



MITIGATED DETERMINATION OF NON-SIGNIFICANCE AND TRAFFIC CONCURRENCY DETERMINATION

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

PROJECT INFORMATION			
Project Title	Marysville Corporate Center	File No.	PA22004
Detailed Project Description	Phased Binding Site Plan (BSP), subdividing approximately 56.2 acres of Light Industrial (LI) zoned property into six (6) lots and construction of approximately 725,250 SF of industrial warehouse space within ten (10) buildings.		
Project Location	5013 152 nd Street NE; 15908 47 th Avenue NE	APN(s)	31052800400300, 31053300100700 & 31053300100400
Legal Description (abbreviated)	See File No. PA22004		
	OWNER	APPLICANT	CONTACT
Name	Matthew Oyen PacTrust	Michael Chen Mackenzie	Michael Chen Mackenzie
Address	15350 SW Sequoia, Suite 300	500 Union Street, Suite 410	500 Union Street, Suite 410
City, State, ZIP	Portland, OR 97224	Seattle, WA 98101	Seattle, WA 98101
THRESHOLD DETERMINATION			
Lead Agency	<input checked="" type="checkbox"/> City of Marysville		
<p>The lead agency has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is NOT required under RCW 43.21C.030(2)(c). This decision was made after review by the City of Marysville of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request.</p> <p><input type="checkbox"/> There is no comment period for this DNS</p> <p><input type="checkbox"/> This 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: March 29, 2023</p>			
SEPA CONTACT			
Name	Chris Holland	Title	Planning Manager
Phone	360.363.8207	E-mail	cholland@marysvillewa.gov
RESPONSIBLE OFFICIAL			
Name	Haylie Miller	Title	CD Director
Address	501 Delta Avenue, WA 98270		


Haylie Miller, CD Director

March 15, 2023
Date

ENVIRONMENTAL IMPACTS

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

1.	Increase in the amount and rate of stormwater runoff and attendant pollutants from the introduction of paved and building roof surfaces.
2.	Increase in erosion, surface water pollutants, siltation and sedimentation as a result of site preparation and construction.
3.	Increase in demand for police, fire protection, parks and other public services generated as a result of the development.
4.	Increase in noise, dust, light and glare from construction activity and subsequent use of the site.
5.	Increase in vehicular traffic on 156 th Street NE and Smokey Point Boulevard, as well as other City streets and arterials in the vicinity.
6.	Change in character of the site from farming into an urban industrial development.

MITIGATION MEASURES

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

1.	<p>Prior to civil construction plan approval, the applicant shall be required to submit a FINAL Geotechnical Assessment, prepared by a Professional Engineer registered in the State of Washington. Additionally, the applicant/contractor shall be required to adhere to the recommendations of the FINAL Geotechnical Assessment.</p> <p>Prior to granting occupancy permits, the applicant shall provide a letter from the project engineer to verify that final project grading has been completed consistent with the approved grading plans; that all recommendations outlined in the geotechnical assessment and subsequent amendments have been followed; and that all fill has been properly placed.</p>
2.	If at any time during construction archaeological resources are observed in the project area, work shall be temporarily suspended at that location and a professional archaeologist shall document and assess the discovery. The Department of Archaeology and Historic Preservation (DAHP) and all concerned tribes shall be contacted for any issues involving Native American sites. If project activities expose human remains, either in the form of burials or isolated bones or teeth, or other mortuary items, work in that area shall be stopped immediately. Local law enforcement, DAHP, and affected tribes shall be immediately contacted. No additional excavation shall be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended.
3.	The applicant shall be required to submit to the Federal Aviation Administration (FAA) a completed FAA Form 7460-1, <i>Notice of Proposed Construction or Alteration</i> , a minimum of 45-days prior to proposed construction.
4.	The applicant shall be required to submit an "Arlington Airport Protection District Disclosure Statement" with a legal description and map to the Arlington Airport for review before recording with the Snohomish County Auditor. Prior to granting occupancy permits, a recorded conformed copy of the "Arlington Airport Protection District Disclosure Statement" shall be provided to the Arlington Airport and City of Marysville.
5.	The applicant shall be required to construct full street frontage improvements along 156 th Street NE, prior to issuing occupancy permits for Phase 1. Roadway improvements, channelization, site access, channelization and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
6.	The applicant shall be required to construct half street frontage improvements along 160 th Street NE and 47 th Avenue NE, prior to issuing occupancy permits for each phase fronting 160 th Street NE and 47 th Avenue NE. Roadway improvements, channelization, site access, channelization and lighting

	plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
7.	The applicant shall be required to dedicate public right-of-way in order to accommodate the required frontage improvements along 156 th Street NE, 160 th Street NE and 47 th Avenue NE, in accordance with MMC 12.02A.110(1)(c), <i>Dedication of Road right-of-way – Required setbacks</i> . Right-of-way widths and required dedication shall be determined by the City Engineer. Right-of-Way dedication shall be required concurrently with the recording of the Binding Site Plan.
8.	In order to mitigate impacts upon the future capacity of the road system, the applicant shall be required to submit payment to the City of Marysville, on a proportionate share cost of the future capacity improvements as set forth in MMC 22D.030.070(3), for the development. Traffic impact fees shall be vested at a rate of \$2,220 per PMPHT. Pursuant to MMC Chapter 22D.010, traffic impact fee credits are allowed for the design, dedication and construction of frontage improvements on 156 th Street NE. The amount of credit for these improvements shall be approved by the City Engineer.
9.	Pursuant to the ILA with Snohomish County, the applicant is obligated to pay traffic mitigation based on 20% of the average daily trips generated from the proposed project multiplied by the County mitigation fee of \$157 for commercial developments. The total traffic impact fees for this proposal is estimated to be \$78,845 (2,511 ADT x 20% x \$157). Snohomish County reserves the right to adjust the impact fee if there is a change of use or increase in square feet to the proposed seafood processing facility.

APPEALS

- This DNS may be appealed pursuant to the requirements of MMC 22E.030.180. There is a 14 day appeal period on the DNS that commences from the date the DNS was issued. Any appeal must be addressed to the responsible official, accompanied by a filing fee of \$500.00, and be filed in writing at the City of Marysville Community Development Department, 501 Delta Avenue, Marysville, WA 98270. The appeal must be received by 4:30 p.m., **March 29, 2023**. The appeal must contain the items set forth in MMC 22G.010.530.
- There is no agency appeal.

DISTRIBUTION

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

SEPA 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:

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:

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.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Marysville Corporate Center

2. Name of applicant:

Michael Chen, Mackenzie

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

**500 Union Street, Suite 410
Seattle, WA 98101
(206)582-2573
mchen@mcknze.com**

4. Date checklist prepared:

3/11/2022

5. Agency requesting checklist:

City of Marysville, WA

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

Phase One (Lot 1, Lot 2, Pond Tract North 1, Pond Tract North 2, and Lot 8) to commence building permits and construction at time of land use permit issuance Q3 of 2022. Phase Two (Lots 3, 4) and Phase Three (Lots 5, 6, 9, Roadway Pond ract South 2, Pond Tract South 1, and Buffer Tract South) to commence building permits sequentially after the construction of Phase 1.

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

Yes, additional phases are planned for similar development as described in Section 6. above.

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

Wetland Biologist study by John Laufenberg, Geotechnical report by NV5 (GeoDesign), and Draft Drainage report by Mackenzie

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.

City of Marysville - PA20052 – 156th Street NE Extension Technical Review

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

City of Marysville - PA20052 – 156th Street NE Extension Technical Review. The extension of 156th Street NE is a critical connection to the project site, being a major point of access and traffic circulation.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this

page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposed is for ten (10) speculative industrial distribution/warehouse buildings and associated site development improvements consistent with the Marysville Municipal Code and Smokey Point Master Plan Area.

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.

The project is located in Section 33 Township 31 Range 5. The parcel numbers are 310528-004-003-00, 310533-001-004-00 and 310533-001-007-00.

B. Environmental Elements [\[HELP\]](#)

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

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

The steepest existing slope is 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.

Thick organic-rich topsoil; intermediate level consists of loose to medium dense silty sand with varying amounts of gravel and iron oxidation staining; and underlying the intermediate level is gray sand with varying amounts of gravel.

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

No surface indications or history of unstable soils exist within 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.

The site will be developed with ten (10) industrial warehouses with parking and loading, stormwater facilities, sanitary and water services over an 56.24-acre area of impact. 600,000 CY of fill, 2,000 CY of excavation. The fill source is from 11100 Main Street, Bellevue WA 98004.

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

No. Due to the existing site conditions, minimal erosion control measures will be required typical for this type of development. The potential for erosion from clearing and construction activities are mitigated by erosion prevention measures including temporary sediment ponds. The potential for erosion from site use is mitigated by infiltration and detention facilities.

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

The site will be covered by 63% of impervious surfaces after project construction.

Impervious Surface Calculations:

- North of 156th Street NE: 24.80 acres
- South of 156th Street NE: 9.177 acres
- 156th Street Right-of-Way: 1.67 acres
- The total surveyed site area is 56.24 acres

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

The following list of erosion reduction measures are proposed in the SWPP report for this development:

- C102: Buffer Zones
- C103: High Visibility Fence
- C105: Stabilized construction entrance/exit
- C106: Wheel wash
- C107: Parking area stabilization
- C241: Temporary Sediment Pond
- C233: Silt Fence
- C120: Temporary and Permanent Seeding
- C122: Nets and Blankets
- C123: Plastic Covering
- C207: Check Dams
- C209: Outlet Protection

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

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.

Short term emissions will be typical for this type of development, including emissions from construction vehicle exhaust and dust from exposed soils. Long term emissions would be typical for industrial warehouse/distribution operations, mostly from daily tractor-trailer trips to and from the site.

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

None known

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

A Dust Control Plan will be implemented to minimize impacts to air quality during construction phase. Vehicle emissions are monitored by the Washington State Department of Licensing to reduce impacts to air quality caused by on-site operational emissions.

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

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.

Yes, Hayho Creek (Type F) is adjacent to the western boundary of the site and ultimately flows into Possession Sound.

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.

Yes. City of Marysville project number PA20052 – “156th Street NE Extension Technical Review” is adjacent to the proposed site and will provide right-of-way access for Phase 1. The 156th Street NE Extension will cross Hayho Creek, and State permitting will be addressed with the cited Marysville project number. A 150’ critical areas buffer, defined by the City of Marysville Municipal Code 22E.010 *Critical Areas Management*, is provided in the binding site plan design ensuring adequate separation between the proposed development and the creek as detailed in the attached Wetland Buffer Mitigation Plan. Stormwater facilities proposed in Pond Tract North 1 and Pond Tract South 1 encroach within 200’ of the creek but are outside of the 150’ critical areas buffer.

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

No surface water or wetlands exist within the project site outside of the delineated wetland and buffer zone, in which no fill or dredge material would be placed or removed.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No, this proposed project will not require surface water withdrawals or diversions.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No, this site is not 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.

There will be no discharge of waste materials to surface waters. The site proposes to discharge stormwater to Hayho Creek from its stormwater detention facilities after stormwater is treated on site.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No, water services will be provided by City of Marysville according to their master utility plan for this area. Water and Sanitary Sewer utility lines will be extended through the 156th Street NE extension. Aside from on-site stormwater ponds infiltrating treated stormwater runoff or outfalling to the Hayho Creek, no domestic waste water, including industrial chemicals, will be discharged to groundwater.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No septic systems exist or are proposed for this site. Sanitary sewer services will be provided by City of Marysville according to their master utility plan for this area. Water and Sanitary Sewer utility lines will be extended through the 156th Street NE extension. Aside from on-site stormwater ponds infiltrating treated stormwater runoff or outfalling to the Hayho Creek, no domestic waste water, including industrial chemicals, will be discharged to groundwater.

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.

The proposed binding site plan will capture and treat stormwater runoff with a series of treatment devices flowing to infiltration and detention facilities outfalling to Hayho Creek.

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

No. All domestic/industrial waste water will be conveyed through the public utility service line in the 156th Street extension and will not enter ground or surface waters.

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

No. In general, the topography of the vicinity of this site is relatively flat and existing drainage patterns of adjacent properties will not be affected by this proposed development.

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

The binding site plan application includes a grading and stormwater plan that provides detailed designs for conveying on-site stormwater runoff to a system of on-site storm ponds.

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

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

Prior to 5-8 feet of fill brought onto the site during the summer of 2021, the site was mainly grass which has been removed.

c. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

A landscape plan is included with this binding site plan application that was designed according to the standards of Marysville Municipal Code and the Smokey Point MPA. Trees and other native vegetation within the 200' buffer will be preserved and incorporated with the proposed landscaping.

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

Himalayan Blackberry and Salmonberry have been spotted during a site visit.

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

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other: crow
mammals: deer, bear, elk, beaver, other: rabbits, rodents
fish: bass, salmon, trout, herring, shellfish, other _____

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

There are no known threatened or endangered species that would be impacted by the site development.

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

According to the U.S. Fish and wildlife Service, the entire West Coast is within the Pacific Flyway, a broad migratory corridor that extends from Canada to Mexico.

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

No specific measures to preserve or enhance wildlife are proposed.

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

No invasive animal species are known to be on or near the site.

6. Energy and Natural Resources [\[help\]](#)

- 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.

The speculative industrial distribution/warehousing buildings will operate primarily on electric and natural gas energy for lighting, heating, manufacturing, etc.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

It is not likely that the proposed project will affect the potential solar energy capabilities of adjacent properties, as required building height limits and site development distances will keep shade-causing structures relatively far from property edges.

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

None identified at this time.

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

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.

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

None known at this time.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known at this time.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None known at this time.

4) Describe special emergency services that might be required.

None known at this time.

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

No measures proposed at this time, but should hazardous materials be utilized on site construction activities will meet Department of Ecology "Best Management Practices".

b. *Noise*

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

I-5 is over a 0.5 miles from the site's closest western boundary, and a rail road is over 0.75 miles from the closest eastern boundary; neither source will be a noise nuisance for this site.

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.

Short term construction of the site and buildings will provide typical noise levels for construction activities and will be limited to hours allowed by Marysville Municipal Code. The long term daily operation of the site will include increased traffic (passenger and tractor-trailer) at levels typical for industrial traffic use. Daily industrial operations, including potentially allowed uses identified in the Marysville Municipal Code (MMC) and Smokey Point MPA, will occur indoors, unless

otherwise permitted under the MMC for outdoor operations, limiting potential noise shedding to adjacent parcels.

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

Short term construction operations will be limited to typical working hours as determined by the MMC. Perimeter landscape buffering will reduce noise impacts from on-site operations on neighboring parcels.

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site and adjacent properties are within the Manufacturing-Industrial Center Overlay (MIC) with a Light Industrial land use zoning designation. The western boundary of the site is adjacent to a parcel designated Open, containing the Hayho Creek corridor. A 150' buffer is planned to separate Hayho Creek from site development, mitigating any impacts.

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?

The site was previously cultivated agricultural use, however this site has been filled with 5-8 feet of soil under a separate mass grade permit and SEPA approval and has been designated Light Industrial and planned for industrial development, not agricultural use, as part of the Marysville Comprehensive Plan and Smokey Point MPA, so this site is not considered significant designated farmland.

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. As described above, the site and adjacent parcels are designated Light Industrial with future plans for industrial development.

c. Describe any structures on the site.

None.

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

Not applicable.

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

Light Industrial (Manufacturing-Industrial Center Overlay).

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

Light Industrial.

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

Not applicable.

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

Yes. Hayho Creek runs adjacent to the western boundary (off-site) and a portion of the site has been determined by the City of Marysville to be within the critical area of Hayho Creek, a Type F stream which requires a 150' buffer from disturbed area. The proposed binding site plan application includes a Wetland Buffer Mitigation Plan that provides details on limiting impacts from the development on the identified critical area.

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

50 full-time employees per each building are anticipated for this speculative industrial development with an approximate total of 500 employees.

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

None.

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

Not applicable.

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

The applicant has prepared a binding site plan application according to the City of Marysville development standards, which is compatible with the projected land use for this site.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

As this site is not designated for agricultural or forest land use, this section is not applicable.

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

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

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

According to the MMC 22C.020.080 (2) General Densities and Dimension Standards, the maximum base height is 65' with additional provisions allowing structures to go over the base height. The tallest building proposed is 24' clear on the interior with approximately, 34' high on the exterior.

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

No significant views will be obstructed within the immediate vicinity of this site.

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

The project site is within the Smokey Point Master Plan Area, which provides significant development and design standards for industrial development, including architectural and landscape considerations to control aesthetic impacts.

11. Light and Glare [\[help\]](#)

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

The speculative industrial buildings will have sections of glazing that could potentially produce glare from sunlight. In addition, the site and buildings will have exterior lighting for security and operational visibility. However site landscaping will screen any potential glare shedding off-site, and exterior lighting will be approved according to the Smokey Point MPA standards which has provisions for controlling light pollution during night hours.

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

No, hazards or aesthetic interference are not likely based on the requirements of the Smokey Point MPA.

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

None known at this time.

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

Hazards or aesthetic interference are not likely based on the requirements of the Smokey Point MPA that will limit on- and off-site impacts.

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

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

No recreational opportunities are in the immediate vicinity. A portion of land zoned Recreation is within a mile of the project's eastern and western boundaries.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The proposed project will not impact recreational uses in the area and does not propose including any recreational opportunities. Existing nearby recreational uses include the "Strawberry Fields Athletic Complex" approximately 0.75 miles east of the project site, within the Marysville Recreation zoning designation. The 152nd Street Soccer Complex is approximately 700 ft south of the project site south of 152nd Street, within the Marysville multi-family zoning designation . Both facilities will not be impacted by this project.

13. Historic and cultural preservation [\[help\]](#)

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 ? If so, specifically describe.

No. There are no buildings, structures, or sites located on or near the site listed or eligible for listing in national, state, or local preservation registers, as confirmed in an archaeological report conducted by Tierra Right of Way company included in the binding site plan application. The report notes that the Stillaguamish Tribe was notified of the project prior to fieldwork and visited the site on 9/14/2017. The Tribe was satisfied with the level of effort and methodology, and has asked to contribute some ethnographic information to the report.

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.

There are no landmarks, features, or other evidence of Native or historic use or occupation, however, if during construction any evidence is discovered, a field anthropologist will be brought to the site to assess the identified 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.

Tierra Right of Way company assessed historical records and maps, pedestrian survey, and shovel testing of the project area. The survey and 194 shovel test probes were conducted during the week of 9/11/2017.

- 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 landmarks or evidence as described above are discovered during the construction of this proposal, then construction will be discontinued until a qualified archaeologist can investigate the discovery. If such an event were to occur, then notice will also be provided to the appropriate individuals and/or organizations.

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

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

Access to the site is proposed via connections to three new roadways. The project is anticipated to take access via 2 driveways along 160th Street NE, 2 driveways along 47th Avenue NE, and 3 driveways along 156th Street 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?

Transit service in the study area is provided by Community Transit and is primarily provided along 172nd Street NE (SR 531), Smokey Point Boulevard, and 152nd Street NE. The nearest bus stop is located on 152nd Street NE at 47th Avenue NE approximately 0.25 miles from the site and is served by route 202.

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

The project proposes 950 parking spaces for the entire binding site plan (three phases). There are no existing parking spaces.

- f. 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).

The proposed project will include the further extension of 156th Street NE, a public right-of-way, to the eastern boundary of the project site with a temporary turnaround until future development on adjacent parcels will extend the right-of-way to its ultimate alignment connecting to 152nd Street NE. The 156th Street NE right-of-way is designated as a principal arterial, which will include 4-5 lanes, pedestrian access and bicycle lanes. The project will also provide half street dedication along 47th Avenue NE and 160th Street NE.

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

The project site is within the Traffic Pattern Zone (Figure 10 of the Smokey Point Master Plan) of the Airport Influence Area of the Arlington Municipal Airport, approximately 1 mile to the north of the project site.

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

Trip generation estimates were based on the Institute of Transportation Engineers Trip Generation Manual, 11th Edition, September 2021. The project is forecast to generate 2,511 weekday daily trips with 253 occurring during the AM peak hour (between 7 and 9 AM) and 253 PM peak hour trips (between 4 and 6 PM). Truck volumes are anticipated to represent 17 percent of the weekday daily trips, 12 percent of the AM peak hour trips, and 12 percent of the PM peak hour trips.

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

The project will not interfere with or be affected by agricultural or forest products on roads in this area.

- h. Proposed measures to reduce or control transportation impacts, if any:

No impacts have been identified as part of the proposed project.

15. Public Services [\[help\]](#)

- 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.

This development will result in an increased need for public services, as is with any new development that brings new employment to the area.

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

The City of Marysville has designated this site for Industrial development as part of the city's Comprehensive Plan. Public services are planned to increase with an increase in development, paid for in part from development impact fees incurred from new development.

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

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

No utilities currently at the site. The proposed development will extend utilities to the site.

- 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.

The project will extend utilities along the 156th Street NE extension according to the City of Marysville master utility plan for water, sewer and stormwater. A driveway, drive aisle, and parking are proposed site improvements.

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: 

Name of signee Michael Chen

Position and Agency/Organization Senior Planner - Mackenzie

Date Submitted: March 18, 2022

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

- 2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.