

SEPA ENVIRONMENTAL CHECKLIST

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

1. Name of proposed project, if applicable:

Parr Lumber Expansion

2. Name of applicant:

Eric Schmidlin, Parr Lumber Company

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

**5630 Northeast Century Boulevard
Hillsboro, Oregon 97124**

4. Date checklist prepared:

June 23, 2022

5. Agency requesting checklist:

City of Marysville

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

The proposed project is expected to have a 2-month construction timeline, from approximately August 2022 to October 2022. Development is proposed within a single phase. Construction would begin soon after approval of the permit applications.

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

No future additions are proposed.

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

Harper Houf Peterson Righellis. 2022. Technical Information Report – Marysville Parr Lumber Expansion. Prepared for Parr Lumber Company, Marysville, Washington. Pending.

PanGEO Incorporated. 2013. Geotechnical Report. Planned Parr Lumber Company Expansion, Marysville, Washington. Prepared for Parr Lumber Company, Marysville, Washington. September 23, 2013.

PanGEO Incorporated. 2014. Groundwater Mounding Analysis. Parr Lumber Company Expansion, Marysville, Washington. Prepared for Parr Lumber Company, Marysville, Washington. March 19, 2014.

PanGEO Incorporated. 2022. Infiltration Analysis. Parr Lumber Company Expansion, Marysville, Washington. Prepared for Parr Lumber Company, Marysville, Washington. June 14, 2022.

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.

There are no known pending approvals of other proposals that will directly affect this project.

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

- **Land Use Permit Application for a Minor Commercial Site Plan Modification**
- **Civil Construction Plan Approval**

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.)

Parr Lumber Company proposes the construction of an outdoor lumber storage yard to the north of the existing lumber yard at their Marysville Washington Parr Lumber facility, with a new access drive off of 47th Avenue NE. The outdoor storage yard will include asphalt pavement for the drive aisles, and permeable pavement within the storage area to allow surface water to infiltrate into the site soils. The site is approximately 4.54 acres, but the proposed disturbed area will be approximately 1.15 acres (340 feet by 145 feet).

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

The project is located at 7610 47th Avenue NE, Marysville, Washington, in Snohomish County (Tax Parcel #30052100422800; T30R05E21). The proposed disturbed area is located directly north of the present facility, to the west of 47th Avenue NE.

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 slope is approximately 1.7%, sloping gently to the west.

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.

The Natural Resources Conservation Service (NRCS) map depicts one soil unit within the project area: Ragnar fine sandy loam, 0 to 8 percent slopes (57). Ragnar fine sandy loam, 0 to 8 percent slopes is considered prime farmland, but the project area is not within zoned agricultural land.

Per the geotechnical report, the primary geologic units for the site and vicinity are the Marysville Sand Member (Geologic Map Unit Qvrm) and Quaternary Holocene alluvium (Qyal). The Marysville Sand member consists of a well-drained, stratified to massive outwash sand that was deposited by meltwater streams emerging from the receding glacial ice sheet during the Vashon Stage of the Fraser glaciation. The Holocene alluvium consists of silt and sand deposited by Quilceda Creek and Allen Creek. Test pits within the proposed disturbed area indicated a surficial layer of topsoil approximately six inches thick with silty sand with organics including grass and roots. Directly below the topsoil layer was medium dense fine to medium silty sand, overlying fine to medium sand.

PanGEO Incorporated. 2013. Geotechnical Report. Planned Parr Lumber Company Expansion, Marysville, Washington. September 23, 2013.

USDA Natural Resources Conservation Service (NRCS). 2022. URL: <http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx> Accessed June 22, 2022

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

There are no indications or history of unstable soils on site or in the immediate vicinity. Snohomish County GIS (2022) does not identify the project site or immediate vicinity as a severe erosion hazard or landslide hazard area.

Snohomish County Hazards – Are You Ready? <https://snoco-gis.maps.arcgis.com/apps/MapSeries/> Accessed June 22, 2022.

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.

A total of 2187 CY of cut is proposed by the grading plan. The majority of cut material involves removal of existing topsoil for construction of the expanded lumber yard. Any import or export of materials will be within approved staging areas.

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

The potential for localized erosion of areas being temporarily disturbed exists on the property due to grading activities and the installation of new asphalt drive aisles and pervious pavement on the site. The chance of erosion, particularly from exposed cut/fill areas, would be greatest during a period of extended or intensive rainfall. Construction documents will include erosion control measures utilizing best management practices that are consistent with the requirements of the City of Marysville and the Washington Department of Ecology.

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

After construction approximately 80% of the site will be covered with impervious surfaces. Within the proposed 1.15-acre disturbed area, 47% will be asphalt, 49% will be pervious concrete, and 4% will be grass.

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

Proposed measures to reduce and control erosion, or other impacts to the earth, would be outlined in the completed Stormwater Pollution Prevention Plan (SWPPP). The SWPPP would include Best Management Practices (BMPs) that would be employed throughout the project to minimize impacts. Specific BMPs related to erosion would include the installation of silt and sediment control measures (stabilized construction entrances and parking areas, wheel washes, seeding, mulching, erosion nets, and surface roughening). The SWPPP would also include practices for the prevention of spills. Additional guidelines would govern vegetation preservation, protective fencing, concrete handling, and material stockpiling/staging.

BMPs that would be employed throughout the project to minimize impacts include the following, as well as other equivalent practices:

- **Preserving Natural Vegetation (BMP C101)**
- **High Visibility Plastic or Metal Fence (BMP C103)**
- **Stabilized Construction Entrance (BMP C105)**
- **Wheel Wash (BMP C106)**
- **Construction Road/Parking Area Stabilization (BMP C107)**
- **Temporary and Permanent Seeding (BMP C120)**
- **Mulching (BMP C121)**
- **Nets and Blankets (BMP C122)**
- **Surface Roughening (BMP C130)**
- **Dust Control (BMP C140)**
- **Concrete Handling (BMP C151)**
- **Material Delivery, Storage, and Containment (BMP C153)**
- **Certified Erosion and Sediment Control Lead (BMP C160)**
- **Scheduling (BMP C162)**
- **Silt Fence (BMP C233)**
- **Straw Wattles (BMP C235)**

Minimization measures include:

- **Minimizing the area of vegetation disturbance**
- **Utilizing areas of previous disturbance to the maximum extent practicable**
- **Avoid work in wetlands and wetland buffers**

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.

The only emissions to the air resulting from the proposal would be from the equipment used during construction.

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

There are no known off-site sources of emissions or odor that will affect the proposal.

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

The project's SWPPP will be in place to address erosion from on-site activities. Contractors will be required to take all reasonable precautions to avoid or minimize fugitive dust emission during construction. Utilizing BMP C140 Dust Control will prevent wind transport of dust from disturbed soil surfaces onto roadways, drainage ways, and surface waters. Mechanical and vehicular emissions are subject to rules and regulations set by federal, state, and local agencies (i.e., vehicle emissions testing, building and mechanical codes, etc.). All vehicles utilized by the complex and its contractors will be licensed, and compliant with the rules and regulations for vehicle emissions. All mechanical equipment will be selected to ensure that applicable federal, state, and local regulations are met. The potential adverse impacts on air quality are minimal.

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.

There are no known surface water bodies on the project site. A drainage ditch exists immediately to the west of the project area which appears to collect overland flow from the site, and convey runoff to the south.

- 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.

Construction of the proposed lumber yard expansion will occur within 200 feet of the drainage ditch. Erosion control measures will be in place to prevent sediment and pollutants from entering the drainage ditch.

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

No fill or dredge material will be placed or removed from any surface water or wetlands as part of this proposal.

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

No surface water withdrawal or diversions will occur.

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

No. The project site does not lie in a 100-year floodplain.

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

No. The project would not discharge 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.

No groundwater withdrawals would occur as a result of this project. Stormwater will be infiltrated on-site.

- 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 does not involve the discharge of any waste materials into the ground.

c. Water runoff (including stormwater):

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

Stormwater is the most likely source of water run-off. The stormwater will be conveyed primarily by sheet flow, and will infiltrate into the surrounding soils through the pervious pavement, or flow overland to the existing drainage ditch at the west edge of the proposed disturbed area. The ditch continues to the south along the west edge of the existing paved lumber yard, via a series of open channels and 12" plastic culverts. All stormwater management will meet the City of Marysville design and construction standards.

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

No, all waste materials will be collected on site, and disposed of in an approved landfill or recycling center.

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

The proposal will not significantly alter or affect drainage patterns within the vicinity of the site. The existing runoff appears to either infiltrate on-site or flow overland to the existing drainage ditch at the west edge of the proposed disturbed area.

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

A Stormwater Pollution Prevention Plan (SWPPP), Temporary Erosion and Sediment Control Plan (TESC) and BMPs will be implemented to control runoff during construction. (Department of Ecology – State of Washington. July 2019. Volume II - 2019 Stormwater Management Manual for Western Washington. Construction Stormwater BMPs.) A Spill Prevention, Control, and Countermeasure (SPCC) Plan will be implemented to prevent and control discharges during construction. BMPs that would be employed throughout the project to minimize impacts include the following:

- **Preserving Natural Vegetation (BMP C101)**
- **High Visibility Plastic or Metal Fence (BMP C103)**
- **Stabilized Construction Entrance (BMP C105)**
- **Wheel Wash (BMP C106)**
- **Construction Road/Parking Area Stabilization (BMP C107)**
- **Temporary and Permanent Seeding (BMP C120)**
- **Mulching (BMP C121)**
- **Nets and Blankets (BMP C122)**
- **Surface Roughening (BMP C130)**
- **Dust Control (BMP C140)**
- **Concrete Handling (BMP C151)**
- **Material Delivery, Storage, and Containment (BMP C153)**
- **Certified Erosion and Sediment Control Lead (BMP C160)**
- **Scheduling (BMP C162)**
- **Silt Fence (BMP C233)**
- **Straw Wattles (BMP C235)**

Minimization measures include:

- **Minimizing the area of vegetation disturbance**
- **Utilizing areas of previous disturbance to the maximum extent practicable**
- **Avoid work in wetlands and wetland buffers**

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?

The vegetation to be removed consists of approximately 0.9 acres of sparse grass growing within the proposed disturbed area, with a small area of dense shrubbery at the northwest corner of the site.

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

No ESA-listed plant species or associated habitats are known to occur within the project site.

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

Any disturbed areas will be revegetated with a grass seed mix and/or landscaping in accordance with the City of Marysville landscaping requirements.

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

No known noxious weeds or invasive species are known to be on the site, which is primarily existing tall grass.

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.

Wildlife on or near the site is primarily limited to passerines commonly found in parks and backyards (i.e., chestnut-backed chickadee, barn swallow, Northern flicker, American crow, spotted towhee, and Western scrub jay). Other wildlife expected to use the site are those species accustomed to human disturbance: other small passerines (bushtit, song sparrow, house sparrow, house finch, dark-eyed junco etc.), Cooper's hawk, raccoon, opossum, eastern gray squirrels, and small rodents.

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

An ESA list of species potentially affected by activities at the project site, obtained from the USFWS IPaC service (2022), indicates the potential presence of four TES (Threatened, Endangered, or Sensitive) species within a 1 mile radius of the project site: Marbled murrelet (*Brachyramphus marmoratus*, federally-listed Threatened, state-listed Endangered); streaked horned lark (*Eremophila alpestris strigata*, federally-listed Threatened, state-listed Endangered), yellow-billed cuckoo (*Coccyzus americanus*, federally-listed Threatened, state-listed Species of Concern), and bull trout (*Salvelinus confluentus*, federal-listed Threatened, state-listed Species of Concern). The possible presence of threatened or endangered wildlife species in the project site was evaluated

through review of WDFW PHS data (WDFW 2022). PHS does not show any record of these species within the project site or vicinity.

Marbled murrelets are shorebirds but are known to nest high in trees in old-growth forest areas. Western yellow-billed cuckoos require large (typically larger than 40 hectares and wider than 100 meters) patches of cottonwood and willow dominated riparian habitat for nesting. Streaked horned lark, which nests in open fields such as airports and abandoned agricultural fields, utilizes larger open expanses that are bare or sparsely vegetated. None of these habitats are present on the proposed site.

Bull trout require stable stream channels, clean spawning and rearing gravel, complex and diverse cover, and unblocked migratory corridors. The project site is outside of the Critical Habitat for bull trout.

US Fish and Wildlife Service (USFWS). 2022. IPaC [Information for Planning and Consultation]. Official Species List. URL <http://ecos.fws.gov/ipac/> Accessed June 22, 2022.

Washington Department of Fish and Wildlife (WDFW). 2021. Priority Habitat and Species (PHS) on the Web. Olympia, Washington. URL: <http://wdfw.wa.gov/mapping/phs/disclaimer.html>. Accessed June 22, 2022.

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

The entire area is located within the Pacific Flyway, which is a migratory corridor that is known to extend from Patagonia to Alaska. The flyway is used by migratory birds that travel in the spring and fall, following food sources, heading to breeding grounds, or traveling to warmer climates during winter.

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

Due to the developed nature of the surrounding area, impacts to wildlife will be minimal, and will most likely be limited to disturbance during construction. Noise and construction activities will be temporary and are typical of what one could expect in an urban area.

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

None of the top 50 priority invasive species (Washington State Recreation and Conservation Office 2022) are known to occur on the site.

Washington State Recreation and Conservation Office. Washington Invasive Species Council. 2022. <https://invasivespecies.wa.gov/priorities.shtml>. Accessed June 22, 2022.

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.

During construction, the project energy needs will include fuel for construction equipment.

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

The project will not affect the potential 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:

Conventional means, methods, and equipment (e.g., petroleum powered) will be used to construct the project elements. Due to the scale of the project, cost-effective, extraordinary energy-saving measures are limited. However, ordinary measures, such as not allowing equipment to idle for extensive periods, will be specified and/or implemented as practical.

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.

While it is possible, it is unlikely that there would be any environmental health hazards that would occur as a result of this proposal. Any chemicals, fuel, or lubricants associated with the construction vehicles on site would be addressed through the Spill Prevention, Control, and Countermeasures Plan that is provided as a requirement of the SWPPP. The plan is intended to identify procedures that would avoid, minimize, and respond to any such spill.

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

There is no known or possible contamination on the site from past or present uses, per the State of Washington Department of Ecology (2022).

Washington Department of Ecology. 2022. Toxics Cleanup Program. What's In My Neighborhood interactive web map. <https://fortress.wa.gov/ecy/neighborhood/> Accessed June 22, 2022.

- 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 conditions that would affect the project development and design. According to the Utility Commission Maps, there are no underground hazardous liquid or gas transmission lines 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.

No hazardous or toxic chemicals are going to be stored on site. Any chemicals associated with the on-site construction vehicles will be managed and maintained by the contractor.

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

Aside from standard police, fire, and rescue services that already serve the area,

there is not an anticipated need for any special emergency services for the project.

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

Any potential impacts from hazardous materials would be addressed through standard minimization measures and BMPs such as:

- **All equipment to be used for construction activities would be cleaned and inspected prior to arriving at the project site, to ensure no potentially hazardous materials are exposed, no leaks are present, and the equipment is functioning properly.**
- **Construction equipment would be inspected daily to ensure there are no leaks of hydraulic fluids, fuel, lubricants, or other petroleum products.**
- **Should a leak be detected on heavy equipment used for the project, the equipment would be immediately removed from the area and not used again until adequately repaired.**
- **Management of contaminated media will be in accordance with applicable environmental regulations.**
- **The project will comply with current local, state, and federal regulations for worker safety.**

The contractors on site are responsible for fueling their own vehicles. The existing project site has access to standard local emergency services. During construction, the contractor will implement a Spill Prevention, Control, and Countermeasure (SPCC) Plan to minimize or avoid the effects hazardous materials would have on surface water and soils.

b. Noise

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

There is existing noise associated with the operation of the lumber yard, along with surrounding traffic noise on 47th Avenue NE, immediately adjacent to the project area. There will be noise associated with construction activities and additional vehicle traffic into the site over the course of the proposed construction.

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.

Noise from on-site construction equipment, and activities on site would occur over the course of the project. Project noise levels will not exceed levels outside of the City of Marysville noise ordinance without pre-approval from the City. Nighttime construction activities are not expected to occur with the project.

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

Construction will comply with the hours of construction imposed by the City of Marysville Municipal Code Section 6.76.060, which allows construction noise

between the hours of 7:00 AM and 9:00 PM on weekdays, and between the hours of 9:00 a.m. and 9:00 p.m. on weekends and legal holidays.

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 project site includes the existing Parr Lumber yard with a one-story retail and warehouse building in the south portion of the site. The north end of the site (the proposed disturbed area) is a vacant area that is vegetated with tall grass. The site is located in an urban area with light commercial buildings and both multi- and single-family residences. The site is bordered to the north by a cabinet shop, to the south and east by multi- and single-family residences, and to the west by a grassy field adjacent to a self-storage facility.

The site is zoned General Commercial (GC). The area immediately to the east is zoned R12 Multi-Family Low, the area to the south is Mixed Use.

The improvements are not expected to affect current land uses on adjacent properties. There are no anticipated impacts to the existing adjacent uses outside of the construction period. During the construction period, there may be added traffic within the area.

- 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?

Ragnar fine sandy loam, 0 to 8 percent slopes, is considered prime farmland but the project area is not within zoned agricultural land. The site is zoned General Commercial.

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

No working farm or forest land will be affected by the proposal.

- c. Describe any structures on the site.

The project site includes the existing Parr Lumber yard with a one-story retail and warehouse building in the south portion of the site.

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

No structures will be demolished.

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

The site is zoned General Commercial (GC). The area immediately to the east is zoned R12 Multi-Family Low, the area to the south is Mixed Use. (City of Marysville Zoning Plan:

Map Plotted November 2021).

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

The current comprehensive plan designation of the site is General Commercial (GC). (City of Marysville Comprehensive Plan: Map Plotted November 2021).

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

Not applicable. The site does not lie in or adjacent to a designated shoreline.

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

There are no critical areas on or near the site. (City of Marysville Critical Areas Map 2012: Printed December 2019).

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

The completed project will provide an expanded open-air lumber yard. No people will reside on site, and no change is anticipated to the existing number of Parr Lumber employees.

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

No people will be displaced by the completed project.

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

No people will be displaced by the completed project.

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

The proposal is consistent with the current zoning and comprehensive plan designation.

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

The project will not impact agriculture or forest land of long-term significance. Agricultural or forest lands are not established on this site. Ragnar fine sandy loam, 0 to 8 percent slopes, is considered prime farmland but the project area is not within zoned agricultural land. The site is zoned General Commercial.

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

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

No housing units will be provided by this project.

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

No housing units will be eliminated by this project.

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

There will be no housing impacts resulting from this project.

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?

No structures are proposed as part of this project. A 6-foot tall chain link fence will be installed surrounding the proposed improvements.

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

No views within the immediate vicinity will be altered or obstructed by this project.

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

Not applicable.

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

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

No light or glare will be produced as part of this project.

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

Not applicable.

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

There are no anticipated impacts to the project from off-site light sources.

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

Not applicable.

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

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

Jennings Memorial Park is located approximately ½ mile southeast of the Parr Lumber facility.

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

No recreational uses will be displaced.

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

No recreational uses will be impacted by this project.

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

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

There are no known historic buildings, structures, or sites located on or near the site that are over 45 years old. The only existing structure located on the site is the existing Parr Lumber retail and warehouse.

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

There are no landmarks, features or other evidence of Indian or historic use or occupation on site. The entire project area has been disturbed by development within the past 2 decades. There is a low probability of archaeological resources present on 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 entire project area has been disturbed by development within the past 2 decades. There is a low probability of archaeological resources present on site.

- 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.

Potential historic resources are not anticipated within the project site. In the event of an inadvertent discovery, all work shall cease immediately and local County, State, and Tribal authorities will be contacted.

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 project site is accessed by 47th Avenue NE, a two-lane arterial, to the east. The site is bordered by 76th Avenue NE to the south, but does not take access from 76th Avenue. A new access drive is proposed for the expanded lumber yard onto 47th Avenue 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?

The site is not immediately served by public transit. The nearest bus stop is located at 47th Avenue NE and Grove Street, approximately ¼ mile south of the site servicing Route 222. There is also a bus stop at State Avenue and 76th Street NE, approximately ½ mile west of the site, servicing Route 201 and 202.

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

The project is expanding an open air lumber storage yard. No parking spaces will be added or eliminated.

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

Frontage improvements are not required on either 47th Avenue NE or on 76th Street NE, per the City of Marysville pre-application report. (PreA 21-035 – July 20, 2021)

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

No, the proposed 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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

No new vehicular trips will be generated by the completed project.

- 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, the proposal will not interfere with the movement of agricultural and forest products on roads in the area.

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

No new vehicular trips will be generated by the completed project.

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

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The project will not result in an increased need for public services.

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

Not applicable.

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.

No utilities are proposed for the project.

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: Kelly Bachelder

Name of signee Kelly Bachelder

Position and Agency/Organization Associate Principal / Harper Houf Peterson Righellis Inc.

Date Submitted: 06/23/2022