

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

**Cornelius Lacey BSP / PRD.**

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

**KM Capital, LLC**

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

**KM Capital, LLC**

**Attn: Mark Villwock**

**10515 20<sup>th</sup> St SE, STE 202**

**Lake Stevens, WA 98223**

**Phone: (425) 231-2718**

**[Email: mvillwock@landprogrp.com](mailto:mvillwock@landprogrp.com)**

**CONTACT**

**Land Pro Group, Inc.**

**Mark Villwock, VP Land Development**

**10515 20<sup>th</sup> St SE, STE 202**

**Lake Stevens, WA 98223**

**Phone: (425) 231-2718**

**[Email: mvillwock@landprogrp.com](mailto:mvillwock@landprogrp.com)**

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

**October 10, 2023**

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

**City of Marysville.**

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

- **Apply for preliminary BSP / planned residential development approval Fall 2023.**
- **Complete Land Use Approvals Spring/Summer 2024.**
- **Complete Engineering Approvals Spring/Summer 2024.**
- **Begin clear and grade in spring of 2024.**
- **Complete site work Winter 2025.**
- **Complete final plat recording Spring 2025.**
- **Begin home construction Winter / Spring 2025.**
- **Complete home construction during 2026.**

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. [\[help\]](#)

- **Critical Areas Assessment.**
  - **Geotechnical Report**
  - **Traffic Study.**
  - **Downstream Analysis.**
  - **Preliminary Drainage Report (TIR).**
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. [\[help\]](#)  
None.
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
- **Preliminary BSP / Planned Residential Development Approval.**
  - **Final BSP Approval.**
  - **SEPA threshold determination**
  - **Preliminary Civil engineering plan approval for all 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**
  - **Right-of-Way Use permit**
  - **Road closure permit**
  - **Haul route permit**
  - **Traffic control plan**
  - **Rockery permits**
  - **Vault permit**
  - **Building 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 existing site consists of three parcels that is approx. 10.30 acres. The Western boundary of the Site abuts 83<sup>rd</sup> Ave NE. The Northern boundary of the site abuts E Sunnyside School Road. The Easterly boundary of the site abuts Tax Parcel #00590700017600, 00590700018700, 00590700020501. The Southerly boundary of the Site abuts Tax Parcel #00590700020601.**

**The proposal is for a 67-lot BSP for detached single-family homes utilizing the PRD standards found in MMC 22G.080. The Project is also utilizing residential density incentives found in MMC 22C.090. See further analysis below and the Critical Area Report attached to this SEPA checklist and the BSP /**

**PRD application for additional information.**

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 00590700018600, 00590700018601, 00590700017700, 00590700016102**

**Site Address: 8310 E SUNNYSIDE SCHOOL RD and 4427 83RD AVE NE, Marysville, WA 98270**

**Abbreviated Legal Description:**

**SUNNYSIDE FIVE ACRE TRS BLK 000 D-00 TR 177 PLUS S1/2 VAC RD LY ADJ LOT 177**

**And**

**SUNNYSIDE FIVE ACRE TRS BLK 000 D-02 - ALL TH PT TR 161 LY SELY OF DEEDED CORD PLUS N1/2 VAC CO RD**

**And**

**Lot 186, Sunnyside five acre tracts, according to the plat thereof Recorded in Volume 7 of Plats, Page 19, Recorded of Snohomish County Washington.**

**Situate in Section 36, Township 30 North, Range 05 East, W.M., in Snohomish County, State of Washington.**

**Please see vicinity map and legal description on the cover sheet of the BSP / PRD plans submitted with the land use application.**

**B. ENVIRONMENTALELEMENTS [\[HELP\]](#)**

**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 steepest slope on site is approximately an isolated area of approximately 15%. This area is located in the NW corner of the Subject Property. This area and all immediately surrounding areas is deemed to structurally stable.**

**Please refer to the geotechnical report and the preliminary PRD 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 referenced geologic map resource identifies glacial till deposits (Qvt) across the site and surrounding areas. The referenced SCS soil survey describes Tokul gravelly medial loam, 0 to 8 percent slopes (72) series soils for the majority of the site and surrounding area. Tokul gravelly medial loam, 8 to 15 percent slopes (73) are identified for the southwest corner of the site. Tokul gravelly medial loam series soils are typified by glacial till plains sometimes overlain by volcanic ash deposits. The native soil observed at the test locations are consistent with glacial till deposits, and are in-line with the geologic map descriptions for the area.

Please refer to the geotechnical report and the BSP / PRD application for additional information. No portions of the site are of long-term agricultural significance.

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

**As part of the PRD, portions of the easterly and central portions of the site will be excavated and cut, in addition to the soil excavated from the area where the storm detention vault is located in the NW corner of the Subject Property. Approximately 29,300 cubic feet of cut and of 30,000 cubic feet of fill is proposed. The source of import fill is not identified as of the date of publishing this SEPA checklist.**

**The soil from said on-site cut(s) and excavation will be placed and compacted in the westerly subject Please refer to the preliminary engineering plan set for the proposed grading and filling of the Subject Property.**

- 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 BSP 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 309,276 SF of the site will be covered with impervious surfaces, or 69%. Please refer to the cover page of the preliminary engineering plans attached to the BSP / PRD application.**

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

**Comply with all conditions of approval and erosion control conditions set forth in the Preliminary BSP / PRD approval and all approved site improvement construction plans.**

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

**The Project will create temporary emissions to the air during site improvement and housing construction normal and typical with subdivisions of similar type and size. These emissions to the air may include dust, pollen, and exhaust from site improvement equipment. Approximate quantities are not known or quantifiable.**

- 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 is a seasonable stream on the north side of Sunnyside School Road. There is also a manmade pond on site that will remain.**

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

**Yes but outside of any regulated buffers. The manmade pond will remain with no buffer since it is manmade.**

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

**The PRD will not require or result in surface water withdrawals or diversions.**

- 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 PRD 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 PRD 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 PRD will not result in waste material being discharged to the ground from any source. The existing residence is connected to an on-site septic system; this septic system will be abandoned and removed from the site as part of site improvements.**

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. [\[help\]](#)

**The PRD will create sources of surface water run-off from a) the roofs, driveways and walkways of single-family homes; and b) from the streets constructed on site. Both sources of surface water run-off will be collected and flow westerly to the storm detention vault in the NW corner of the Subject Property, for water quality treatment and flow control purposes.**

**From this location, the surface water emanating from the storm detention vault will be released to the existing culvert on the East side of 83<sup>rd</sup> Ave NE right-of-way and flow generally downslope easterly to a seasonal stream called King Creek. The Stream then flows Southeasterly (SE) crossing 44<sup>th</sup> ST NE and then south to a large wetland area. From here King creek continues south and west to Ebey Slough.**

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

**The PRD will not result in waste materials entering ground or surface waters.**

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

**The proposed PRD does not alter or otherwise affect drainage patterns in the vicinity of the Subject Property.**

- 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 preliminary BSP / PRD approval and site improvement construction plan approval. Surface water runoff from improved site areas will be collected and conveyed to onsite detention and/or water quality treatment 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's vegetation is primarily comprised of mowed grass, planted fruit trees, and pasture. Please refer to the boundary and topographic survey and the BSP application to verify this information.**

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

**All existing vegetation is proposed to be removed as part of site improvement.**

- 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 and the preliminary BSP / PRD application for additional information.**

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

**Small, isolated patches of Himalaya blackberry (a non-native species) exist on and near the Subject Property in upland locations. The site also contains**

**dandelion and other misc. non-native species and noxious weeds normal and typical with upland pasture and residential areas in the Eastern portions of Snohomish County and the City of Marysville associated with long-term human small farm habitation.**

## 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 Marysville 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 exist in and around the existing older out-buildings; this is not verified.**

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

**Following development of single-family homes, the site will utilize the following types of energy: electrical and natural gas.**

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

**To the best of the Applicant's knowledge, the developed PRD will not affect the potential use of solar energy by adjacent properties.**

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

**Comply with energy code requirements in the construction of all new residential 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. [\[help\]](#)

**There are no environmental health hazards that are known to have a probability of occurrence as the result of the PRD of the Subject Property.**

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

**The Applicant is unaware of any known contaminants or possible on the Subject Property resulting from present or prior / past 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.

**There are no known existing hazardous chemicals or conditions on the Subject Property that may affect the PRD.**

- 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 PRD's development or construction or thereafter.**

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

**The PRD will result in the normal and typical use of special emergency services for similar size single family subdivisions in the City of Marysville, such as police, fire and medical aid.**

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

**There are no known noises in the immediate vicinity of the Subject Property that may affect the PRD or use thereof, excepting vehicular traffic noise from 83<sup>rd</sup> Ave NE.**

- 2) What types and levels of noise would be created by or associated with the Project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

**The Project will create short term noise associated with construction of site improvements and single-family residences in a subdivision of similar size in the City of Marysville.**

**Following construction of site improvements and single-family residences, the site will create the normal and usual amount of noise associated with single family residential subdivisions 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 a single-family residence.**

East - Residential – residential  
North - ROW of Sunnyside School Road  
West- ROW of 83<sup>rd</sup> Ave NE  
South - Residential

**The PRD may have short term affect on the land uses on adjacent properties during site improvement and building construction.**

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

**To the best of the Applicant's knowledge, the site has minimally been used for hobby farming including pastures but has not been used as a working forest lands. No agricultural or forest land of long-term significant will be converted to other uses as a result of the PRD. No acres of farmland or forest land tax status will be converted to non-farm or non-forest use.**

- 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:

**The PRD will not affect or be affected by surrounding working farm or forest land; nor will the proposal affect or be affected by farm or forest land business operations.**

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

**The existing structures on the site include: a) a 1976 and a 1999 era residential structure and b) older sheds and out-buildings associated with said residential use. The residential structures are occupied as of the date of the publishing of this SEPA checklist. Please see boundary and topographic survey.**

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

**All structures existing on the site as of the date of this SEPA checklist will be demolished.**

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

**City of Marysville MR 6-18; Whiskey Ridge Subarea.**

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

**R6.5 Single Family High.**

- 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 portions of the site have been classified as critical areas, as such terms are defined and codified by the City of Marysville. No critical areas exist on the site, as such terms are defined and codified by the City of Marysville. See critical areas assessment.**

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

**Assuming approval of twenty nine (67) single family building lots and 2.5 persons per residential structure, approximately one hundred sixty seven and one-half (167.5) people are anticipated to reside in the completed PRD.**

**It is not known and cannot be forecasted with accuracy as to how many of these people may or may not work from home.**

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

**There are two residences on the Property at this time; thus approximately 5 people will be displaced.**

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

**Property is being purchased from residence.**

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

**Comply with the regulations to which the BSP / PRD application is vested to and all conditions of approval of BSP / PRD approval.**

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

**The Subject Property is not located adjacent to or near agricultural or forest lands of long-term commercial significance. Therefore, no measures or approval conditions are necessary to ensure compatibility with same, as no nexus exists between the proposed PRD and agricultural or forest lands of long-term commercial significance.**

## 8. Housing

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

**The proposal will result in a total of sixty seven (67) housing single family residential housing units, of middle-income nature.**

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

**Two middle income single family residential structure.**

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

**Comply with all conditions of BSP / PRD approval; specifically, the additional number of housing units created by the PRD of the Subject Property.**

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

**Structures to be constructed as a result of the BSP / PRD approval will have a height not to exceed the maximum prescribed under the City of Marysville zone that the Subject Property is located within (i.e., 35 feet).**

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

**No views in the immediate vicinity will be altered or obstructed as a result of the proposed PRD.**

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

**Comply with terms of the PRD approval.**

## 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 PRD and constructed buildings therein will create or produce the normal and usual type of light and glare associated with a single-family subdivision of similar size and type in the City of Marysville. Light and glare may occur during evening hours or as reflected from windows during daylight hours and applicable weather conditions.**

- 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 PRD or the use of building lots thereon.**

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

**Comply with design guidelines for construction of residential structures within the Whiskey Ridge subarea, as determined applicable.**

## 11. Recreation

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

**The City of Marysville has plans to close both Densmore Rd and E Sunnyside School Rd and convert them into a trail.**

**No other designated recreational opportunities are known to exist in the immediate vicinity of the Subject Property other than recreational tracts associated with the PRD development.**

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

**The development of the site will 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: [\[help\]](#)

**Comply with all terms of BSP / PRD approval.**

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

**There are no known buildings, structures or sites located on or near the Subject Property that are over 45 years old and are listed or eligible to be listed for national state or local preservation registers.**



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

**There are no landmarks, features, or other evidence of Indian or historic use or occupation of the Subject Property, including but not limited to human burials or old cemeteries. There is no material evidence, artifacts, or areas of cultural importance known to be on or near the Subject Property. No professional studies have been conducted at the site or researched to identify such resources.**

- 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 frontage road 83<sup>rd</sup> Ave NE will be improved to an urban road section. Also 44<sup>th</sup> ST NE a Minor Collector will be extended along the south property line. No residential access points will be taken off of the new 44<sup>th</sup> ST NE. Internal to the PRD there are several local access Public Roads that will be constructed to provide access to the proposed building pads. One of these local access roads will connect to 83<sup>rd</sup> Ave NE for a secondary connection. E Sunnyside School Road on the north side of the PRD will not be improved since it is proposed to be a regional trail in the future. Several lots will be accessed using auto courts as required by the PRD code.**

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

**The general vicinity of the Subject Property along 83rd Avenue NE is not currently serviced by transit.**

**According to the online map of transit routes for the City of Marysville published on-line by Snohomish County Community Transit, the closest transit routes are as follows:**

- **Route 222 (Marysville-Tulalip) and Route 209 (Smokey Point to Lake Stevens) are the closest transit routes to the north of the Subject Property approx. 6,000 lineal feet (as measured northerly from the NE corner of the Subject Property along 83<sup>rd</sup> Avenue NE utilizing Snohomish County on-line GIS mapping services) at the intersection of 83<sup>rd</sup> Avenue NE and NE 64<sup>th</sup> Street. A transit stop is located at said intersection, where Route 222 and Route 209 intersect.**
  - **Route 209 continues easterly to State Route 9 and then southerly to Lake Stevens; a Route 209 transit stop exists at the intersection of State Route 9 and Soper Hill Road. The Soper Hill / State Route 9 transit stop is approx. 7,700 LF away from the SE corner of Subject Property, as measured southerly along 83<sup>rd</sup> and then easterly along Soper Hill Road (measured utilizing Snohomish County on-line GIS mapping services).**
- c. How many additional parking spaces would the completed Project or non-Project proposal have? How many would the Project or proposal eliminate? [\[help\]](#)

**The completed Project is anticipated to have a total of two hundred sixty eight (268) parking spaces (including garage parking) located on building lots, assuming an average of 4 parking spaces per single family building and a total of sixty seven (67) approved buildings lots.**

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

**The PRD will not require or create a need for new improvements to existing roads, streets, pedestrian, bicycle or state transportation improvements.**

- 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 PRD 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 development is anticipated to add approximately 46 new AM peak-hour trips (one hour between 7-9am) and approximately 60 new PM peak-hour trips (one hour between 4-6pm). The anticipated daily trip generation is approximately 606 new trips. These trips are generated from data published by the Institute of Transportation Engineers (ITE). More than 95% of the trips generated by the development are anticipated to be passenger vehicles.**

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

**The Subject Property is not located near agricultural or forest land. Therefore, the PRD is not anticipated to interfere with, affect or be affected by the**

**movement of agricultural or forest products on roads or streets adjacent to or near the Subject Property.**

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

**Comply with mitigation measures and conditions of BSP / PRD approval.**

**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 may result in an incremental need for public services (such as fire protection, police protection, public transit, health care, schools, etc.) normal and typical with other recent subdivisions in the Whiskey Ridge Subarea of the City of Marysville.**

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

**Comply with mitigation measures and conditions of BSP/ PRD Approval.**

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

|                         |                             |
|-------------------------|-----------------------------|
| <b>Electricity:</b>     | <b>Snohomish County PUD</b> |
| <b>Water:</b>           | <b>City of Marysville</b>   |
| <b>Sanitary Sewer:</b>  | <b>City of Marysville</b>   |
| <b>Telephone/Cable:</b> | <b>Ziplay Fiber/Comcast</b> |
| <b>Natural Gas:</b>     | <b>Puget Sound Energy</b>   |
| <b>Refuse:</b>          | <b>City of Marysville</b>   |

**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: Mark Villwock

Position and Agency/Organization: VP Land Development Operations

Date Submitted: November 6, 2023

**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.