit	<input type="checkbox"/> DAHP	<input checked="" type="checkbox"/> Public Works - Land Development	<input checked="" type="checkbox"/> Stillaguamish Tribe
<input checked="" type="checkbox"/> PW – Engineering	<input type="checkbox"/> Everett (city)	<input type="checkbox"/> DOE (Bellevue)	<input type="checkbox"/> Public Works	<input checked="" type="checkbox"/> Tulalip Tribes
<input checked="" type="checkbox"/> PW – Operations	<input checked="" type="checkbox"/> Lake Stevens (city)	<input checked="" type="checkbox"/> DOE (Register)	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> PW – Sanitation	<input type="checkbox"/> Lake Stevens SD 4	<input type="checkbox"/> WDFW	<input type="checkbox"/>	
<input type="checkbox"/> PW – Streets	<input type="checkbox"/> Lakewood SD 306	<input checked="" type="checkbox"/> WSDOT		
<input checked="" type="checkbox"/> PW – Water Res.	<input type="checkbox"/> Marysville SD 25	<input type="checkbox"/> WUTC		
	<input checked="" type="checkbox"/> PUD No. 1 (electric)	<input type="checkbox"/>		
	<input type="checkbox"/> PUD No. 1 (water)			
	<input type="checkbox"/> Ziplly			



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 [\[help\]](#)

1. Name of proposed Project, if applicable: [\[help\]](#)

Soper Hill Station – Convenience Store/Gas Station

2. Name of Applicant: [\[help\]](#)

Soper Hill Station LLC.

3. Address and phone number of Applicant and contact person: [\[help\]](#)

Soper Hill Station, LLC

Attn: Ken Sandhu

12528 208th Place SE

Snohomish, WA 98296

E-Mail: sukhchainsandhu@hotmail.com

CONTACT

Land Pro Group, Inc.

Ryan C. Larsen, VP Land Development

10515 20th St SE, STE 202

Lake Stevens, WA 98223

(360) 631-1820

rlarsen@landprogrp.com

4. Date checklist prepared: [\[help\]](#)

June 29, 2022

5. Agency requesting checklist: [\[help\]](#)

City of Marysville.

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Development Application: Summer 2022 / Fall 2022

Clearing and Grading Permit: Fall 2022

Construction: Fall-Spring 2022-2023

Building Construction: March 2023 – December 2023

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

None at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

- **Geotechnical Report**
- **Traffic Study.**
- **Downstream Analysis.**
- **Preliminary Technical Information Report (TIR).**
- **DOE Stormwater Permit and SWPPP**

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. [\[help\]](#)

Yes - Binding site plan approval.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

- **Site Plan approval**
- **Design Review Approval**
- **SEPA threshold determination**
- **Preliminary Civil engineering plan approval for site improvements**
- **Construction Plan Approval**
- **Water and Sewer plan approval**
- **Snohomish County PUD Electric Plan approval**
- **Gas approval**
- **National Pollutant Discharge Elimination System General Permit**
- **Storm Water Pollution Prevention Plan**
- **Grading permit**
- **Building permits**
- **Electric/plumbing permit**
- **Right-of-Way Use permit**
- **Haul route 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.) [\[help\]](#)

The Applicant is proposing a 2-story convenience store/gas station, comprised of approximately 10,000 square feet, 6 gas islands (twelve gas pumps), and the installation of two (2) 20,000 gallon underground fuel tanks, on property zoned Commercial Business under the Whiskey Ridge Master Plan. The site will be accessed from 87th Ave NE and/or Soper Hill Rd via the proposed internal road system to serve the future commercial complex. The site is approximately 1.26 +/- acres (54,767 +/- square feet).

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. [\[help\]](#)

Snohomish County Parcel Number 00590700031805

Site Address: 8907 Soper Hill Rd, Marysville, WA 98270

Legal Description:

PARCEL A CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO. BLA22003 RECORDED UNDER AUDITOR'S [FILE NO. 202205135001](#) IN THE RECORDS OF SNOHOMISH COUNTY BEING A PORTION OF LOTS 305, 318, AND 319 SUNNY SIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN [VOLUME 7 OF PLATS, PAGE 19](#), RECORDS OF SNOHOMISH COUNTY;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

B. ENVIRONMENTAL ELEMENTS [\[HELP\]](#)

1. Earth

- a. General description of the site [\[help\]](#)
(***bold/italicize***): Flat, rolling hilly, steep slopes, mountainous, other _____
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

The site is sloped from the north to the south. Steepest slope on-site is approximately 3%.

Please refer to the geotechnical report and the preliminary site plan application for additional information.

- 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. [\[help\]](#)

The site lies within the Puget Lowland. The lowland is part of a regional north-south trending trough that extends from southwestern British Columbia to near Eugene, Oregon. North of Olympia, Washington, this lowland is glacially carved, with a depositional and erosional history including at least four separate glacial advances/retreats. The Puget Lowland is bounded to the west by the Olympic Mountains and to the east by the Cascade Range. The lowland is filled with glacial and non-glacial sediments consisting of interbedded gravel, sand, silt, till, and peat lenses.

The [Geologic Map of Washington – Northwest Quadrant](#), indicates that the site is underlain by Vashon Glacial Till.

Vashon Glacial Till is typically characterized by an unsorted, non-stratified mixture of clay, silt, sand, gravel, cobbles and boulders in variable quantities. These materials are typically dense and relatively impermeable. The poor sorting reflects the mixing of the materials as these sediments were overridden and incorporated by the glacial ice.

Please refer to the geotechnical report for additional information.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

There are no indications or history of unstable slopes on the Subject Property or in the immediate vicinity of the Subject Property.

- 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. [\[help\]](#)

The purpose of grading is to prepare the site for access, drainage improvements and

convenience store/gas station building. The area disturbed by the entire project is projected to be approximately 70,889 square feet square feet with quantities estimated at 2,100 cubic yards of cut and 2,100 cubic yards of fill.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

The site's topography and slopes are deemed stable by a licensed and qualified professional geotechnical engineer. There is a very low probability of erosion occurring as a result of clearing, site improvement, construction or use. To ensure that no probability of erosion will occur, the Applicant will comply with all aspects of the City's erosion control and conditions of preliminary site plan approval and site improvement construction drawing approval.

- g. About what percent of the site will be covered with impervious surfaces after Project construction (for example, asphalt or buildings)? [\[help\]](#)

Approximately 43,560 SF of the site will be covered with impervious surfaces, or 80%.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

On-site construction will utilize City of Marysville Best Management Practices (BMP). Following construction, erosion potential would decrease when drainage is controlled and cleared as areas are revegetated. Hydroseeding, Gravel Construction Entrance, Covering Stock Piles, Straw Mulch, Silt Fencing.

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. [\[help\]](#)

During construction activities there may be increased exhaust and dust particle emissions to the ambient air. Following completion of the project construction ongoing landscape maintenance may generate some air particulates from lawn mowing and trimming.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

There are no known sources of off-site emissions or odors that may affect the proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Comply with dust control measures or conditions of approval; comply with hours of construction as set forth within City regulations.

3. Water

- a. Surface Water: [\[help\]](#)

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. [\[help\]](#)

There are no known surface water bodies or streams known to exist near or in the immediate vicinity of 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. [\[help\]](#)

No.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No surface water withdrawal or diversion is anticipated with this project.

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

The Subject Property is not located within a 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. [\[help\]](#)

The proposal will not involve, create or result in the discharge of waste materials 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. [\[help\]](#)

The proposal will not create withdrawal of groundwater from a well for any purpose.

- 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. [\[help\]](#)

The project does not propose or anticipate discharge of waste material into the ground from septic tanks or other sources.

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. [\[help\]](#)

Through the construction of site improvements and the convenience store, the existing runoff pattern would be locally modified. The Stormwater runoff will be collected and conveyed to the detention structures and discharged back to its original drainage path.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

The proposed project does not propose or anticipate waste materials discharging to either ground or surface waters as all infrastructure, including sanitary sewer and storm water systems, will be designed and constructed to City of Marysville development and public works standards.

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

The Stormwater runoff will be collected and conveyed to the detention vaults and discharged back to its original drainage path.

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

Comply with all aspects and conditions of site plan approval and site improvement construction plan approval. Surface water runoff from improved site areas will be collected and conveyed to onsite detention facilities prior to discharge to downstream systems. Typical construction BMP measures including silt fence, sediment traps, and interceptor ditches will be implemented across the site and in conjunction with the installation of all onsite and offsite improvements.

4. Plants [\[help\]](#)

- a. ***Bold/Italicize*** the types of vegetation found on the site: [\[help\]](#)

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

The site has been cleared of all vegetation.

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

None - The site has been cleared of all vegetation.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

No threatened or endangered species are known to exist on or near the Subject Property.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

The landscaping plan proposes use of native sustainable plants where appropriate. Please refer to the landscaping plan for additional information.

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

birds: ***hawk***, heron, ***eagle, songbirds***,

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

other:

fish: bass, salmon, trout, herring, shellfish, other _____

The site is visited by hawks, crows and song birds normal and typical to the City of Maryville and nearby environs. The site has no amphibious or fish-bearing habitat. No mammals have been observed on or near the subject site other than species normal and usual to semi-suburban large lot residential use, such as occasional deer, moles, coyote, etc.. The site may have some rodents associated with the older out-buildings existing on the site.

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

Washington State Department of Fish and Wildlife does not identify any threatened or endangered species associated with this site. Bald eagles are known to use the areas around Lake Stevens, but no roosting or breeding sites are mapped within proximity to the subject property.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Western Washington is in the migration path of a wide variety of non-tropical songbirds, waterfowl, including many species of geese. The site is not known to be part of any specific migration route but is located within the Pacific Flyway.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None proposed.

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

There is the potential that rodents such as field mice/rats exist in and around the area.

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. [\[help\]](#)

Electricity and/or gas would be the primary sources of energy for the proposal and these sources are available for extension.

- b. Would your Project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No, the project is not anticipated to 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: [\[help\]](#)

Comply with energy code requirements in the construction of all new structures constructed on the site.

Environmental health

- d. 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. [\[help\]](#)

None Known.

- 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.

To the best of the Applicant's current knowledge, no toxic or hazardous chemicals are planned to be stored, used, or produced during the development or construction. However, upon completion of the project, there will be two (2) underground 20,000 gallons tank for the purpose of storing gasoline for sale.

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

No special emergency services will be required for the project. In the event of an explosion or spill, the Marysville Fire District RFA has emergency fire trucks and EMT's located on 71st Ave NE (Station 66) approx. 1.75 miles from the site and would respond to any emergency. The site is also with the jurisdiction of the Marysville Police Department.

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

State regulations regarding safety and the handling of hazardous materials would be enforced during the construction process. Equipment refueling areas would be in areas where a spill could be quickly contained and where the risk of hazardous material entering surface water is minimized. Hazardous material containment equipment will be located onsite.

e. Noise

- 1) What types of noise exist in the area which may affect your Project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Highway 9 and Soper Hill daily traffic noise and surrounding residential noise.

- 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. [\[help\]](#)

Noise levels would be intermittent throughout construction. Construction would be done in accordance with the City of Marysville Ordinance.

Following construction of site improvements, the site will create the normal and usual amount of noise associated with commercial development and the vehicular traffic accessing same.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Working during allowable construction hours as allowed per City code. Standard construction procedures would be used in the remediation and building construction process. Construction would be done in accordance with the City of Marysville Noise Ordinance.

7. 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. [\[help\]](#)

The current use of the site is vacant land.

West - Commercial/vacant

North - Commercial/vacant

East - Commercial/vacant

South - ROW/Soper Hill Rd

- 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? [\[help\]](#)

The site has been used as open field for hay in the past.

- 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.

- c. Describe any structures on the site. [\[help\]](#)

None

- d. Will any structures be demolished? If so, what? [\[help\]](#)

N/A

- e. What is the current zoning classification of the site? [\[help\]](#)

Commercial Business - Whiskey Ridge Subarea.

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Commercial Business – Whiskey Ridge Subarea

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

There is no shoreline master program designation for the Subject Property; it is not located near a shoreline.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No.

- i. Approximately how many people would reside or work in the completed Project? [\[help\]](#)

No individuals will reside on premises once the project is complete. There will be approximately ~12 individuals who work on-site once the facility open and operational.

- j. Approximately how many people would the completed Project displace? [\[help\]](#)

No persons reside on the Property at this time; thus no people will be displaced.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None.

- l. Proposed measures to ensure the proposal is compatible with existing and Projected land uses and plans, if any: [\[help\]](#)

The proposal is compatible with existing and projected land uses and will adhere to the City's Comp Plan, Design Guidelines, and City Code.

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

None proposed.

8. Housing

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

or low-income housing. [\[help\]](#)

No housing is proposed. The project is for commercial use.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None proposed.

9. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

The two story convenience store will be approximately 28-feet tall. Building materials will consist of metal panel, stucco, and colored brick.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

No views are expected to be altered due to the proposal.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

The observance of building setbacks and the installation of ornamental and native landscaping would reduce aesthetic impacts of the project. In addition, a landscape plan has been provided pursuant to Marysville Code requirements.

10. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

The proposal would produce light from automobile headlights, parking lot lighting and building lighting, primarily at night.

- b. Could light or glare from the finished Project be a safety hazard or interfere with views? [\[help\]](#)

Light or glare from the finished Project are not anticipated to be a safety hazard or interfere with views.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

There are no known sources of light or glare in the vicinity of the Subject Property that may affect the project or the use of building.

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

No special measure to reduce or control light and glare impacts are proposed, nor are they expected to be necessary.

11. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Eagle Ridge Park is to the east, Lundeen Park is to the south and east, and Stevens Creek Elementary is to the east – located within the City of Lake Stevens. Sunnyside Elementary is located to the west – located within the City of Marysville.

- b. Would the proposed Project displace any existing recreational uses? If so, describe. [\[help\]](#)

The proposed project would not displace any existing recreational uses.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the Project or Applicant, if any: [\[help\]](#)

None proposed..

12. 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. [\[help\]](#)

None known.

- 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. [\[help\]](#)

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. [\[help\]](#)

Review of City of Marysville published documentation, including but not limited to the Comprehensive Plan, Whiskey Ridge Subarea Plan, City codes and regulations.

- 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.

Construction would be temporarily halted should evidence of historic, archeological, scientific, or cultural importance be discovered.

13. 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. [\[help\]](#)

The site is served by 87th Ave NE to the west, Soper Hill Rd to the south, and Highway 9 to the east.

- 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? [\[help\]](#)

Yes – Community Transit has stops on Highway 9 located at its intersection with Soper Hill Rd.

- c. How many additional parking spaces would the completed Project or non-Project proposal have? How many would the Project or proposal eliminate? [\[help\]](#)

No elimination of parking will occur.

Provided Parking: Per the site plan submitted here with, the amount of parking being provided is 44 spaces.

The parking is broken down as follows:

Standard Stalls :	42
Accessible Stalls	2
Reduction for bike spaces:	2

Parking Reduction: Provide additional 5 bicycle spaces to reduce vehicle parking by 1 Space

Bicycle Spaces Required: 3 Spaces (5% of required parking spaces)

Bicycle Spaces Provided: 13 Spaces (3 Required + 10 additional spaces for Parking reduction)

Loading Spaces: Less than 20,000 sf GFA – None required

- 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). [\[help\]](#)

No, however an associated project will be required to complete improvements to 87th Ave NE and Soper Hill Rd. The project will have sidewalks along the proposed frontage of the building.

- e. Will the Project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

The project will not occur in the immediate vicinity of water, rail or air transportation.

- 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? [\[help\]](#)

The completed project will generate approximately 1,037 new daily vehicular trips, and an average of approximately 91 AM Peak Hour Trips and 81 PM Peak Hour Trips.

- 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.

The proposal would not interfere with, affect of be affected by the movement of agricultural and forest products.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Payment of transportation impact fees.

14. 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. [\[help\]](#)

The project might place additional demands on public services; however, facilities are generally in place to provide public services to the development on the site.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Mitigation fees will be paid and commercial tenants will become part of the tax base and user group that supports these services.

15. Utilities

- a. ***Bold/Italicize*** utilities currently available at the site: [\[help\]](#)

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. [\[help\]](#)

Electricity:	Snohomish County PUD
Water:	City of Marysville
Sanitary Sewer:	City of Marysville
Telephone/Cable:	Ziplay Fiber/Comcast/Astound
Natural Gas:	Puget Sound Energy
Refuse:	City of Marysville

C. SIGNATURE [\[HELP\]](#)

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: Ryan C. Larsen

Position and Agency/Organization: VP Land Development

Date Submitted: June 30, 2022

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet 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.