



## ENVIRONMENTAL REVIEW ([SEPA](#)) APPLICATION CHECKLIST

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

### **Washington State Environmental Policy Act, RCW 43.21C**

### **Washington State Administrative Code, WAC 197-11-960 Environmental Checklist**

#### ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

#### ***Instructions for applicants:*** [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

#### ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

#### ***Use of checklist for nonproject proposals:*** [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements -that do not contribute meaningfully to the analysis of the proposal.

**NOTE: The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. You may**

**be asked to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.**

**Required Attachments**

Submit the original checklist form and six (6) copies (for a total of seven (7)) along with seven (7) copies of each of the following:

1. Vicinity map clearly showing the location of the project with respect to public streets and other parcels and development
2. Site plan (at original drawing size)
3. Site plan (reduced to not larger than 11 x 17-inch size)
4. Conceptual building elevations
5. Conceptual vehicle maneuvering diagram (when applicable)

Submit four (4) copies of the following when appropriate:

1. Wetland Delineation
2. Geotechnical Reports
3. Fisheries Study

The site plan must show north arrow and engineering scale; any significant or natural features such as creeks, wetlands, steep slopes; dimensions and shape of the lot; location and size of existing and proposed buildings and development, including parking and landscape areas, adjacent streets and point of ingress and egress, and adjacent uses.

**Correspondence**

Note that all correspondence regarding the environmental review of your project will be sent to the person listed as **Applicant**.

**Application Format**

The application will only be accepted if the original form is used (with typewritten answers in the spaces provided) or the application is reproduced in identical form.

**Fees**

There is a nonrefundable application fee for all environmental checklists. Submit the fee with the application(s) and make checks payable to the City of Marysville.

Residential (1-9 lots or dwelling units) .....	\$350.00
Residential (10-20 lots or dwelling units).....	\$500.00
Residential (21-100 lots or dwelling units) .....	\$1,000.00
Residential (greater than 100 lots or dwelling units).....	\$1,500.00
Commercial/Industrial (0 to 2 acres).....	\$350.00
Commercial/Industrial (2.1 to 20 acres) .....	\$750.00
Commercial/Industrial (greater than 20 acres) .....	\$1,500.00

**Pre-application Conference**

Most projects that are not categorically exempt from SEPA will require a pre-application conference; in some cases, at the discretion of the Community Development Director, the pre-application conference may be waived.

The pre-application conference must be conducted prior to the submittal of the environmental checklist.

## **SEPA Exempt Determinations**

Projects that meet the thresholds for categorical exemptions of Chapter 22E.030 MMC are exempt from filing an environmental checklist. All other project and non-project actions require a completed environmental checklist and a project permit application to be submitted. If an applicant feels that their proposal should be considered to be SEPA-exempt, the applicant can submit a letter requesting a SEPA exempt determination with the environmental checklist and fee. The Community Development Director will review the request and if the application is determined to be SEPA exempt, a letter will be issued confirming the SEPA exempt status.

## **Project Phasing**

The Checklist questions apply to all parts of your proposal, even if you plan to phase the project over a period of time or on different parcels of land. You must include any additional information that helps describe your proposal or its environmental effects. You may be asked to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact(s).

## **SEPA Appeals**

Any agency or person may appeal a Determination of Non Significance (DNS) or Determination of Significance (DS) by completing and submitting an appeal form to the Hearing Examiner within fourteen (14) calendar days of the date the determination is final. Such appeals must be filed with the City Clerk. Appeals of environmental determinations under SEPA, including administrative appeals of a threshold determination, shall be heard by the Hearing Examiner and shall proceed pursuant to Chapter 22G.010 Article VIII *Appeals*. There is a nonrefundable \$500 Administrative Appeal fee to be submitted with appeal.

**A. BACKGROUND**

1. Name of proposed project, if applicable:

**Lakewood PRD**

2. Name of applicant:

**Robinett Brothers, LLC**

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

**Applicant: 2825 Colby Ave, Ste 304  
Everett, WA 98201  
425.626.0972**

**Contact: Land Technologies, Inc.  
18820 3<sup>rd</sup> Ave NE  
Arlington, WA 98223  
360.652.9727**

4. Date checklist prepared:

**January 20, 2022**

5. Agency requesting checklist:

**City of Marysville**

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

**Work to commence as soon as permits can be approved; expect summer 2022**

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

**No, this 182 lot PRD is the final plan for the site. Adjacent properties will be developed by other developers and not as an "expansion" of this project.**

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

**There has been environmental information prepared for this immediate project proposal:**

- 1. SEPA**
- 2. Critical Area Report**
- 3. Traffic Report**

**Reports to be provided for development plan review:**

- 1. Traffic Report**
- 2. Geotechnical Report**
- 3. This SEPA**
- 4. Stormwater Management Report**

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.

**Boundary Line Adjustment and Administrative Rezone**

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

**From the City of Marysville:**

- 1. Land Disturbing Activity Permit**
- 2. SEPA Determination**
- 3. PRD Binding Site Plan Approval**
- 4. Construction Stormwater General Permit from DOE**
- 5. Forest Practice Permit from DNR**

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.)

**"Lakewood PRD" is a 29.63 Acre Site in the City of Marysville. It is zoned R-6.5 Single-Family High. The proposal is for a 182 lot Planned Residential Development.**

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.

**SE ¼ Section 19, Township 31N, Range 5E**

**Address is 1125 & 1507 172nd St NE, Marysville WA 98271**

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

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

**The site is mostly "level" with slopes averaging in the range of 0 to 5 percent for the majority of the developable area. The site has an average slope of 3.89%.**

- 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.

**Per NRCS mapping, the majority of the site is mapped as moderately well-drained Alderwood gravelly sandy loam. The eastern side of the site is mapped as Kitsap silt loam. Neither of these soils are considered hydric or wetland soils.**

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

**No**

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

**Site grading for development of lots, roads and homesites covers about 27 acres. There is a clearing of a mixture of pastures/hay crops and wooded areas. Grading estimates will include about 50,000 cys of total earth work. A good portion of that is stripping of organic soils and replacement with compost amended soils in the landscape areas of the site. That also includes that replacement of gravels and paving for road areas. Structural cuts and fills will come very close to balancing.**

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

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

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

**Total Impervious Surfaces with roofs, driveways and roads is less than 60% and will be kept under the 70% Maximum allowed.**

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

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

## 2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

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

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

**No**

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

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

## 3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

***There is a small wetland in a wooded portion of the NW corner of the site. There is another offsite wetland in the NE corner where a buffer extends onto this property. Any runoff from the site is picked up by Road Ditches or old Farm Ditches off this project near the RR. These ditches direct flow to the south and it eventually may get to the West Fork Quilceda Creek which is a ¼ mile south of the SW corner of the property and ½ mile south of the SE corner of the property.***

- 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.

***There will be work within 200' of the wetlands but no work in the wetlands. There may be some buffer mitigation.***

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

**None**

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

**No**

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

**No**

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

**No discharge of waste to surface waters**

b. Ground Water:

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

**No groundwater withdrawals.**

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

**No waste is to be discharged to the ground.**

c. Water runoff (including stormwater):

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

**Runoff will be from roads, driveways, and rooftops. The runoff is being collected in biocells for treatment and will be flow-controlled in rock chamber under the treatment cell. The runoff will infiltrate through a biofilter that will providing enhanced treatment before passing into a rock chamber for flow control.**

**Roof runoff will be conveyed directly into flow-control facilities after treatment and filtering through a small yard basin structure and/or a downspout filter.**

**In the rock chambers, flows will be metered to the MS4 stormwater conveyance. This MS4 does discharge a quarter to half mile offsite into Quilceda Creek.**

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

**Not likely. All runoff is filtered before being released to rock chambers for flow control. The biofiltration through the biocells are considered enhanced treatment.**

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

**Drainage patterns in the vicinity will not be measurably impacted. Runoff from the graded site will be similar to the existing drainage patterns—Threshold Discharge Areas (TDAs) will be maintained.**

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

**Providing Erosion Control BMPs and treatment BMPs as needed. Set up site to collect and treat runoff before metering discharge to pre-development release rates.**



#### 4. Plants

- a. **Bold/Italicize** 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 Hay and some winter wheat

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?

**The 29.63 acres has a mix of pasture or hay-crop fields and wooded areas. About 27 acres of this will be cleared.**

- 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:

**Provide landscape buffers and screening per City of Marysville Code**

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

**None**

#### 5. Animals

- a. **Bold/Italicize** any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

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

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

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

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

**None**

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

**The Puget Sound area is all part of the Pacific Flyway. This site is not otherwise a specific migration route.**

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

**None needed as site has been mostly farmed.**

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

**None known**

#### 6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

**Electricity will be the primary energy source. There may be some wood stoves or solar provided by individuals later.**

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

**No**

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

**None**

## **7. Environmental health**

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

**Gasoline, motor oils, hydraulic fluid, brake fluid, and battery acids are used in vehicles accessing or working at the site. However, none will be stored at the site; placing equipment will be refueled from mobile trucks.**

**Once Construction is completed, just hazards associated with a residential community could occur.**

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

**There are none.**

- 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**

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

**Gasoline, Diesel, Hydraulic Fluid, brake fluids are used in the equipment working the site. None will be stored onsite.**

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

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

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

**Think Safety and Operate per OSHA Guidelines**

- b. Noise

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

**There are the railroad tracks to the east of the site but the train noise will not be detrimental to the use of the 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.

***During permitted hours of work, noise will be created by grading and excavation equipment during development, and saws and hammers from carpenters when building homes. This additional noise will be temporary in nature.***

***There will be increased background noise from a future residential community by the increase in density. This is a by-product of GMA on a site designated for the increase in density by GMA.***

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

***Work will be performed during allowed hours of operation and equipment will have noise suppression equipment in good working order.***

## **8. Land and shoreline use**

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

***The land is in the Area known as the Lakewood Neighborhood of the City of Marysville. The area is rapidly developing with retail, commercial, and high-density residential projects.***

***To the south is a mix of uses. There are some single family homes and some commercial uses including a small store and gas station. There is some office space with a couple of tenants. The adjacent land is zoned Mixed Use. Across 172<sup>nd</sup> is the Lakewood School Complex with the high school located directly south of the site.***

***To the west and across 11<sup>th</sup> Ave NE are rural residential uses outside the City. The same rural uses are to the north also. A new rural plat is in process on the adjacent property to the north.***

***To the east is vacant land zoned for Mixed Use and east of that land is Burlington Northern Railroad lines.***

***Any change has the perception of "impacts" by existing properties but adjacent property uses will not be affected; any existing uses and planned uses per current rules and regulations will not be impacted.***

- 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 non-forest use?

***Significant parts of the site have been farmed in the past and fields have been maintained in pasture grasses for hay or cover crops in recent years. The field provided some part-time farmer income but not enough to be self-supporting.***

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

**No**

- c. Describe any structures on the site.

***There are existing homes on the site per this proposal. One home will be saved but the other old house will be removed.***

- d. Will any structures be demolished? If so, what?  
**Yes, one old farmhouse built in 1912 will be removed**
- e. What is the current zoning classification of the site?  
**R-6.5 Multi-Family High**
- f. What is the current comprehensive plan designation of the site?  
**R-6.5 Multi-Family High**
- g. If applicable, what is the current shoreline master program designation of the site?  
**Not in a Shoreline Management Area**
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.  
**City of Marysville Critical Area mapping shows no streams or wetlands. Snohomish County shows some unverified wetlands suspected on the site from Remote Sensing. On the ground evaluations by Critical Area Consultant has found one small onsite wetland and an offsite wetland that has a buffer extending onto this site.**
- i. Approximately how many people would reside or work in the completed project?  
**Theoretical average would be 510 people based on SEPA average of 2.8 residents per home.**
- j. Approximately how many people would the completed project displace?  
**None**
- k. Proposed measures to avoid or reduce displacement impacts, if any:  
**NA**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
**This development consistent with the zoning and comprehensive plan for the area.**
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:  
**NA**

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.  
**182 middle income single family detached homes.**
- c. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.  
**One old house built in 1912 will be replaced, the second house on the site will remain.**
- d. Proposed measures to reduce or control housing impacts, if any:

**NA—this project is adding supply of housing to a poorly supplied industry.**

## 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?

***Thirty feet***

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

***Instead of pasture and woods there will be streets and single family homes.***

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

***Providing a 10 foot landscape buffer around the perimeter of the site to screen views from offsite.***

## 11. Light and glare

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

***There may be some instantaneous glare come from chrome, glass, or mirrors on the trucks, equipment, and cars as they are moved around the site.***

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

***No***

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

***None that will seriously impact the site.***

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

***None needed***

## 12. Recreation

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

***To the south across 172<sup>nd</sup> St NE is Lakewood High School which does have an interlocal agreement with Snohomish County Parks for after school hours use of fields for baseball, softball, soccer, football, tennis etc.***

- 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 project will provide a little over five acres of active and passive recreation area.***

## 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.

**No historic structures are shown onsite or nearby on the Washington State DAHP website.**

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

**None known and none discovered on nearby projects.**

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

**Consulted Washington State DAHP. There is a moderate risk of encountering archaeological findings. Checked with landowners who have lived at the site for 60 plus years to see if they ever heard of any findings of archeological evidence.**

- 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 there should be anything found, work to stop and local tribes to be notified.**

#### 14. Transportation

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

**172<sup>nd</sup> St NE is the existing Public Road that will be the Primary Access serving this site. 11<sup>th</sup> Ave NE which intersects with 172<sup>nd</sup> at the SW corner of this site is a dead street that is adjacent to the western property line; there are two roads proposed to intersect with 11<sup>th</sup>.**

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

**Public Transit does provide service along 172<sup>nd</sup> St NE. There is a westbound Bus Stop at 172<sup>nd</sup> and 11<sup>th</sup> Ave NE, an eastbound stop at 172<sup>nd</sup> just east of 11<sup>th</sup> Ave NE, westbound at 172<sup>nd</sup> St NE & 19<sup>th</sup> Dr NE and eastbound at 172<sup>nd</sup> St NE & 16<sup>th</sup> Dr NE.**

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

**Minimum new spaces will be 546 with none eliminated.**

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

**There will be frontage improvements on 11<sup>th</sup> Ave NE along the entire length of the west property line. There will be some improvements along a short portion**

**of 172<sup>nd</sup> where this project has frontage. New Public Roads will be constructed internal to the project.**

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

**Burlington Northern Railroad tracks are to the east of the project, however, there are no stations in the immediate vicinity.**

- 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?

**The 182 homes would generate about 1742 Average Daily Trips with 182 Peak hour Trips. Exact Peak Hour not known but likely about 5 PM. See provided traffic report.**

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

**No**

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

**Pay Mitigation Fees.**

## 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.

**Only GMA planned increases in Public Services will result from this proposal. When projects are built per Comprehensive Plans and Zoning, jurisdictions are required by GMA to plan for planned increases in Public Services. This project will not result in increased services outside what should have already been planned for.**

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

**None Needed, project is per zoning and comprehensive plan and impacts, per GMA, are to be planned for by the local jurisdictions**

## 16. Utilities

- a. **Bold/Italicize** utilities currently available at the site:

**Electricity**

natural gas

**water**

**refuse service**

**telephone**

**sanitary sewer**

septic system

other \_\_\_\_\_

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

**City of Marysville Sewer Extension is in the works as a separate project. City of Marysville Water will be extended from 172<sup>nd</sup> into the site and will loop back into the main on 172<sup>nd</sup>.**

**All other utilities will be extended into the site from 172<sup>nd</sup>. The Utilities needed for the project will be provided by:**

**Snohomish County PUD Power  
Wave Cable  
Ziplay Fiber Phone  
Marysville Sanitary Sewer and Water**

**C. SIGNATURE**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Merle Ash

Print name of signee: Merle Ash

Position and Agency/Organization: Land Technologies, Inc.

Date Submitted: 2/18/22