

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

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

***Purpose of checklist:***

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

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

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

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

***Instructions for Lead Agencies:***

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

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

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

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

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

**Required Attachments**

Submit the original checklist form and one copy of each of the following:

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

Submit one (1) copies of the following when appropriate:

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

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

**Correspondence**

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

**Application Format**

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

**Fees**

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

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

**Pre-application Conference**

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

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

## **SEPA Exempt Determinations**

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

## **Project Phasing**

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

## **SEPA Appeals**

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

**A. BACKGROUND** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)  
Heart Saved Adult Family Home LLC
2. Name of applicant: [\[help\]](#)  
Gibriel Mbowe
3. Address and phone number of applicant and contact person: [\[help\]](#)  
6513 NE. 82 nd Street Marysville, Wash. 98270 1-206-422-4889
4. Date checklist prepared: [\[help\]](#)  
05-06-2022
5. Agency requesting checklist: [\[help\]](#)  
City Of Marysville
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)  
As soon as possible
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)  
No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)  
Survey, Soils report, Critical areas Study, Buffer enhancement plan, Traffic study, Storm drainage study.
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. [\[help\]](#)  
No
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)  
State application for a ESR enhanced services facility
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.) [\[help\]](#)  
Lot size 43,939 sf. The building will be two stories. The first level will be 6,000 sf + and the second floor will be 6,000 sf. + and two covered decks. There will be 27 parking stalls.

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. [\[help\]](#)  
North on I-5 east on 88th Street NE., South on 36th Ave. NE. for 150', property on east side of 36th

## B. ENVIRONMENTAL ELEMENTS [\[HELP\]](#)

### 1. Earth

- a. General description of the site [\[help\]](#)  
(***bold/italicize***): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_  
*Flat with east ens steep sploe*
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)  
69%
- 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. [\[help\]](#)  
Medium sand with trace of gravel.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)  
*No*
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)  
Building foundation Excavation Area 40' x 160 '=2,400 sf 500 cy.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)  
*No*
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)  
25%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)  
Filter fence

## 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. [\[help\]](#)  
Standard Building construction  
air emissions
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)  
No
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)  
No

## 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. [\[help\]](#)  
Stream, Quil Ceda creek into Puget Sound
- 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. [\[help\]](#)  
No
- 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. [\[help\]](#)  
No
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)  
Yes, See report
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)  
No
- 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

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

Building and parking lot water runoff into Water collection system to be dispersed into property

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

No

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

No

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

Storm water collection system

#### 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

***Fir, Cedar, Grass***

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Grass to be removed

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)  
None
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)  
See landscaping plan and Buffer enhancement plan
- e. List all noxious weeds and invasive species known to be on or near the site.  
none

**5. Animals**

- a. ***Bold/Italicize*** any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)  
  
birds: hawk, heron, eagle, songbirds, other:  
mammals: deer, bear, elk, beaver, other:  
fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_  
***Birds, fish***
- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)  
None
- c. Is the site part of a migration route? If so, explain. [\[help\]](#)  
Fish
- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)  
100' foot buffer distance and planting plan
- e. List any invasive animal species known to be on or near the site.  
None

**6. Energy and natural resources**

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



## 7. Environmental health

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

No

- 1) Describe any known or possible contamination at the site from present or past uses.  
No
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.  
None
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.  
None
- 4) Describe special emergency services that might be required.  
Standard police and fire department
- 5) Proposed measures to reduce or control environmental health hazards, if any:  
None

- b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)  
Standard noise for traffic
- 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. [\[help\]](#)  
None
- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)  
None

## 8. Land and shoreline use

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

- 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? [\[help\]](#)
  - 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
- c. Describe any structures on the site. [\[help\]](#)
  - No
- d. Will any structures be demolished? If so, what? [\[help\]](#)
  - No
- e. What is the current zoning classification of the site? [\[help\]](#)
  - CB
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)
  - Yes, steep slope on east portion of property
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
  - 16
- j. Approximately how many people would the completed project displace? [\[help\]](#)
  - 0
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
  - None
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)
  - Follow city land use code

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:  
None

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)  
None
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)  
None
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)  
None

## 10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)  
35 feet
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)  
None
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)  
Follow city land use code

## 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)  
Parking lot lighting with glare shield
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)  
No
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)  
None
- d. Proposed measures to reduce or control light and glare impacts, if any:  
Shield neighboring properties

## 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: [\[help\]](#)  
Open area for occupants of the property

## 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. [\[help\]](#)  
No
- 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. [\[help\]](#)  
No
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)  
independent consultant to observe during excavation.
- 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.  
independent consultant to observe during excavation.

## 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. [\[help\]](#)  
Access in and out of 36th 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? [\[help\]](#)  
Public buses on 88th Ave. NE.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)  
27 new, none removed
- 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, new ROW. width, new curb, planting area and sidewalk.
- 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? [\[help\]](#)  
Trips per day 218.3 AM peak volumes 18.1 PM peak volume 23.1 Trucks 5%  
Model "Institute of Transportation Engineers ITE Generation 11th edition.
- 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: [\[help\]](#)  
Encourage car pooling and taking buses

## 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, Police and fire department as needed
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)  
None

## 16. Utilities

- a. ***Bold/Italicize*** utilities currently available at the site: [\[help\]](#)  
Electricity  
natural gas  
water  
refuse service

telephone  
sanitary sewer  
septic system  
other \_\_\_\_\_

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

**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:                     *William Page*                    

Print name of signee:                     *William Page*                    

Position and Agency/Organization:                     *Architect*                    

Date Submitted:                     *05-06-2022*

## **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.