



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

Paper copies of the following application materials will not be accepted. Electronic copies of all application materials are required in order to review and determine if the application is complete. Please email a request to landusesubmittals@marysvillewa.gov and a link will be provided to upload the application materials; a file number will be provided with your upload link. Please email city staff at landusesubmittals@marysvillewa.gov when the upload is complete to ensure timely processing of your submittal (the system does not generate a notice).

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 and/or 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 one 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
- 3. Conceptual building elevations
- 4. Conceptual vehicle maneuvering diagram (when applicable)

Submit 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.

Fees

There is a nonrefundable application fee for all environmental checklists:

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: [\[help\]](#)
Marysville -44th PRD
2. Name of applicant: [\[help\]](#)
Toll Bros., Inc.
3. Address and phone number of applicant and contact person: [\[help\]](#)
8815 122nd Ave NE, Kirkland, WA 98033
4. Date checklist prepared: [\[help\]](#)
May 13, 2022
5. Agency requesting checklist: [\[help\]](#)
City of Marysville
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
Construction will begin in the summer of 2023.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
The Project is to subdivide the Site into 35 Planned Residential Development lots. The project will construct associated road, drainage, sewer and water infrastructure.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Geotechnical Engineering Report	by Robinson Noble
Wetland and Buffer Enhancement Plan	by Raedeke Associates, INC.
Traffic Study	by TENW
Full Drainage Report	by D.R. STRONG Consulting Engineers Inc.
Landscape Plan	by Varley Varley Varley
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. [\[help\]](#)
Not at this time.
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Preliminary Subdivision Approval	City of Marysville
Grading Permit	City of Marysville
Final Subdivision Approval	City of Marysville
Construction Plans Approval	City of Marysville
Home Building Permits	City of Marysville
Other Customary Construction Related Permits	City of Marysville
NPDES General Permit	Dept. of Ecology
Forest Practice Permit	Dept. of Natural Resources
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.) [\[help\]](#)

Subdivide 9.38 acres into a total of 35 PRD lots, The project will also involve grading, construction of roads, drainage, sewer and water infrastructure.

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. [\[help\]](#)

7315 & 7417 44th St NE, Marysville, WA 98270

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 majority of the Site is under 40% slopes, however, there are isolated areas where slopes exceed 40% near the edge of the Category I wetland.
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)
Per attached geotechnical report Site soils consist of silty sand underlain by glacial till. Proposal will result in removal of unsuitable Site soils and replacing it with structural fill.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)
Not to our knowledge.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)
The purpose of the site grading will be to construct the road, utilities and house pads. Preliminary quantity calculations result in 18,938 C.Y. of cut and 21,106 C.Y. of fill. It is important to note that these volumes are inherently preliminary and as project design progresses through both this stage and construction drawing approval, revisions to road and pad grades may be necessary. These revisions will subsequently affect earthwork quantities and may result in fill material to be imported and/or unwanted soils being exported.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)
There could be a short-term increase in the potential for on-site erosion where soils are exposed during Site preparation and construction. However, the Project will comply with all applicable erosion control measures, short and long term.

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

Approximately 27% of the Site area will be covered with impervious surfaces after construction.

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

A temporary erosion control plan will be implemented at the appropriate time. Erosion control measures may include the following: siltation fences, stabilized construction entrance, and other measures which may be required at the time of construction.

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. [\[help\]](#)

Short term emissions will be those associated with construction and Site development activities. These will include dust and emissions from construction equipment. The Project will not result in any known long term air emissions.

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

Off-site sources of emissions or odors are those that are typical of residential neighborhoods. These will include automobile emissions from traffic on adjacent roadways and fireplace emissions from nearby homes.

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

The Washington Clean Air Act requires the use of all known, available, and reasonable means of controlling air pollution, including dust. Construction impacts will not be significant and could be controlled by measures such as washing truck wheels before exiting the Site and maintaining gravel construction entrances.

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. [\[help\]](#)

The Site has a CAT I and a CAT III wetlands with 125 foot and a 75 foot buffers respectively. A stream is located northwest 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. Work is expected to occur just outside buffers described above. Clearing, grading, road and utilities construction as well as home construction will occur at 75 feet from CAT III wetland and 125 feet from CAT I wetland. 44th Street road work will occur within buffer of both wetlands.

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

site that would be affected. Indicate the source of fill material. [\[help\]](#)

None.

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

There will be no surface water withdrawals or diversions.

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

Any floodplain associated with the bodies of water referenced above will most likely lie within the associated buffers.

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

So long as prescribed BMP's are followed during construction, there is negligible risk of any discharges of waste materials to surface waters.

b. Ground Water:

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

No ground water will be withdrawn.

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

None.

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. [\[help\]](#)

Stormwater runoff will result from the proposed roads, driveways and roof areas. The runoff will be collected in a series of catch basins and piped either to the detention vault or discharged from the bypass area. Both the vault and the bypass area will provide basic water quality treatment. Please see the Drainage Report for more details.

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

The Project runoff will be collected and conveyed to approved water quality system before connecting to the existing conveyance system on 44th Street NE.

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

The Project maintains the existing drainage patterns and natural

point of discharge. Please see the Drainage Report for more information.

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

A City of Marysville approved storm drainage system will be designed and implemented in order to mitigate any adverse impacts from storm water runoff. Temporary and permanent drainage facilities will be used to control surface runoff during construction and after development.

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? [\[help\]](#)

No vegetation that is within the NGPA will be removed. In those portions of the Site designated for clearing such as roads and lots it is likely that all of the aforementioned types of vegetation will be removed.

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

None to our knowledge.

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

Landscape plans for common areas and public right of way will utilize native plant species. Vegetation within wetlands and wetland buffer areas will be permanently preserved and protected from future development.

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

Reed canary grass (*Phalaris arundinacea*), japanese knotweed (*Reynoutria japonica*), Himalayan blackberry (*Rubus armeniacus*), cut-leaf blackberry (*Rubus laciniatus*), English ivy (*Hedera helix*), and English holly (*Ilex aquifolium*).

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. [\[help\]](#)

None to our knowledge.

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

Western Washington is in the migration path of a wide variety of non-tropical songbirds, and waterfowl, including many species of geese.

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

Landscape plans for common areas and public right of way will utilize native plant species. Vegetation within wetlands and wetland buffer areas will be permanently preserved and protected from future development. The proposed buffer enhancement will provide habitat lift beneficial to wildlife utilization of the Site.

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

None to our knowledge.

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

Electric and Natural Gas.

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

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: [\[help\]](#)

None.

6. 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 known on-site environmental health hazards known to exist today, and none will be generated as a direct result of this proposal.

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

There is no on-site contamination known to exist today. Past use was residential. Existing septic drain field will be abandoned per county health department guidelines.

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

There are no known hazardous chemicals/conditions on-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.

The only toxic or hazardous chemicals to be stored or used on-site will be typical of construction of this type. Examples are fuels, paints and solvents. All toxic or hazardous chemicals will be stored and used per applicable laws and BMPs. Creation of toxic or hazardous chemicals is not anticipated. Toxic or hazardous chemicals stored, used or produced during the operating life of the project will be typical of residential developments.

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

No special emergency services will be required.

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

Special measures are not anticipated.

b. Noise

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

The primary source of off-site noise in the area originates from vehicular traffic present on adjacent streets and 44th St NE.

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

Short-term impacts will result from the use of construction equipment during construction of the storm drainage conveyance system. Construction will occur during the daylight hours, and in compliance with all noise ordinances. Heavy equipment, hand tools and the transporting of construction materials and equipment generate construction noise. There are no long-term impacts anticipated as a result of this Project.

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

Construction will be performed during normal daylight hours. Construction equipment will be equipped with noise mufflers.

7. Land and shoreline use

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

The current use of the Site is single family residences. The adjacent properties to the North, East and West are used as single family residential. To the south of the Site is 44th Street NE.

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

Not to our knowledge.

- 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:

Not to our knowledge. Surrounding uses are residential.

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

Two single family homes are on the Site.

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

Yes. All existing structures and driveways will be demolished to make way for the new plat roads and new homes.

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

R-6.5

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

Single Family High

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

Not applicable.

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

Yes, there are two wetlands on Site CAT I and CAT III. See attached report.

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

Approximately 80.5 individuals will reside in the completed residential development (35 units x 2.3 persons per household = 80.5 individuals).

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

Approximately 5 individuals

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

The proposed development is compatible with the prescribed land use codes and designations for this site. The development is consistent with the projected land use of this property.

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

Providing required wetland buffers, open space, road circulations and extending utilities to allow for future connections.

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

Not applicable.

9. Housing

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

35 units will be provided.

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

2 units.

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

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 maximum building height will conform to City of Marysville building and zoning codes. The exterior building materials will be primarily wood or composite siding.

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

Views in the vicinity are not likely to be enhanced, extended or obstructed by development of this Project.

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

The location of the buildings adheres to or exceeds the minimum setback requirements of the zoning code. In addition, the building facades will be modulated and have an attractive exterior finish and color. The landscaping will be installed at the completion of building and paving construction.

11. Light and glare

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

Light and glare will be produced from building lighting. Light will also be produced from vehicles using the Site. The light and glare will occur primarily in the evening and before dawn.

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

Light and glare from the Project will not cause hazards or interfere with views.

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

The primary off-site source of light and glare will be from vehicles traveling along the area roadways. Also, the adjacent residential uses and streetlights may create light and glare.

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

Street lighting, when deemed necessary, will be installed in a manner that directs the light downward.

12. Recreation

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

None

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

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

The Project will provide greater than required open space for both passive and active open space. Wetland buffers

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. [\[help\]](#)

There are two homes that appear to have been built in 1980.

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

Not to our knowledge.

- 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 archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

A search of the Washington Information System for Architectural and Archaeological Records Data (WISAARD) performed on May 18, 2022 was performed for the project site. No records of historical properties or archaeological records were found.

- 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.

There are no known impacts. If an archaeological Site is found during the course of construction, the State Historic Preservation Officer 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. [\[help\]](#)

44th Street NE and 75th Ave NE.

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

Not to our knowledge.

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

140 parking spaces (2 in garages and 2 on driveways per house). Similarly, proposal will eliminate at least 8 parking spaces.

- 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. 44th Street NE will be widened with additional pavement, planter, sidewalk and bike lane on north side of its centerline along with 5 foot additional right of way dedication while Project will dedicate 25 feet along its east property line for half street improvements for extending 75th Ave NE from its current dead-end condition northeast of the Suite south to connect to 44th 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. [\[help\]](#)

No.

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

350 Average Daily Trips (ADT) at approximately 10 ADT per proposed home.

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

It is anticipated that the Project will be required to pay mitigation fees to the City of Marysville.

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. [\[help\]](#)

Yes, the proposal will result in an increase for those services typical of a residential development of this size and nature. The need for public services such as fire and police protection will be typical for a residential development of the size. School age children generated by this development will attend schools in the Marysville School District.

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

In addition to payment of annual property taxes by homeowners, the proponent will mitigate the direct impacts of the proposal through traffic and school mitigation programs, if required.

16. Utilities

- a. ***Bold/Italicize*** utilities currently available at the site: [\[help\]](#)

Electricity

natural gas

water

refuse service

telephone

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

Sanitary sewer will be extended to reach project. Water main will be also extended to provide services for future homes. Same is anticipated for other dry utilities such gas, electrical, cable, phone, etc..

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: _____ Luay Joudeh, PE

Position and Agency/Organization: _____ President, D. R. STRONG Consulting Engineers Inc

Date Submitted: _____ 6.22.22

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.