



MITIGATED DETERMINATION OF NON-SIGNIFICANCE AND TRAFFIC CONCURRENCY DETERMINATION

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

PROJECT INFORMATION			
Project Title	SAIA	File No.	PA22025
Detailed Project Description	Construction of a 25,200 SF building with loading docks and office space, employee and tractor-trailer parking on an 11.14 acre site.		
Location	Northeast corner of State Avenue and 128 th Street NE	APN(s)	30050400300200
Legal Description (abbreviated)	See File No. PA22025		
	OWNER	APPLICANT	CONTACT
Name	SAIA	Kimley-Horn	Chris Rapp Kimley-Horn
Address	11465 Johns Creek Parkway, Suite 400	1000 2 nd Avenue, Suite 3900	1000 2 nd Avenue, Suite 3900
City, State, ZIP	Johns Creek, GA 30097	Seattle, WA 98104	Seattle, WA 98104
THRESHOLD DETERMINATION			
Lead Agency	<input checked="" type="checkbox"/> City of Marysville		
<p>The lead agency has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is NOT required under RCW 43.21C.030(2)(c). This decision was made after review by the City of Marysville of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request.</p> <p><input type="checkbox"/> There is no comment period for this DNS</p> <p><input type="checkbox"/> This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on this DNS.</p> <p><input type="checkbox"/> This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by:</p> <p><input checked="" type="checkbox"/> This MITIGATED DNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by: 14-days from the date of issuance</p>			
SEPA CONTACT			
Name	Chris Holland	Title	Planning Manager
Phone	360.363.8207	E-mail	cholland@marysvillewa.gov
RESPONSIBLE OFFICIAL			
Name	Haylie Miller	Title	CD Director
Address	501 Delta Avenue, WA 98270		

Haylie Miller

Haylie Miller, CD Director

November 8, 2022

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 State Avenue, 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. Prior to civil construction plan approval, the applicant shall be required to submit a FINAL Geotechnical Assessment, prepared by a Professional Engineer registered in the State of Washington. Additionally, the applicant/contractor shall be required to adhere to the recommendations of the FINAL Geotechnical Assessment.

Prior to 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.
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 construct frontage improvements along 128th Street NE, prior to issuing occupancy permits. Roadway improvements, channelization, site access, channelization and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
7. The applicant shall be required to construct frontage improvements along State Avenue for the proposed access to the site and remove and replace frontage improvements for any current access points on-site, prior to issuing occupancy permits. Roadway improvements, street lighting and site access plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.

8.	In order to mitigate impacts upon the future capacity of the road system, the applicant shall be required to submit payment to the City of Marysville, on a proportionate share cost of the future capacity improvements as set forth in MMC 22D.030.070(3), for the development. Traffic impact fees shall be vested at a rate of \$2,220 per PMPHT.
9.	Pursuant to the ILA with Snohomish County, the applicant is obligated to pay traffic mitigation based on 20% of the average daily trips generated from the proposed project multiplied by the County mitigation fee of \$157.00 for commercial developments. The total traffic impact fees for this proposal is estimate to be \$14,758.00 (470 ADT x 20% x \$157). Snohomish County reserves the right to adjust the impact fee if there is a change of use or increase in square feet to the proposed seafood processing facility.

APPEALS

- This DNS may be appealed pursuant to the requirements of MMC 22E.030.180. There is a 14 day appeal period on the DNS that commences from the date the DNS was issued. Any appeal must be addressed to the responsible official, accompanied by a filing fee of \$500.00, and be filed in writing at the City of Marysville Community Development Department, 501 Delta Avenue, Marysville, WA 98270. The appeal must be received by 4 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 type="checkbox"/> Arlington (city) <input 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 type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input type="checkbox"/> DAHP <input type="checkbox"/> DOE (Bellevue) <input checked="" type="checkbox"/> DOE (Register) <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC <input type="checkbox"/>	<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input 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"/>

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

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

1. Name of proposed project, if applicable:

SAIA Marysville

2. Name of applicant:

SAIA LTL Freight

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

Curtis Alderson

11465 Johns Creek Parkway, Suite 330

Johns Creek, GA 30097

470.953.7386

calderson@saia.com

4. Date checklist prepared:

06/23/2022

5. Agency requesting checklist:

City of Marysville

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

Site work and building construction to start immediately upon respective permit issuance. No phasing is anticipated at this time.

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

Not at this time.

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

The following reports and studies will be prepared for this proposal: Stormwater Report and SWPPP by Kimley-Horn; Geotechnical Report by Terracon, and this SEPA Environmental Checklist.

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.

The applicant is not aware of any pending applications affecting the property.

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

The following government approvals and permits are necessary for this proposal: Construction Stormwater General Permit by the State of Washington Department of Ecology (DOE), Grading Permit, Right-of-Way Permits (as needed), and Building Permits with the City of Marysville, and Fire Permits with Marysville Fire District.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The project proposes to develop the existing undeveloped 11.01 acre site, zoned Light Industrial (LI) into a SAIA Freight Terminal. The proposed building footprint consists of 19,562 square feet for dock use and 5,097 square feet for office use. The remainder of the site will be developed as tractor and trailer parking, employee parking, sidewalk and pedestrian-use spaces, landscaping, and a permanent detention pond. Utility infrastructure will be constructed to serve the building and site.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site is located at the Northeast corner of Smokey Point Boulevard and 128th Street NE in Marysville, Washington. The site APN is 30050400300200. The site is currently unaddressed, Township 30 North, Range 5 East.

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

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

a. General description of the site:

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

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

The steepest existing slope on the site is less than 0.5%.

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

Soils on the site are primarily sand. Agriculture was not noted on the site.

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

The are no known surface indications or history of unstable soils in the immediate vicinity of the site.

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

The proposed limits of disturbance will be 11.01 acres, the full site area. Due to a high groundwater table, grading has been designed so the building foundation and bottom of detention pond be constructed about groundwater elevations. Fill will be obtained from an approved source, and any export will be disposed of off-site per regulations.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. *Grading activities during construction may cause erosion, however, erosion will be mitigated to the maximum extent feasible by implementation measures that satisfy City erosion control requirements.*

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
The total site area is 11.01 acres. The building footprint is approximately 25,200 square feet (0.58 acres) and other paved surfaces on the site total 6.98 acres. The total impervious surface coverage upon project completion will be approximately 7.56 acres, 68.7% of the total site area.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
A temporary erosion and sediment control plan has been prepared to include Construction Best Management Practices (BMPs) and comply with City standards. The BMPs will be installed to reduce and control erosion to the maximum extent feasible throughout construction of the development.

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

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

Construction equipment may cause may cause emissions to the air during construction. Upon completion of construction, air emissions generated by vehicle trips for the use of the site are anticipated. These emissions are anticipated to be typical for this type of development and not expected to create any significant adverse impacts.

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

The applicant is not aware of any off-site sources of emissions or odor that may affect this proposal.

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

The contractor will ensure that construction equipment meets state and local emissions standards. No other specific measures are proposed.

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

a. Surface Water: [\[help\]](#)

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

No, there is no surface water body on or in the immediate vicinity of the site. The project will discharge stormwater to an existing public storm drainage system in the right-of-way. All

stormwater runoff from the site will be detained to meet flow control requirements and treated to meet water quality requirements prior to discharge from 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.

No, the project will not require any work over, in or adjacent to surface waters.

- 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.

This project does not propose to fill or remove dredge material from surface waters or wetlands.

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

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

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

The proposal does not lie within a 100-year floodplain. The subject property is located within Flood Zone X per the FEMA Flood Insurance Rate Map (FIRM) number 53061C0710F effective June 19, 2020. Zone X is described as areas with 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from the 1% annual chance flood.

- 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.

The proposal does not involve any discharges of waste materials to surface waters.

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

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

The proposal will connect to the municipal water system and will not include any domestic water wells.

- 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.

The proposal will connect to the municipal sanitary sewer system and will not include any septic systems.

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.

Stormwater runoff on the site will be collected via catch basins and conveyed via a pipe network to a permanent detention pond facility. A flow restrictor will allow the required discharges to be conveyed into an underground water quality facility that satisfies water quality treatment requirements, with larger flows bypassing the facility. All runoff will then enter a public storm drain main in the right-of-way.

2) Could waste materials enter ground or surface waters? If so, generally describe. *Waste materials are not expected to enter ground or surface waters, as stormwater runoff will be treated by an underground water quality facility that satisfies water quality treatment requirements.*

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

The existing site drainage patterns will be altered slightly to collect stormwater runoff in the post-developed condition. New onsite drainage structures will be installed to collect stormwater and convey it to the same public storm main on 128th St NE. No adverse impacts to downstream drainage facilities are anticipated.

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

The project will construct a storm drainage system design to meet City standards and prevent runoff from adversely impacting surface, groundwater, or drainage patterns to the maximum extent feasible.

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

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

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

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

All existing vegetation will be removed for this development.

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

The applicant is not aware of any known threatened or endangered species 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:

Proposed landscaping consists of perimeter setback/buffer areas, parking islands, and trees along proposed drive aisles. Refer to the Preliminary Landscape Plans by Kimley-Horn for additional information.

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

The applicant is not aware of any known noxious weeds or invasive species on or near the site.

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

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

Examples include:

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

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

fish: bass, salmon, trout, herring, shellfish, other _____

The applicant is not aware of any birds, or other animals that may have been observed on or near the site.

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

The applicant is not aware of any known endangered species on or near the site.

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

Being located in Western Washington, this site is part of the Pacific Flyaway Migration Route.

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

The applicant is not aware of any existing wildlife on the site that can be preserved or enhanced.

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

The applicant is not aware of any known invasive animal species known to be on or near the site.

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

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

Electricity will be used on the site for lighting, HVAC operations, and general energy needs generated by the proposed development. Natural gas will be used for heating and provided by Puget Sound Energy (PSE). Snohomish County Public Utility District (PUD) No. 1 will be

providing the power for this site and is anticipated to comply with local, state, and federal requirements.

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

It is not anticipated that the project will affect the potential use of solar energy by adjacent properties. The proposed building will comply with City building height restrictions.

- 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 at this time.

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

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

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

The applicant is not aware of any known contamination at the site from present or past uses.

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

The applicant is not aware of any known existing hazardous chemicals/conditions at the site that might affect project development and design.

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

There will be propane tanks for forklift operation that will be stored in industry standard containment outside of the building. Nothing will be produced on the site. SAIA policy is no storage of freight on the dock and all freight will be moved from one trailer to another. SAIA does ship freight that is rated hazmat but all such freight will be stored in trailers and labeled per DOT requirements for trailer identification.

- 4) Describe special emergency services that might be required.
No special emergency services are anticipated.

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

The applicant is not aware of any known environmental health hazards that will occur as part of the proposal.

b. Noise

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

The project should expect noise from vehicle traffic on the surrounding roadways of Smokey Point Boulevard and 128th Street Northeast.

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.

Heavy equipment will be present during construction activities. When the project is in use, large trucks will be entering and exiting the site frequently.

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

On a short-term basis the project will perform construction work only during hours allowed by the City. On a longer-term basis the project will provide required landscape buffers to reduce noise leaving the site.

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

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

The existing site is undeveloped with vegetation. The proposal will alter the land use by nature of the construction, which is an allowable land use per current zoning regulations. The proposal does not anticipate affecting land uses on nearby or adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The applicant is unaware of the site every being used as working farmlands or 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:

The applicant is unaware of any surrounding working farm or forest lands near the site and therefore does not anticipate that the proposal affects adjacent business operations.

c. Describe any structures on the site.

There are no existing structures on site.

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

There are no existing structures on the site, so no demolition is anticipated.

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

The current zoning classification of the site is Light Industrial (LI).

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

The current comprehensive plan designation of the site is Light Industrial (LI).

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

The site does not lie within a shoreline.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
The applicant is not aware of any critical area classification on the site by the City or County.
- i. Approximately how many people would reside or work in the completed project?
The completed project will employ up to 60 people maximum, who will work in shifts, so only half of these employees will be parking on site at any given time.
- j. Approximately how many people would the completed project displace?
No displacement is anticipated to occur from the project.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
N/A
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The proposed use is a permitted use under the current LI zone designation and the LI comprehensive plan designation.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
No impacts to agricultural or forest lands of long-term commercial significance are anticipated.

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
No housing units are proposed.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
No housing units would be eliminated.
- c. Proposed measures to reduce or control housing impacts, if any:
The development will not impact housing.

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

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
A feature wall attached to the building will be 35 feet tall above finished grade. The highest point of the building will be 27 feet above finished grade. The principal exterior of the building will be gray concrete tilt wall with red accent paint on pilasters of the dock, red ACM on the office portion, and metal panel fascia on the dock overhands a silver/anodized finished.
- b. What views in the immediate vicinity would be altered or obstructed?
The site will be raised to accommodate the proposed stormwater design. Views of properties beyond the site on the north and east sides may be altered from the right-of-ways on the west and south sides of the site.
- b. Proposed measures to reduce or control aesthetic impacts, if any:

The site will include vegetated buffers along the west and south sides to control aesthetic impacts.

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
On-site vehicular traffic headlights and parking lot lighting. Site lighting will operate from dusk to dawn via time clock and photocell. There is a house-side shield specified on all pole mounted fixtures along the perimeter edges of site along property line (designated with HSS in the legend). This will aim to reduce light spill past the property line.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Light glare and spill created by the site pole-mounted lighting has been minimized as best as possible given the design criteria to follow. All perimeter lighting has been specified with house-side shields with a BUG rating of B2-U0-G4. In addition, by running a calculation of footcandle values 30' past the property line, the maximum value is 0.3fc – which means the light has depreciated very quickly after passing the property line to be mindful of neighboring properties. There are only (2) pole-mounted lights with a glare level of 5 in the middle of the site. There are a few spots on the property line where the values are higher due to the drive aisle lighting or tractor parking lighting, but this is intentional and to provide safety and security for anyone entering or exiting the site.
- c. What existing off-site sources of light or glare may affect your proposal?
Headlights from vehicular traffic on adjacent roadways and the intersection are expected. Any adjacent property lighting has not been included in our analysis. Existing off site street lighting could affect the proposal, but it should be minimal considering the city lighting code asks that lights have minimal effect on adjacent properties.
- d. Proposed measures to reduce or control light and glare impacts, if any:
Modern day LED lighting has been specified on this site from a very reputable brand. The fixtures that have been specified are very high performing, low profile, and industry leading for similar applications. LED optics utilized in these fixtures are precisely nonstructured and designed to provide the best output with the least amount of unnecessary light spill and glare. Eaton Gleon fixtures are UL certified, Dark Sky approved, and DLC premium certified, in addition to other certifications to provide the best fixture possible. These are all full cut-off lights, in addition to perimeter lighting having house-side shields, to provide the least amount of glare and light spill possible.

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

- a. What designated and informal recreational opportunities are in the immediate vicinity?
The surrounding zoning is primarily Light Industrial and Residential, and the applicant is unaware of any designated or information recreational opportunities in the immediate vicinity.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
The project will 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:
The project does not impact any recreation opportunities and does not propose any.

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

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

The applicant is not aware of any known buildings, structures, or sites located on or near the site that meet these criteria.

- 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.

The applicant is not aware of any known landmarks, features, or other evidence of Indian or historic use or occupation on the site.

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

The applicant anticipates a low probability of discovery of cultural and historic resources on or near the project site and proposed that archeological monitoring could be conducted during initial ground clearance and grading.

- 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.

As the applicant is not aware of any known loss, changes to, or disturbance to resources, no measures for mitigation are currently proposed.

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

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

The site fronts Smokey Point Boulevard to the West, and 128th Street NE to the South. The site will be accessed via two proposed driveway cuts on Smokey Point Boulevard. See site plans prepared by Kimley-Horn and submitted for Site Plan Review with the City of Marysville.

- 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?

Yes. There are northbound and southbound bus stops on site frontage along Smokey Point Boulevard.

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

The project proposes the following additional parking spaces:

Employee parking: 58 stalls

Tractor parking: 36 stalls

Trailer yard parking: 180

There are no existing parking stalls that will be eliminated by the project.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
Yes. The Northbound bus stop on the East side of Smokey Point Boulevard will need to be relocated to accommodate the addition of a new driveway that will serve as access to the proposed site. This is currently anticipated to be relocated approximately 185' north along the project frontage.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No water, rail, or air transportation use is proposed for this project.
- 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?
The development is anticipated to generate 658 average weekday daily trips with approximately 69 trips occurring during the AM peak-hour (one hour between 7:00 AM and 9:00 AM) and approximately 65 trips occurring during the PM peak-hour (one hour between 4:00 PM and 6:00 PM). This trip generation is based on data published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition (2021). It is anticipated that the majority of trips will be truck trips.
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
The proposal is not anticipated to interfere with, affect, or be affected by the movement of agricultural or forest projects on roads or streets in the area.
- h. Proposed measures to reduce or control transportation impacts, if any:
The project will install bicycle parking on the site as required, as well as relocate the existing bus stop to be impacted by the proposed driveway location.

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

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
The project could result in an increased need for public transit due to the additional jobs created by the development. Additional police and fire protection may be needed due to a new facility being constructed.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
The project will pay traffic mitigation fees, as well as extend a watermain loop through the site with fire hydrant spacing as required by the City, as well as install automatic fire sprinklers as part of the building construction.

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

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

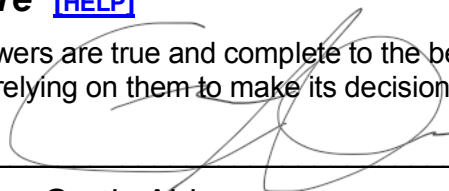
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Proposed electricity will be provided by Snohomish County PUD, and natural gas by PSE. Water and sanitary sewer services to the site will be provided by the City of Marysville. Telecommunication services to the site will be provided by private utility companies. Excavation and trenching typical to installation of these types of utilities will occur on site and in adjacent right-of-way as needed.

C. Signature [\[HELP\]](#)

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

Signature: _____



Name of signee Curtis Alderson

Position and Agency/Organization Real Estate Manager - SAIA LTL Freight

Date Submitted: 6.24.22

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.