



## MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270  
 (360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Mon - Fri 7:30 AM - 4:00 PM

PROJECT INFORMATION			
<b>Project Title</b>	M-51 Industrial Grading	<b>File No.</b>	PA22-002
<b>Detailed Project Description</b>	The applicant is proposing to cut 714 c.y. and import approximately 836,440 c.y. of structure fill onto a 75.84 acres site for future development.		
<b>Project Location</b>	16329 51 <sup>st</sup> Avenue NE	<b>APN</b>	31052700301100, 31052700300100, 31052700201000, 31052700200700.
<b>Legal Description</b> (abbreviated)	See File No. PA22-002		
	OWNER	APPLICANT	CONTACT
<b>Name</b>	M-51 Industrial LLC	Mark Mowat	Joe Hopper LDC, Inc.
<b>Address</b>	PO Box 3884	PO Box 3884	1851 Central Place South, Suite 101
<b>City, State, ZIP</b>	Bellevue, WA 98009	Bellevue, WA 98009	Kent, WA 98030
THRESHOLD DETERMINATION			
<b>Lead Agency</b>	<input checked="" type="checkbox"/> <b>City of Marysville</b>		
<p>The lead agency has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is NOT required under RCW 43.21C.030(2)(c). This decision was made after review by the City of Marysville of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request.</p> <p><input type="checkbox"/> There is no comment period for this DNS</p> <p><input type="checkbox"/> This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on this DNS.</p> <p><input type="checkbox"/> This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by:</p> <p><input checked="" type="checkbox"/> This MITIGATED DNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by: <b>May 9, 2022</b></p>			
SEPA CONTACT			
<b>Name</b>	Chris Holland	<b>Title</b>	Planning Manager
<b>Phone</b>	360.363.8207	<b>E-mail</b>	cholland@marysvillewa.gov
RESPONSIBLE OFFICIAL			
<b>Name</b>	Haylie Miller	<b>Title</b>	CD Director
<b>Address</b>	80 Columbia Avenue, WA 98270		

\_\_\_\_\_  
 Haylie Miller, CD Director

\_\_\_\_\_ April 25, 2022  
 Date

### ENVIRONMENTAL IMPACTS

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

1.	Increase in erosion, surface water pollutants, siltation and sedimentation as a result of site preparation and grading.
2.	Increase in the amount and rate of storm water runoff and attendant pollutants from the introduction of fill material.
3.	Increase in noise, dust, light and glare from grading activity.
4.	Temporary increase in vehicular traffic on 51 <sup>st</sup> Avenue NE, 67 <sup>th</sup> Avenue NE, 152 <sup>nd</sup> Street NE and 172 <sup>nd</sup> Street NE (SR 531), as well as other City streets and roadways in the vicinity.
5.	Change in character of the site from agricultural/open space, graded for future construction of industrial uses.

### 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.	If at any time during construction archaeological resources are observed in the project area, work should be temporarily suspended at that location and a professional archaeologist should document and assess the discovery. The Department of Archaeology and Historic Preservation (DAHP) and all concerned tribes should be contacted for any issues involving Native American sites. If project activities expose human remains, either in the form of burials or isolated bones or teeth, or other mortuary items, work in that area should be stopped immediately. Local law enforcement, DAHP, and affected tribes should be immediately contacted. No additional excavation should be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended.
2.	Prior to civil construction plan approval, the applicant shall be required to submit a FINAL Geotechnical Assessment, prepared by a Professional Engineer registered in the State of Washington. Additionally, the applicant/contractor shall be required to adhere to the recommendations of the FINAL Geotechnical Assessment.  Prior to closing out the grading permit, the applicant shall provide a letter from the project engineer to verify that final project grading has been completed consistent with the approved grading plans; that all recommendations outlined in the geotechnical assessment and subsequent amendments have been followed; and that all fill has been properly placed.
3.	The existing on-site sewage system(s) shall be abandoned by having the septic tank(s) pumped by a certified pumper, then having the top of the tank removed or destroyed and filling the void (WAC 246-272A-0300). Documentation demonstrating completion of this work shall be submitted <i>prior to granting occupancy permits</i> .
4.	The existing on-site well(s) shall be decommissioned in accordance with WAC 173-160-381. A copy of the well contractor's decommissioning report(s) shall be submitted <i>prior to granting occupancy permits</i> .
5.	Prior to commencement of grading activity the applicant shall provide certification that the fill material is clean and suitable for site development.
6.	Prior to commencement of grading activity the applicant shall enter into a truck haul agreement with the City of Marysville Public Works Department.
7.	Prior to commencement of grading activity, the applicant shall notify Kerry Lyste, THPO/GIS Database Administrator, at 360.572.3072 or <a href="mailto:klyste@stillaguamish.com">klyste@stillaguamish.com</a> , with the Cultural Resources Department of the Stillaguamish Tribe of Indians.

**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., May 9, 2022**. 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 type="checkbox"/> Building <input type="checkbox"/> Fire District <input type="checkbox"/> Police <input checked="" type="checkbox"/> PW – Engineering <input type="checkbox"/> PW – Operations <input type="checkbox"/> PW – Sanitation <input type="checkbox"/> PW – Streets <input checked="" type="checkbox"/> PW – Water Res.	<input checked="" type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Lakewood SD 306 <input type="checkbox"/> Marysville SD 25 <input type="checkbox"/> PUD No. 1 (electric) <input type="checkbox"/> PUD No. 1 (water) <input type="checkbox"/> Ziplly	<input checked="" type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input checked="" type="checkbox"/> DAHP <input checked="" type="checkbox"/> DOE (Bellevue) <input checked="" type="checkbox"/> DOE (Register) <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC <input type="checkbox"/>	<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Olympic Pipeline <input type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes <input type="checkbox"/>



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

**M-51 Industrial**

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

**M-51 INDUSTRIAL LLC**

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

**PO Box 3884  
Bellevue, WA 98009  
Attn: Mark Mowat  
Tel. 425-765-5888  
e-mail: mark.mowat@mowatco.com**

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

**January 2022**

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

**City of Marysville**

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

**Start Date: May 2022  
End Date: May 2023**

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

**The site will be developed with a warehouse building, associated utilities and impervious surface in the future. The construction of the building, site infrastructure, and utilities will be applied for separately from this application and all impacts will be addressed in a future SEPA Checklist during the building phase.**

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

**Geotechnical Investigation, prepared by Cobalt Geosciences, March 2020  
Cultural Resource Report, Prepared by Cultural Resource Consultants, July 2020  
Conceptual Mitigation Plan, prepared by Soundview Consultants, January 2022  
Wetland and Fish and Wildlife Habitat and Groundwater Monitoring Report, prepared by Soundview Consultants, January 2022**

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 known**

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

**Site Plan Review – City of Marysville**  
**Clearing and grading permit – City of Marysville**  
**Civil Review – City of Marysville**  
**Building Permits – City of Marysville**  
**General Stormwater Permit – Washington State Department of Ecology**

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 proposal is to early clear and grade the project site to prepare the site for the construction of a warehouse building.**

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. [\[help\]](#)

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

**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 steepest slope on the site is less than 5%.**

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

**Per the Geotechnical Report prepared by Cobalt Geosciences, the site is located in the Puget Sound Lowlands and has soils consistent with glacial and non-glacial sediments made up of interbedded gravel, silt, till, and peat lenses.**

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



**There is no indication or history of unstable soils on the site or in the immediate vicinity of the site.**

- 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 the grading and clearing activities is to level the site and prepare it for construction. The proposed fill will come from local sources. The exact disturbed area, cut, and fill numbers are below:**

**Cut: 715 cubic yards**  
**Fill: 836,440 cubic yards**  
**Total Disturbed Area: 3,109,182 sf (71.38 acres)**

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

**No, the site is flat. All potential erosion during construction activities will be mitigated from leaving the site as per the project's storm water pollution prevention plan (SWPPP) as required by the State of Washington.**

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

**Once the clearing and grading activities are complete there will be no impervious surfaces on the site other than a required pond access road to be constructed with pervious pavement.**

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

**Required erosion control BMP's will be implemented as required by the NPDES permit.**

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

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

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

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

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

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

**Per the critical areas report prepared by Sound Consultants, LLC, for the project site, there are no critical areas on the project site. Edgecomb Creek runs along the eastern boundary of the site and a portion of its 150-foot buffer protrudes into the eastern portion of the project site. There are also three category III wetlands located on the parcel to the north of the project site. A portion of the required 75-foot buffer for the wetlands also protrudes into the northern portion 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. [\[help\]](#)

**There will be clearing and grading activities within 200-feet of Edgecomb Creek and the three off-site wetlands. See the attached clearing and grading plan for the project's clearing and grading limits.**

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

**There will be no fill or dredge material placed or removed from Edgecomb Creek or the three off site wetlands.**

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

**The proposal will not require any surface water withdrawals or diversions.**

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

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

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

**No, the proposal does not involve any discharge of waste material into the surface water.**

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. [\[help\]](#)

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

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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. [\[help\]](#)

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

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

**Source runoff includes sediment laden stormwater. Stormwater will sheet flow into various temporary conveyance swales and discharge into either the permanent detention pond or one of three temporary sediment traps, where sediment will settle. Stormwater will be temporarily pumped to a roadside ditch or the existing stream and continue on its downstream course. The detention pond will discharge flows via a permanent closed conveyance system mitigated via a temporary outfall to the existing stream.**

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

**Discharge of waste materials to ground or surface waters is unlikely. Refer to Surface Water response #6 and Ground Water response #2.**

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

**The project is in conformance with the DOE manual. The Puget Sound Action Team and WSU Pierce County Extension have recommended some modifications which have also been put into effect. The project intends to wholly infiltrate without the involvement of surface runoff.**

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

**Temporary erosion control devices would be installed during construction. After construction, stormwater runoff will be collected and directed to the detention pond.**

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

- 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

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

**Trees, grasses, and shrubs will be removed from the site within the approved clearing and grading limits.**

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

**There are no threatened and endangered species known to be near the site.**

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

**There is no landscaping proposed at this time.**

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

**None to our knowledge.**

## 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: **Squirrels**

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

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

**None to our knowledge.**

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

**The site, like all of Western Washington, lies within the Pacific Flyway Migratory Route.**

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

**There are no measures to preserve or enhance wildlife.**

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

**There are no invasive animals in or near the site to our knowledge.**

## 6. Energy and natural resources

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

**No kind of energy will be used by the completed project.**

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

**No, the proposal will not affect the potential use of solar energy by adjacent properties.**

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

**There are no energy conservation features included in the plans of this proposal.**

## 7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

**There are no environmental health hazards that could occur as a result of the proposal.**

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

**There is no known or possible contamination at the site from present or 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 existing hazardous chemicals/conditions on the site.**

- 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.

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

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

**There will be no required special emergency services.**

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

**There are no proposed measures to reduce or control environmental health hazards.**

b. Noise

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

**There is no noise in the area which will affect the project.**

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

**Short term noise created by the require machinery for clearing and grading actives will be created. There will be no long-term noise created because of this proposal.**

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

**There are no proposed measures to reduce or control noise impacts.**

**8. Land and shoreline use**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

**The current use of the site is farmland with an associated house and other buildings. The surrounding properties will not be affected by the proposed project, because the project will convert the land to vacant land and have no impacts to the surrounding view shed, roads, utilities, environment, etc.**

- 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 historically been used as farmland. No farmland of long-term significance will be converted to other uses because of this proposal.**

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

**No, the proposal will not affect or be affected by surrounding working farm or forest land normal business operations.**

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

**There is a single-family house, barn, and other associated buildings on the site.**

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

**All structures on the site will be demolished as part of the project.**

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

**The site is currently zoned Light Industrial.**

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

**The site's comprehensive plan designation is Light Industrial.**

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

**The site is not within a shoreline.**

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

**Per the critical areas report prepared by Sound Consultants, LLC, for the project site, there are no critical areas on the project site. Edgecomb Creek runs along the eastern boundary of the site and a portion of its 150-foot buffer protrudes into the eastern portion of the project site. There are also three category III wetlands located on the parcel to the north of the project site. A portion of the required 75-foot buffer for the wetlands also protrudes into the northern portion of the site.**

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

**There will be no one working and/or residing in the completed project because its only for the clearing and grading of the site.**

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

**Approximately 1-4 people will be displaced by this project.**

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

**There are no proposed measures to avoid or reduce displacement impacts.**

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

**None at this time.**

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

**None at this time.**

## 9. Housing

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

**No housing units will be provided.**

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

**One single family dwelling unit will be eliminated.**

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

**There are no proposed measures to reduce or control housing impacts.**

## 10. Aesthetics

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

**There are no proposed structures as part of this proposal.**

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

**No views will be altered or obstructed as part of this proposal.**

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

**No measures are proposed to reduce or control aesthetic impacts.**

## 11. Light and glare

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

**There will be no light or glare produce by the completed project.**

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

**The finished project will not produce any light or glare.**

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

**There is no existing off-site sources of light or glare that will affect the proposal.**

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

**There are no known light and glare impacts.**

## 12. Recreation



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

**There are no designated and informal recreational opportunities are in the immediate vicinity of the project site.**

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

**There are no known impacts on recreation.**

### **13. Historic and cultural preservation**

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

**Per the Cultural Resources Assessment, prepared by Cultural Resource Consultants, LLC, none of the buildings on the site that are over 45 years old have any cultural significance.**

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

**Cultural Resource Consultants, LLC, found no landmarks, features, or other evidence of First Nation or historic use or occupation on the site.**

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

**The methodology utilized by Cultural Resource Consultants, LLC included site walks, archaeological surveys, consulting the Department of Archeology and Historic Preservation, and reviewing relevant historic maps and GIS data.**

- 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.

**If any human remains of any type are uncovered during the clearing and grading activities, all activities will be temporarily stopped until the proper notifications and analysis can be completed.**

### **14. Transportation**

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

**The site will be serviced by 51<sup>st</sup> Ave NE.**

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

**No, the site is not served by public transit.**

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

**There are no additional parking spaces proposed as part of this project.**

- 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, the proposal will not require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities.**

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

**No, the project will not use (or 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? [\[help\]](#)

**There will be no additional vehicle trips generated once the project is completed.**

- 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 will not interfere with or be affected by the movement of agricultural and forest products on roads or streets in the area.**

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

**There are no known transportation impacts.**

## 15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

**No, the project would not result in an increased need for public services.**

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

**There are no known direct impacts on public services.**

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

**No utilities are proposed to be constructed as part of this proposal.**

**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: Ian Faulds

Position and Agency/Organization: Planner

Date Submitted: 1/21/2022