



# 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			
<b>Project Title</b>	Undi Commerce Park	<b>File No.</b>	PA22-008
<b>Detailed Project Description</b>	Construction of an Industrial Park consisting of approximately 815,484 square feet of industrial space within eleven (11) buildings ranging from 48,000 SF to 104,300 SF in size.		
<b>Location</b>	14407, 14511, 14525, 14607, 14621, 14715 & 14725 Smokey Point Boulevard	<b>APN(s)</b>	<a href="#">See Exhibit 025</a>
<b>Legal Description (abbreviated)</b>	<a href="#">See Exhibit 004</a>		
	OWNER	APPLICANT	CONTACT
<b>Name</b>	Haydev, LLC ILO Smokey Point Investments	Lance Mueller & Associates	Harold Christensen Lance Mueller & Associates
<b>Address</b>	4122 Factoria Blvd. SE, Suite 402	130 Lakeside, Suite 250	130 Lakeside, Suite 250
<b>City, State, ZIP</b>	Bellevue, WA 98006	Seattle, WA 98122	Seattle, WA 98122
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>14-days from the date of issuance</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>	501 Delta Avenue, WA 98270		

  
 Haylie Miller, CD Director

July 8, 2024  
 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 Smokey Point Boulevard, as well as other City streets and arterials in the vicinity.                    |
| 6. | Change in character of the site from a vacant undeveloped site, into 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. | Prior to commencement of grading activity the applicant shall provide certification that the fill material is clean and suitable for site development.  |
| 4. | Prior to commencement of grading activity the applicant shall enter into a truck haul agreement with the City of Marysville Public Works Department.  |
| 5. | Pursuant to MMC 22D.050.030(4)(b) grading shall be developed to promote continuity and to minimize abrupt grade changes between sites.  |
| 6. | The applicant shall be required to dedicate public right-of-way in order to accommodate the required frontage improvements along Smokey Point Boulevard, 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. Dedication shall be required prior to granting occupancy permits.  |
| 7. | The applicant shall be required to construct frontage improvements along Smokey Point Boulevard for the proposed vehicular access points to the site and remove and replace frontage improvements for any current access points. Roadway improvements, channelization, site access and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.  |

<b>8.</b>	<p>Due to the proximity of the proposed joint use driveway and the existing span wire Emergency Fire Signal and crosswalk located on Smokey Point Boulevard, the applicant shall be required to construct the following improvements:</p> <p>a. Reconfiguration of the span wire signal heads to provide for Emergency Fire Signal operations, only.</p> <p>b. Relocating the existing pedestrian crosswalk contained within the traffic signal operations to the north or south with installation of a marked two-stage offset mid-block crosswalk with Rectangular Rapid Flashing Beacons (RRFB) systems. Fully built-out Pedestrian Median Refuge Island will be required with pedestrians having a 2-state RRFB system with a non-direct through pedestrian path to encourage viewing of oncoming traffic.</p> <p>c. Community Transit Bus Stops on both east and west side of Smokey Point Boulevard will need to be relocated to be near relocated crosswalk, or as approved by Community Transit.</p>
<b>9.</b>	<p>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.</p>
<b>10.</b>	<p>Pursuant to the Interlocal Agreement (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 industrial developments. The total traffic impact fees for his proposal is estimated to be \$83,555,40 (2,661 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 industrial park.</p>

**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 p.m., **14-days from the date of issuance**. 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 type="checkbox"/> Police <input checked="" type="checkbox"/> PW – Engineering <input checked="" type="checkbox"/> PW – Operations <input checked="" type="checkbox"/> PW – Sanitation <input type="checkbox"/> PW – Streets <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 checked="" 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 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 (SAW) <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 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 <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:*** [rheipl](#)

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:*** [Thelpi](#)

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: [\[help\]](#)

**Undi Commerce Park**

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

**Shale Undi, Haydev, LLC ILO Smokey Point Investments**

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

**Harold Christensen, 130 Lakeside, Ste 250, Seattle WA 98122 (206) 325-2553**

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

**February 2022. Revised 4-20-23**

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

**City of Marysville**

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

**The estimated start schedule is Summer 2024.**

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

**At this time, there are no future plans for additions, expansions or further related activities.**

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

**Draft Geotechnical Report by Zipper Geo Associates, LLC**

**Traffic Report prepared by Transportation Engineering Northwest (TENW)**

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. [\[help\]](#)

**DOE NPDES permit approved under permit #WAR303559 dated 1/19/15**

**Approved Fill-n-Grade permit, PA14-004 - G15-0015 dated 2/23/16**

**Corps of Engineers JARPA permit approved under permit #NWS-2016-745 dated 3/4/19. Modification request approved 11/16/2021 adding two culverts along the east.**

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

**SEPA Checklist - City of Marysville; Grading Permit - City of Marysville; Full Drainage Review - City of Marysville; Update NPDES Notice of Intent - Dept of Ecology; Site**

**Development Permit - City of Marysville; Building Permit - City of Marysville; Corps of Engineers**

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 project consists of eleven (11) buildings totaling 815,684 s.f. speculative Industrial Park with the potential of 85,000 s.f. future office space build-out inside the buildings on 47.96+/- acres, with associated car parking and trailer storage. An existing 7,560 s.f. office space exists and will be removed with the proposed project.**

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. [\[help\]](#)

**The proposed project is located on Smokey Point Blvd and 152<sup>nd</sup> Street NE., parcel numbers 310533-002-030-00, 310533-002-031-00, 310533-003-019-00, 310533-003-023-00, 310533-003-025-00, 310533-003-003-00, 310533-003-027-00, 310533-003-00900, 310533-003-010-00, 310533-003-011-00, 310533-003-026-00, 310533-003-012-00, 310533-003-022-00, 310533-003-005-00.**

## **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 is less than 5%, it is mostly flat.**

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

**Generally, the types of soil at the site were Medium dense to dense silty sand, forest duff and topsoil. See Geotech report.**

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

**To our knowledge, there are no surface indications or history of unstable soils.**

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

**Approximate quantities for the proposed project site are 230,000 cubic yards of net of imported fill.**

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

**Erosion can occur during construction and for that reason we will be using erosion control measures as required by both the City of Marysville and geology.**



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

**Approximately, 73.92% of the site will be covered with impervious surfaces.**

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

**The proposed measures to reduce or control erosion will follow the City of Marysville design criteria and erosion and sediment control plans per standards referenced by the City of Marysville. The measures will include silt fences, catch basin protection, sediment traps, etc.**

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

**Demolition and construction activities could cause dust at the site. Construction vehicles and equipment may cause exhaust emissions. Efforts will be made to regulate emissions to the air. After project is finished, air quality will return to previous conditions.**

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

**To our knowledge, there are no offsite sources of emissions or other impacts to air, if any.**

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

**The contractor will follow Best Management Practices (BMP's) such as watering the ground before and during grading activities, etc., during construction of the proposed project. Vehicles not in use will be shut off and materials stored on site will be enclosed or covered when not in use.**

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

**Yes, there is a "non-regulated stream" that parallels the east side of the site, and existing storm water pond on the northeast corner of the site and an existing drainage ditch that bisects the site from east to west at the center 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. [\[help\]](#)

**Yes, will be installing a new culvert. Please refer to approved Corps of Engineers permit # NWS-2016-745 dated 3/4/19 and approved Fill-n-Grade permit, PA14-004 - G15-0015 dated 2/23/16**

- 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 amount of fill and dredge material that will be placed in or removed from surface water or 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 surface water withdrawals.**

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

**To our knowledge, proposal does not lie within the 100-year floodplain. Was unable to access map at FEMA website. (panel # 53061C0395E)**

- 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 propose any discharge of waste materials. The storm water runoff will be detained in detention pipe, infiltrated and managed to meet discharge rates and City of Marysville standards.**

b. Ground Water:

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

**The ground water will be collected and managed with controlled release to the existing drainage course.**

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

**No waste water material will be discharged into the ground. The site is connected to sanitary sewer.**

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

**Storm water runoff will be created from roofs and pavement areas. A storm drainage system will be prepared per the City of Marysville requirements. Storm water will be collected into catch basins, downspouts, and area drains, then conveyed to water quality and runoff facilities. Best Management Practices will be utilized.**

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

**No, waste materials will not enter the ground or surface water.**

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

**No, the proposal will not alter or affect drainage patterns in the vicinity of the site.**

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

**To reduce impacts, a comprehensive drainage system will be installed per City of Marysville drainage requirements. Runoff will be mitigated by onsite approved BMP's and water quality facilities.**

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

**The site is basically clear of major vegetation so a small amount of shrubs and trees will be removed.**

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

**To our knowledge, there are no endangered or threatened species known to be on or near the site.**

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

**Landscape and irrigation plans will be prepared for the site and submitted. The plan will attempt to use native vegetation and minimize required use of irrigation.**

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

**To our knowledge, there are no noxious weeds or invasive species known to be on or near the site.**

#### 5. Animals

- a. ***Bold/Italicize*** any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help!\]](#)

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

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

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

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

**To our knowledge, there are no threatened or endangered species on or near the site.**

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

**Yes, the site is part of the Pacific Flyaway for migratory birds.**

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

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

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

**To our knowledge, there are no invasive animal species known to be on or near the site.**

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

**Natural gas and electricity will be used to meet the completed project's needs.**

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

**No, our project will not affect the 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 proposed energy conservation features proposed at this time.**

## 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 will occur as a result of this project.**

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

**To our knowledge, there are no known possible contaminants on or near the site.**

- 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.

**To our knowledge, there are no known hazardous chemical/conditions that exist on or near 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.

**To our knowledge, there will be no toxic or hazardous chemicals stored on site during construction. Any future use of the project site that might include**

**storing or using toxic or hazardous chemicals will adhere to City of Marysville codes and be specific conditions binding to tenant use permitting.**

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

**No special emergency services will be required other than police and fire protection that already exists.**

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

**There are no 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)? [\[help\]](#)

**No noise in the area will affect this 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. [\[help\]](#)

**In the short-term basis, construction noises will affect the area during the daytime hours of 7am - 7pm.**

**In the long-term, noise from trucks visiting the site may have some affect on the area.**

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

**The proposed measures to reduce or control the noise will be to limit the hours of operation during the construction phase of the project.**

## 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 for the site is (L1) Light Industrial. North of the site is Light Industrial and General Commercial, South of the site is Light Industrial, East of the site is Light Industrial and West of the site is Light Industrial and Community Business.**

- b. Has the project site been used as working farmlands or working forest lands? If so, describe.

How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

**To our knowledge, the site has not been used as working farmlands or working forest lands.**

- 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:

**To our knowledge, the surrounding area is similar use and therefore our proposal doesn't pose any affect to the surrounding property uses.**

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

**There is one 7,560 s.f. structure in the southwest corner, as general office.**

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

**Yes, the one 7,560 s.f. structure will be demolished and removed from the project.**

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

**(L1) Light Industrial**

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

**(MIC) Manufacturing Industrial Center within the Light Industrial zone.**

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

**N/A**

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

[\[help!\]](#)

**Yes, there is a "non-regulated stream" that parallels the east side of the site, and that bisects the site from east to west at the center of the site.**

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

**Since no tenants are in place for any of the buildings, we can only speculate the number of people to work in the completed project. But parking will be provided to meet the City of Marysville parking standards.**

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

**There is 15 +/- employees that will be displaced with the removal of the existing office building.**

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

**The employees will be relocated to a new place of operation of this business.**

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

**The proposed project being light industrial facility is consistent with the comprehensive plan and (L1) zoning.**

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

**To our knowledge, the site has no nearby agricultural and forest lands nearby therefore no measures are proposed.**

## 9. Housing

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

**None**

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

**None**

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

**None**

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

**The tallest height of the proposed buildings is 40'-0".**

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

**No views in the immediate vicinity would be altered or obstructed.**

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

**The proposed measures to reduce or control aesthetic impacts will be landscaping in parking areas and around buildings.**

## 11. Light and glare

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

**The proposed buildings will have wall pack and shoe box lighting. Remote parking areas will have pole mounted lights.**

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

**No, the light glare from the finished project will not be a safety hazard or impact views because the wall packs do not cast light very far and the shoe box lights face downward. Furthermore, all surrounding sites are similar industrial sites.**

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

**No existing offsite sources of light or glare will affect our proposal.**

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

**The proposed measure to reduce or control light glare impacts will be the use of fitted shields to confine lighting to the project site.**

## 12. Recreation

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

**There are several parks nearby. They are Gissberg Twin Lakes, Strawberry Fields Park and Marysville Soccer Park.**

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

**No, 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: [\[help\]](#)

**No measures are proposed to reduce or control impact on recreational opportunities.**

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

**To our knowledge, there are no buildings, structures or sites, that are 45 years old listed in or eligible for listing in national, state, or local preservation registers, known to be on or near the site.**

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

**Prior review and approval of the majority of the project site provided no comment or conditions from the Tulalip Tribe and the Stillaguamish Tribe commented that the site has a low probability of cultural resources in the project area. However, the Tribe had requested information regarding where the deepest areas of ground disturbance will be and would like an Inadvertent Discovery plan as well as notice to have tribal monitors present. To our knowledge, there are no landmarks, features, or other evidence of Indian or historic use or occupation, including human burials or old cemeteries, on or nearby the project 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. [\[help\]](#)

**Our methods used would be prior review, referenced in "Administrative Site Plan Approval" City of Marysville Site plan; MDNS file #PA 14004 approval date June 19, 2015.**

- 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.

**No measures are proposed to reduce impacts. If a cultural or archaeological landmark is found, the Washington State Archaeological and Historical Preservation Office will 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. [\[help\]](#)

**Primary access to the site will be from Smokey Point Blvd and 152<sup>nd</sup> Street NE. Please see enclosed Site Plans.**

- b. Is the site or affected geographic area currently served by public transit? If so, generally



describe. If not, what is the approximate distance to the nearest transit stop? [\[help!\]](#)

**Yes, the site is currently served by public transportation. There are bus stops all along Smokey Point Blvd.**

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

**The completed project would have approximately 1057 car stalls.**

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

**Yes, the proposed will require frontage improvements on 152nd Street NE. City is requiring 70' minor arterial having 3 lanes, bicycle lanes, curb and gutter, 5' planter strips and 5' sidewalks.**

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

**The project will not use 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 [\[help!\]](#)

**2661 weekday daily trips (1330 in, 1331 out). See traffic report to see how many of those are cars versus trucks. Peak volumes are expected to occur 7-9 AM and 4-6 PM.**

- 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.

**To our knowledge, the proposal will not interfere, affect or be affected by movement of agricultural and forest products on roads or streets on or nearby the site.**

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

**The project is subject to the payment of transportation impact fees which will mitigate project impacts and help fund transportation improvements planned by local agencies.**

## 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 proposed project will not require an increase in public services.**

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

**No measures are proposed to reduce or control 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. [\[help!\]](#)

**City of Marysville Water, City of Marysville Sewer, Puget Sound Energy for gas service, Garbage and recycling by Waste Management NW.**

**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: Harold Christensen

Position and Agency/Organization: Architect/Lance Mueller Architects

Date Submitted : 3/1/2022 (original submittal) 4/25/2023 (resubmittal)

**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.