

## MITIGATED DETERMINATION OF NON-SIGNIFICANCE

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

PROJECT INFORMATION			
<b>Project Title</b>	Ideal BSP – Early Grading		<b>File No.</b> PA22039
<b>Detailed Project Description</b>	The applicant requested SEPA Review for early grading activities for site preparation for future development, to include import of approximately 98,286 cubic yards of fill to raise the site grade. A concurrent grading permit application is also in process (G22-0038).		
<b>Project Location</b>	14805, 14821, 14919 & 14925 Smokey Point Boulevard	<b>APN</b>	31053300201500, 31053300202200, 31053300202300, 31053300202400, 31053300202500, 31053300300600.
<b>Legal Description</b> (abbreviated)	See File PA22039		
	<b>OWNER</b>	<b>APPLICANT</b>	<b>CONTACT</b>
<b>Name</b>	Ideal Property Investments	Ryan Wear Ideal Property Investments	Land Technologies, Inc Attn: Merle Ash
<b>Address</b>	2732 Grand Avenue, Suite 122	2732 Grand Avenue, Suite 122	18820 3 <sup>rd</sup> Ave NE
<b>City, State, ZIP</b>	Everett, WA 98201	Everett, WA 98201	Arlington, WA 98223
THRESHOLD DETERMINATION			
<b>Lead Agency</b>	<input checked="" type="checkbox"/> <b>City of Marysville</b>		
<p>The lead agency has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is NOT required under RCW 43.21C.030(2)(c). This decision was made after review by the City of Marysville of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request.</p> <p><input type="checkbox"/> There is no comment period for this DNS</p> <p><input checked="" type="checkbox"/> This MDNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on this MDNS.</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 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.</p>			
SEPA CONTACT			
<b>Name</b>	Chris Holland	<b>Title</b>	Planning Manager
<b>Phone</b>	360.363.8207	<b>E-mail</b>	<a href="mailto:cholland@marysvillewa.gov">cholland@marysvillewa.gov</a>
RESPONSIBLE OFFICIAL			
<b>Name</b>	Haylie Miller	<b>Title</b>	CD Director
<b>Address</b>	501 Delta Avenue, WA 98270		

  
 Haylie Miller, CD Director

Date 10.24.22

**ENVIRONMENTAL IMPACTS**

The proposed construction and subsequent use of the property could result in the following adverse environmental impacts

- |    |   |
|----|---|
| 1. | Increase in erosion, surface water pollutants, siltation and sedimentation as a result of site preparation and grading.       |
| 2. | Increase in the amount and rate of storm water runoff and attendant pollutants from the introduction of fill material.        |
| 3. | Increase in noise, dust, light and glare from grading activity.   |
| 4. | Temporary increase in vehicular traffic on Smokey Point Boulevard as well as other City streets and roadways in the vicinity. |

**MITIGATION MEASURES**

The following mitigation measure is required to minimize the probable significant adverse environmental impacts as a result of the proposed development activity:

- |    |   |
|----|---|
| 1. | If at any time during construction archaeological resources are observed in the project area, work should be temporarily suspended at that location and a professional archaeologist should document and assess the discovery. The Department of Archaeology and Historic Preservation (DAHP) and all concerned tribes should 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 should be stopped immediately. Local law enforcement, DAHP, and affected tribes should be immediately contacted. No additional excavation should be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended. |
| 2. | The proposed grading activities as outlined in the SEPA Checklist, dated August 19, 2022, shall adhere to the recommendations and conclusions provided by the Geotechnical Engineering Study prepared by Earth Solutions NW, LLC, dated September 6, 2022, or as amended.   |
| 3. | Prior to closing out the grading permit, 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.  |
| 4. | Prior to commencement of grading activity the applicant shall provide certification that the fill material is clean and suitable for site development.  |
| 5. | Prior to commencement of grading activity the applicant shall enter into a truck haul agreement with the City of Marysville Public Works Department.  |
| 6. | Pursuant to MMC 22D.050.030(4)(b) grading shall be developed to promote continuity and to minimize abrupt grade changes between sites. Grading between Haydev LLC (APNs 31053300302200 & 3105330302500), LLC Everett 1 (APN 31053300201600), Delgado (APN 0062340001000) and Skidmore (APN 00623400001100) properties shall be coordinated to ensure a level and seamless grade between all properties.   |

**APPEALS**

This DNS may be appealed pursuant to the requirements of MMC 22E.030.180. There is a 15 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, 80 Columbia Avenue, Marysville, WA 98270. The appeal must be received by **4 p.m., 14-days from the above issue date of this determination**. 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 type="checkbox"/> Building <input type="checkbox"/> Fire District <input type="checkbox"/> Police <input checked="" type="checkbox"/> PW – Engineering <input checked="" type="checkbox"/> PW – Operations <input 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 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 type="checkbox"/> PUD No. 1 (electric) <input type="checkbox"/> PUD No. 1 (water) <input 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 type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Olympic Pipeline <input type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes <input type="checkbox"/>



## ENVIRONMENTAL REVIEW ([SEPA](#)) APPLICATION CHECKLIST

Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270  
(360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Monday - Friday 7:30 AM - 4:00 PM

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

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

#### ***Purpose of checklist:***

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

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

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 six (6) copies (for a total of seven (7)) along with seven (7) copies of each of the following:

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

Submit four (4) copies of the following when appropriate:

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

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

**Correspondence**

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

**Application Format**

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

**Fees**

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

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

**Pre-application Conference**

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

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

checklist.

### **SEPA Exempt Determinations**

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

### **Project Phasing**

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

### **SEPA Appeals**

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

**A. BACKGROUND**

1. Name of proposed project, if applicable:

***Ideal Industrial Park***

2. Name of applicant:

***Ryan Wear / Ideal Property Investments***

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

***Applicant: 2732 Grand Ave., Ste 122***

***Everett, WA 98201***

***425.244.0350***

***Contact: Land Technologies, Inc.***

***18820 3<sup>rd</sup> Ave NE***

***Arlington, WA 98223***

***360.652.9727***

4. Date checklist prepared:

***June 21, 2022***

5. Agency requesting checklist:

***City of Marysville***

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

***Work to commence as soon as permits can be approved; expect Summer 2022***

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

***In order to get separation between the bottom of infiltration facilities and the high-water table in this area, fill is needed. Bringing in fill is needed for any future development of this property.***

***Future plans are in the works for an Industrial Park.***

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

***Stormwater Site Plan Report, SWPPP, Critical Areas Report, Geotech Report, Traffic Report, and this SEPA 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.

***Future development of the parcel is in the planning phase.***

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

***From the City of Marysville:***

- 1. Early Grading for Fill Permit***
- 2. This SEPA Determination***

***DOE Construction Stormwater General Permit***

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 Ideal Industrial property is a 10.16 acre assemblage of six adjacent parcels located at the southeast corner of Smokey Point Boulevard and 150<sup>th</sup> PI NE in northern Marysville. The property is zoned Light Industrial.***

***An Early Grade for Fill permit is needed to bring in fill for separation from high groundwater. Structural fill is needed for the site as has been common in this area, the Marysville Trough.***

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.

***14805 & 14925 35<sup>th</sup> Ave NE; 14919 & 14821 Smokey Point Blvd; and 2 unaddressed parcels, Marysville, WA 98270***

***Section 33, Township 31N, Range 5E***

***48.13289° N, -122.182192° W***

***Tax Parcels 310533-002-015-00, 310533-002-022-00, 310533-002-023-00, 310533-002-024-00, 310533-002-025-00, 310533-003-006-00***



## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

- a. General description of the site  
(*bold/italicize*): **Flat**, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

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

***Slopes average in the range of 0 to 1 percent for the majority of the developable area. The site has an average slope of 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.

***The majority of the site is situated on Custer fine sandy loam soils, a hydrologic Type-C/D soil per the NRCS mapping. Custer fine sandy loam soils have a 0 to 9 inch first layer of fine sandy loam with the remaining profile being sandy. Much surface runoff is attributed to the fine sandy loam layer.***

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

***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.

***To get separation from the high-water table, several feet of clean structural soils will be placed on the project area of about 10.16 acres. Approximately 58,455 cubic yards of fill is estimated.***

***The source of the fill will be clean structural fill coming from other excavation projects. There is no one single source but the fills will be monitored for deleterious materials and placement will be tested by a geotechnical engineer.***

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

***Heavy rains on exposed subgrade materials could erode surface soils picking up silt into runoff water.***

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

***Per the zoning code, allowed maximum impervious surface is 85% for Light Industrial development. The proposed early grading will have zero impervious surfaces at project completion.***

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

***Best Management Practices (BMPs) per the Current Stormwater Management Manual are proposed. The primary concern will be to contain any silt laden runoff from leaving the site. Vegetative Strips, Wattles, Plastic Covering, and Sediment Traps are a few of the options but not all inclusive.***

## 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.

***Dust can be raised during dry weather earth work and exhaust from construction equipment. During operation, exhaust from onsite equipment and vehicles coming to the site. Possibility of some dust being raised moving materials around during dry weather could happen***

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

**No**

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

***If there is persistent dry weather during construction, watering for dust control will be first measure of control. Combinations of keeping access ways clean of silts and dirt may be combined with wheel washing in extreme conditions. Construction equipment and onsite operating equipment will have all exhaust control devices in proper working order. Licensed trucks and autos emissions are controlled by licensing laws.***

## 3. Water

- a. Surface Water:

- 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.

**Per the Sewall Wetland Consulting, Inc. Critical Areas Report dated August 15, 2022, there are no wetlands or streams on or within 200-ft 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.

**NA**

- 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.

**None**

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

**No**

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

**No**

- 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 discharge of waste to surface waters**

b. Ground Water:

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

**There will be no groundwater withdrawals.**

- 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.

**No waste is to be discharged to 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.

***Natural drainage patterns as they once existed will be retained. Existing conditions experience a sheet drainage pattern to the site's southeast property boundary. Stormwater generated onsite reaches the property boundary through manmade conveyance.***

The proposal is to bring in fill material onto the site for future development potential without changing the natural flow characteristic of the parcel and surrounding area. Natural drainage systems and outfalls will be preserved.

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

***The use of clean fill will not generate waste materials that could enter groundwater.***

***Hydrocarbons from automobiles, herbicides, pesticides, and fertilizer from future landscape areas could generate insignificant waste materials.***

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

***Drainage patterns in the vicinity will not be significantly impacted. Runoff from the filled site will be similar to what are existing drainage patterns. Any change to runoff rate will be mitigated through surface controls.***

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

***The site will incorporate traditional temporary erosion and sediment control measures until the site is fully vegetated. Silt fences, vegetated strips, and sediment traps are incorporated in the design during construction. The stabilized site will incorporate vegetation and soils consistent with BMP T5.13 – Post***

**Construction Soil Quality and Depth. This soil specification is a requirement under the 2014 DOE SMMWW for all disturbed areas. This soil will accommodate healthy vegetation with increased root mass effectively creating a zone of saturation beneath the surface during heavy rains. This will reduce and control surface runoff stormwater to match the existing condition.**

#### 4. Plants

- a. **Bold/Italicize** the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other, **cottonwood**

evergreen tree: **fir**, cedar, pine, other, Aspen, birch

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: Blackberries, bracken fern, reed canary grass**

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

**All of the vegetation will be removed**

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

**None known**

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

**Not applicable with this grade for fill application.**

**Landscaping will be provided with future site plan approvals**

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

**There are patches of blackberries throughout the site.**

#### 5. Animals

- a. **Bold/Italicize** any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

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

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

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

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

**None**

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

***The Puget Sound area is all part of the Pacific Flyway. This site is not otherwise a specific migration route.***

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

**None needed**

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

**None known**

## **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.

***The completed grading project will have no energy needs.***

***Energy needs of future development will be met with electric power. Other energy provisions are not anticipated.***

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

**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:

**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.

***Gasoline, motor oils, hydraulic fluid, brake fluid, and battery acids are used in vehicles accessing or working at the site. These are not "high risk" issues with this grading project.***

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

**None known**

- 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 known**

- 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.

**Gasoline, Diesel, Hydraulic Fluid, brake fluids are used in the equipment working the site.**

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

**The likeliest emergency service would be for someone hurt in the operation of the sitework. This could be physical injury from heavy equipment operations requiring ambulance service to the hospital.**

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

**Think Safety and Operate per OSHA Guidelines**

b. Noise

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

**There are no types of existing noises in the area that would affect this project**

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

**Trucks and automobiles will be the primary source of noise generated by this proposal.**

**There will be some noise generated during construction typical of any grading and construction project. Hours of construction are limited to 7AM to 8PM.**

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

**Road vehicles are regulated by street-use licensing laws. Mufflers are required as a condition of licensing. Placement equipment will have mufflers and sound suppression equipment in working order.**

**The surrounding properties are all zoned Light Industrial.**

## 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.

**The property contains several vacant single family homes and outbuildings.**

**There is a single family home adjacent to the parcel and a vacant mowed property. Adjacent properties all have light industrial zoning.**

- 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?

**Much of the land in this area has historically been used for agriculture or for farmer's homes. This has not been the case for the past twenty or more years.**

**No agricultural or forest land of long-term commercial significance will be converted to other uses by this proposal. This area is now zoned Light Industrial.**

- 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.

**There are several older vacant homes and outbuildings on the site.**

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

**All of the structures will be demolished.**

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

**Zoning is Light Industrial**

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

**Light Industrial**

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

**Not in a Shoreline Management Area**

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

**No**

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

**No one will work or live at the site with the completion of grading for fill.**

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

**No displacement.**

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

**NA**

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

**This site and adjoining properties are all zoned & in Light Industrial use.**

## **9. Housing**

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

**None, this is not a residential project**

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

**No units are being eliminated**

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

**NA**

## 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?

**There are no proposed structures with this early grade for fill project.**

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

**Views from other Light Industrial zoned properties around the site will go from seeing unkept pasture grasses to seeing a filled site. No views will be obstructed.**

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

**With a future approved Site plan there will be Landscape screening and buffering.**

## 11. Light and glare

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

**There may be some instantaneous glare come from chrome, glass, or mirrors on trucks or autos as they are moved around the site.**

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

**No**

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

**None**

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

**NA with this grading for fill placement project.**

## 12. Recreation

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

**Being in the middle of a Light Industrial area, there are no real recreational facilities in the immediate vicinity. Walking or biking on streets may be an informal recreational opportunity**

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

**No**



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

**NA**

### **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.

**None known. There are none shown on the DAHP WISAARD website**

- 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.

**None known**

- 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.

**Consulted DAHP WISSARD website.**

- 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.

**This operation only adds fill to the site. If there should be anything found, work is to stop and local tribes are to be notified.**

### **14. Transportation**

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

**The site will access 150<sup>th</sup> PI NE with one entrance.**

- 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?

**Public Transit does serve the area within half a mile with stops along Smokey Point Boulevard at 152<sup>nd</sup> NE, 156<sup>th</sup> St NE, 142<sup>nd</sup> St NE, 147<sup>th</sup> St NE & 156<sup>th</sup> St NE.**

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

**Not relevant at this time.**

- 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).

**Not relevant with this grading application.**

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

**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 non-passenger vehicles). What data or transportation models were used to make these estimates?

**Vehicular trips will be intermittent and not continuous. There will be days with no trips and some days there may be 15 to 20 trips an hour. Ninety five percent of the trips would be Truck Traffic. Timing would avoid Peak Times to the site.**

- 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:

**No significant adverse transportation impacts created. These trips are temporary and will be 'short-lived'.**

## 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.

**There would be no specific increase in Public Services outside the standards as anticipated with development per GMA and local Comprehensive Plans. When projects are built per Comprehensive Plans and Zoning, jurisdictions are required by GMA to plan for planned increases in Public Services. This project will not result in increased services outside what should have already been planned for.**

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

**None Needed**

## 16. Utilities

- a. **Bold/Italicize** 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.

***All utilities are currently extended to the site and no offsite extensions are needed.  
The Utilities needed for the project will be provided by:***

***Snohomish County PUD Power***

***Wave Cable***

***Ziplay Phone***

***Marysville Sanitary Sewer and Water***

**C. SIGNATURE**

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: Merle Ash

Print name of signee: Merle Ash

Position and Agency/Organization: Land Technologies, Inc.

Date Submitted: 8/19/22