



## 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 [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

87<sup>th</sup> & 40<sup>th</sup> PRD.

2. Name of Applicant: [\[help\]](#)

87<sup>th</sup> & 40<sup>th</sup> Joint Venture, LLC

3. Address and phone number of Applicant and contact person: [\[help\]](#)

PNW Investors LLC  
C/O Reid Development Group LLC  
Attn: Michael Reid, Member  
Post Box 1930  
Woodinville, WA 98072

Phone: (425) 785-3651

E-Mail: [reid\\_dev@comcast.net](mailto:reid_dev@comcast.net)

4. Date checklist prepared: [\[help\]](#)

September 15, 2022

5. Agency requesting checklist: [\[help\]](#)

City of Marysville.

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

- Apply for preliminary subdivision / planned residential development approval Fall of 2022
- Complete PRD/BSP or Preliminary Subdivision Approval Winter 2023.
- Complete Construction Plan Approval for site improvements Spring 2023.
- Begin clear and grade in Spring 2023.
- Complete site work Winter 2024.
- Complete Final Plat Recording Spring 2024.
- Begin home construction Summer 2024.
- Complete home construction Fall 2025.

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. [\[help\]](#)

- Army Corps of Engineers Non-jurisdictional Determination for on-site Category III isolated critical areas.
- Department of Ecology (DOE) Administrative Order for Wetland Fill and Off-site Mitigation.
- Critical Areas Report.
- Critical Areas Mitigation Plan.
- Geotechnical Report.
- Traffic Study.
- Downstream Analysis.
- Preliminary Technical Information Report (TIR).

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 other land use applications are pending other than those set forth above. Phase 1 will have two vehicle access connection points to the Steven's Ridge Development directly to the west.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

- SEPA Approval.
- Preliminary Subdivision / BSP Development Approval.
- Army Corp of Engineers Non-Jurisdictional Approval for on-site Category III isolated wetland conditions.
- DOE JARPA Approval for fill and off-site mitigation for on-site Category III isolated wetland conditions and off-site wetland creation at approved mitigation site; City approval of same.
- Site Improvement Construction Drawing Approval (roads, storm, water, storm detention vault building permit approval, clear/grade/erosion control).
- Final BSP.
- Building Permit Approvals for residential structures.

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

The existing site consists of five (5) tax parcels totaling approx. 18.05 acres. The Eastern boundary of the Site abuts the West side of 87<sup>th</sup> Avenue NE. See attached boundary and topographic survey.

- The Westerly boundary of the Site abuts Tax Parcel #005907000-21400, -21092, -21904 and -23701.
- The Southerly boundary of the Site abuts Tax Parcel #005907000-21101, 24305, -23701 and -24302.
- The Northerly boundary of the Site abuts Tax Parcels #005907000-20501, -20502 and -20503.

The proposal is for a 188-lot subdivision of attached fee-simple townhome building lots utilizing the PRD standards found in MMC 22G.080. The Project is also utilizing residential density incentives found in MMC 22C.090.

The proposal proposes to fill two (2) isolated, low habitat value Category III wetlands due to both unavoidable impact and the impact created by prior recent adjacent development.

- "Wetland A" is a Category III isolated critical area comprising a total of 17,160 SF in size.
- "Wetland B" is a Category III isolated critical area comprising a total of 1,230 SF in.

The filling of Wetland A and Wetland B are considered to be unavoidable due to location. Filling of Wetland A and B meets the criteria for Wetland Mitigation pursuant to MMC 22E.010.120. Filling of Wetland A and B is proposed to be mitigated off-site through replacement wetland at an approved wetland creation bank / facility.

See further analysis below and the Critical Area Report and Critical Areas Mitigation Plan attached to this SEPA checklist and the subdivision / PRD application for additional information.

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. [\[help\]](#)

Snohomish County Parcel Number 005907000-21201, -21202, -21300, -22000 & -36000

Site Address: 3922 - 87th Avenue NE, Marysville, WA 98270  
4018 - 87<sup>th</sup> Avenue NE, Marysville, WA 98270  
4011 - 87<sup>th</sup> Avenue NE, Marysville, WA 98270  
4218 - 87<sup>th</sup> Avenue NE, Marysville, WA 98270

See attached location map on the Preliminary Site Plan.

Legal Descriptions:

Andemoe LLC Property:

Street Address: 4018 - 87<sup>th</sup> Avenue NE, Marysville Washington 98270

Legal Description:

Snohomish County Tax Parcel #005907000-22000 (consisting of approximately 4.47 acres), and legally described as:

Lot 220 of Sunnyside Five Acre Tracts, as recorded in Volume 7 of Plats, Page 19, records of Snohomish County, Washington.

All situated in the Northwest Quarter of Section 1, Township 29 North, Range 05 East, W.M., in the County of Snohomish, State of Washington.

And:

Haack Brothers Holdings LLC Property:

Street Address: 4218 – 87<sup>th</sup> Avenue NE, Marysville, WA 98270

Legal Description:

Snohomish County Tax Parcel #005907000-21201 (consisting of approximately .84 acres) and together legally described as:

The North 156.4 Feet of the East 235 Feet of Lot 212, Sunnyside Five Acre Tracts, as set forth in Volume 7 of Plats, Page 19, records of Snohomish County, State of Washington.

And:

Haack Partners Property:

Street Address: 4218 - 87<sup>th</sup> Avenue NE, Marysville, WA 98270

Legal Description:

Snohomish County Tax Parcel #005907000-21202 (consisting of approximately 3.64 acres), legally described as:

Lot 212 of Sunnyside Five Acre Tracts, as recorded in Volume 7 of Plats, Page 19, records of Snohomish County, State of Washington; LESS the North 156.4 feet of the East 235 feet thereof.

Situate in Snohomish County, State of Washington.

And:

Haack Brothers Property:

Street Address: 3922 – 87<sup>th</sup> Avenue NE, Marysville, WA 98270

Legal Description: Snohomish County Tax Parcel #0059070002-3600 (consisting of approximately 4.62 acres) and legally described as:

Lot 236, Sunnyside Five Acre Tracts, according to the plat thereof recorded in volume 7 of Plats, page 19, records of the Auditor of Snohomish County, State of Washington.

And:

Gumke Property:

Street Address: 4011 – 87<sup>th</sup> Avenue NE, Marysville, Washington 98270

Street Address of Property: 4515 - 87<sup>th</sup> Avenue NE, Marysville, WA 98270

Legal Description of Property:

Snohomish County Tax Parcel #005907000-21300, comprising approximately 4.48 acres and legally described as:

Lot 213, Sunny Side Five Acre Tracts, according to the plat thereof recorded in Volume 7 of Plats, page 19, records of Snohomish County, Washington.

Situate all in the Northwest quarter of Section 01, Township 29 North, Range 05 East, W.M., in Snohomish County, State of Washington.

Please see vicinity map and legal description on the cover sheet of the Preliminary Subdivision / PRD plans submitted with the land use application.

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

### 1. Earth

- a. General description of the site [\[help\]](#)  
(***bold/italicize***): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

The Subject Property is very mildly-sloped on an West-to-East plane, with a total elevation rise of 42feet, as measured from the southwesterly boundary of the Property (topographic height of 400 feet) to the northeasterly boundary of the site (358 feet). Given the southwest corner to northeast corner length of 1,381 feet +/-, the average grade of the site is 3.18%

The steepest slope on site is approximately an isolated area of 8.3%. This area is located in the" northeast corner of the Subject Property. This area and all immediately surrounding areas is deemed to structurally stable.

Please refer to the geotechnical report attached to this SEPA checklist and the preliminary subdivision application for additional information.



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

The site is generally comprised of underlying glacial till soils. The type of on-site soil is generally comprised of sandy silt with gravel (Unified Soil Classification ML and SM).

Please refer to the geotechnical report attached to this SEPA checklist and the preliminary subdivision / PRD application for additional information.

No portions of the site are of long-term agricultural significance.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

There are no indications or history of unstable slopes on the Subject Property or in the immediate vicinity of the Subject Property.

Please refer to the geotechnical report attached to this SEPA checklist and the preliminary Subdivision / PRD application for additional information. Also, please refer to the geotechnical reports for the recently approved developments adjacent to both the West side of the Subject Property (on file with the City of Marysville).

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

As part of the Subdivision/PRD, portions of the easterly and central portions of the site will be excavated and cut, in addition to the soil excavated from the area where the storm detention vaults are located in the North Central and NE corner of the Subject Property. Approximately 39,093 cubic feet of cut and 9,996 cubic feet of fill is proposed at this time.

The soil from said on-site cut(s) and excavation will be placed and compacted in the westerly subject property. Please refer to the preliminary engineering plan set for the proposed grading and filling of the Subject Property. To the greatest degree feasible, soils excavated on-site will be utilized as compactable fill on-site; however, the total amount of soil export is not known at this time and cannot be determined until construction drawings are prepared and approved.

Two (2) Category III isolated wetlands exist on site and are proposed to be filled.

- Wetland A is determined to be a Category III isolated wetland of 17,160 SF in size with a habitat score of 5.

The filling of Wetland A would require mitigation at the ratio of 1:1 (pursuant to the requirements of MMC 22E-010.120) and creation of 0.39 acres of new off-site wetland.

- Wetland B is determined to be a Category III isolated wetland of 1,230 SF in size with a habitat score of 5.

The filling of Wetland B would require mitigation at the ratio of 1:1 (pursuant to the requirements of MMC 22E-010.120) and creation of 0.03 acres of new off-site wetland.

An Army Corps of Engineers non-jurisdictional determination is in process of being applied for with regard to said wetlands. A copy of said application will be provided to the City as a supplement to this SEPA Checklist and the Subdivision / PRD Application. Following receipt of the non-jurisdictional determination, an Administrative Order for Wetland Fill will be applied to the Department of Ecology (DOE) for on-site wetland fill and off-site in-kind wetland creation.

Please refer to the geotechnical report, the critical areas report and the critical areas mitigation plan attached to this SEPA checklist and the preliminary subdivision / PRD application for additional information.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

The site's topography and slopes are deemed stable by a licensed and qualified professional geotechnical engineer. There is a very low probability of erosion occurring as a result of clearing, site improvement, construction or use. To ensure that no probability of erosion will occur, the Applicant will comply with all aspects of the City's erosion control and conditions of Preliminary Subdivision /PRD Approval and site improvement construction drawing approval.

Please refer to the geotechnical report attached to this SEPA checklist and the preliminary subdivision / PRD application for additional information.

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

Approximately 562,646 SF of the site will be covered with impervious surfaces, or 71.5%. Please refer to the cover page of the preliminary engineering plans attached to the preliminary subdivision / PRD application.

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

Comply with all conditions of approval and erosion control conditions set forth in the Preliminary Subdivision / PRD approval and all approved site improvement construction plans.

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

The Project will create temporary emissions to the air during site improvement and housing construction normal and typical with subdivisions of similar type and size. These emissions to the air may include dust, pollen, and exhaust from site improvement equipment. Approximate quantities are not known or quantifiable.

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

There are no known sources of off-site emissions or odors that may affect the proposal. The Applicant reserves the right to update this SEPA checklist if such are found to exist.

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

Comply with dust control measures or conditions of approval; comply with hours of construction as set forth within City regulations.

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

Two (2) Category III isolated wetlands exists on site and are proposed to be filled.

- Wetland A is determined to be a Category III isolated wetland of 17,160 SF in size with a habitat score of 5.

The filling of Wetland A would require mitigation at the ratio of 1:1 (pursuant to the requirements of MMC 22E-010.120) and creation of 0.39 acres of new off-site wetland.

- Wetland B is determined to be a Category III isolated wetland of 1,230 SF in size with a habitat score of 5.

The filling of Wetland B would require mitigation at the ratio of 1:1 (pursuant to the requirements of MMC 22E-010.120) and creation of 0.03 acres of new off-site wetland.

An Army Corps of Engineers non-jurisdictional determination is in process of being applied for with regard to said wetlands. A copy of said application will be provided to the City as a supplement to this SEPA Checklist and the Subdivision / PRD Application. Following receipt of the non-jurisdictional determination, an Administrative Order for Wetland Fill will be applied to the Department of Ecology (DOE) for on-site wetland fill and off-site in-kind wetland creation.

Please refer to the geotechnical report, the critical areas report and the critical areas mitigation plan attached to this SEPA checklist and the preliminary subdivision / PRD application for additional information.

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

As discussed above, the Applicant seeks approval for filling of Wetland A and Wetland B for aforesaid reasons.

Wetland creation is proposed at the ratio of 1 to 1 pursuant to MMC 22E.010.120 and results in creation of 0.42 acres of new wetland at an approved wetland bank within the same basin

the Subject Property is located within.

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

Filling of Wetland A and Wetland B will result in filling of approximately 18,390 SF of wetland area and creation of 0.42 acres of new replacement wetland.

The source of fill material is unknown as of this date; it is probable that on-site soil materials will be utilized.

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

The subdivision / PRD will not require or result in surface water withdrawals or diversions.

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

The Subject Property is not located within 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. [\[help\]](#)

The subdivision / PRD will not involve, create or result in the discharge of waste materials to surface waters.

b. Ground Water:

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

The subdivision / PRD will not create withdrawal of groundwater from a well for any purpose.

Any existing well is located in the central portion of the Property due west of the existing residential structure. This well was associated with drinking water for the existing residence. As part of the development of the Property, the well will be abandoned on accordance with existing regulations governing same.

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

The subdivision / PRD will not result in waste material being discharged to the ground from any source. The existing residence is connected to an on-site septic system; this septic system will be abandoned and removed from the site as part of site improvements.

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. [\[help\]](#)

The subdivision / PRD will create sources of surface water run-off from a) the roofs, driveways and walkways of single-family homes; and b) from the streets constructed on site. Both sources of surface water run-off will be collected and flow westerly to the storm detention vaults in the NE corner of the Subject Property, for water quality treatment and flow control purposes.

From this location, the surface water emanating from the storm detention vault will be released to the ditch on the West side of 87<sup>th</sup> Avenue NE and within the 87th Avenue NE right-of-way and flow generally northerly through said open ditch on the West side of 87th Avenue NE. The surface water flow within said ditch will continue to flow Northerly to the intersection of 87<sup>th</sup> Avenue NE and Sunnyside School Road. The surface water will then flow easterly within the ditch on the South side of Sunnyside School Road to the intersection of Densmore Road. From there, the surface water flows southerly within the ditch on the East side of Densmore Road to a culvert, which will route the surface water flow easterly under Densmore Road to the ditch on the East side of Densmore Road; thence Southerly along the East side of Densmore Road until it becomes a stream.

The Stream then flows Southeasterly (SE) along the northeasterly boundary of Densmore Road and the southwesterly boundary of Tax Parcel #005907000-22300 (the Lake Stevens School District Bus Barn) and through Tax Parcel -23401 to a culvert which runs east-westerly under State Route 9. This culvert is deemed to be non-fish passable. From the east side of State Route 9, the stream then is a tributary to Stevens Creek, which eventually flows southeasterly to Lake Stevens.

For additional information, please review the downstream analysis and Technical Information Report (TIR) associated with this SEPA Checklist and the preliminary subdivision / PRD application.

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

The subdivision will not result in waste materials entering ground or surface waters.

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

The proposed subdivision does not alter or otherwise affect drainage patterns in the vicinity of the Subject Property.

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

Comply with all aspects and conditions of preliminary subdivision / PRD approval and site improvement construction plan approval.

#### 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

The site's vegetation is primarily comprised of mowed grass, planted fruit trees, evergreen trees, pasture grass and vegetable gardens in the Easterly 3/4 of the Subject Property; and b) a small area of un-maintained farm pasture along the Westerly ¼ of the Subject Property, which includes thickets of upland Himalayan blackberry.

A total of 120 mature trees exist on the Property, comprising mature fir, cedar and cottonwood.

Please refer to the boundary and topographic survey attached to this SEPA Checklist and the preliminary subdivision application to verify this information.

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

All existing vegetation is proposed to be removed as part of site improvement.

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

No threatened or endangered species are known to exist on or near the Subject Property.

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

The landscaping plan proposes use of native sustainable plants where appropriate.

Please refer to the landscaping plan attached to this SEPA Checklist and the preliminary subdivision / PRD application for additional information.

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

Small, isolated patches of Himalaya blackberry (a non-native species) exist on and near the Subject Property in upland locations. The site also contains dandelion and other misc. non-native species and noxious weeds normal and typical with upland pasture and residential areas in the Eastern portions of Snohomish County and the City of Marysville associated with long-term human small farm habitation.

## 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 \_\_\_\_\_

The site is visited by hawks, crows and song birds normal and typical to the City of Maryville and nearby environs. The site has no amphibious or fish-bearing habitat. No mammals have been observed on or near the subject site other than species normal and usual to semi-suburban large lot residential use, such as occasional deer, moles, coyote, etc.. The site may have some rodents associated with the older out-buildings existing on the site.

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

There are no known threatened or endangered species known to exist on or near the Subject Property.

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

There are no known migration routes on the Subject Property, other than the Pacific Migration route

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

None proposed.

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

There is the potential that rodents such as field mice exist in and around the existing older out-buildings; this is not verified.

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

Following development of attached single-family homes, the site will utilize the following types of energy: electrical and natural gas.

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

To the best of the Applicant's knowledge, the developed subdivision 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: [\[help\]](#)

Comply with energy code requirements in the construction of all new residential structures constructed on the site.

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

There are no environmental health hazards that are known to have a probability of occurrence as the result of the subdivision of the Subject Property.

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

The Applicant is unaware of any known contaminants or possible on the Subject Property resulting from present or prior / past uses.

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

There are no known existing hazardous chemicals or conditions on the Subject Property that may affect the subdivision. The Applicant is aware that natural gas transmission mains exist in the general vicinity of the Subject property, including a) due west of 83<sup>rd</sup> Avenue NE and due east of State Route 9.

- 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.

To the best of the Applicant's current knowledge, no toxic or hazardous chemicals are planned to be stored, used, or produced during the subdivision's development or construction or thereafter.

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

The subdivision / PRD will result in the normal and typical use of special emergency services for similar size single family subdivisions in the City of Marysville, such as police, fire and medical aid.

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

Comply with conditions of subdivision and PRD approval.



b. Noise

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

There are no known noises in the immediate vicinity of the Subject Property that may affect the subdivision or use thereof, excepting vehicular traffic noise from State Route 9 at various times during the day.

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

The Project will create short term noise associated with construction of site improvements and single-family residences in a subdivision of similar size in the City of Marysville.

Following construction of site improvements and attached single-family residences, the site will create the normal and usual amount of noise associated with single family residential subdivisions and the vehicular traffic accessing same.

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

Comply with site improvement construction approval conditions and hours of construction operation under City of Marysville codes.

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

The current use of the site is for single-family residences (a total of 4); the residences are currently utilized.

The subdivision / PRD may have short-term affect on the land uses on adjacent properties during site improvement and building construction.

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

To the best of the Applicant's knowledge, the site has not been used for either working farmlands or working forest lands. No agricultural or forest land of long-term significant will be converted to other uses as a result of the subdivision. No acres of farmland or forest land tax status will be converted to non-farm or non-forest use.

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

The Subject Property is not adjacent or near working farm or forest lands. Therefore, the

subdivision / PRD will not affect or be affected by surrounding working farm or forest land; nor will the proposal affect or be affected by farm or forest land business operations.

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

The existing structures on the site include 1940's, 1950's and 1960's era residential structures along with older sheds and out-buildings typically associated with large-lot rural residential uses. None of the residential structures or outbuildings have either archeological, cultural or historical value and are considered economic tear-downs.

The residential structures are occupied as of the date of the publishing of this SEPA checklist.

Please see the attached boundary and topographic survey.

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

All structures existing on the site as of the date of this SEPA checklist will be demolished.

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

City of Marysville WR-R-6-18; Whiskey Ridge Subarea.

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

Whiskey Ridge, Multi-Family Medium

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

There is no shoreline master program designation for the Subject Property; it is not located near a shoreline.

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

No portion of the site has been previously classified as a critical area. Two (2) Category III isolated wetlands exists on site and are proposed to be filled.

- Wetland A is determined to be a Category III isolated wetland of 17,160 SF in size with a habitat score of 5.

The filling of Wetland A would require mitigation at the ratio of 1:1 (pursuant to the requirements of MMC 22E-010.120) and creation of 0.39 acres of new off-site wetland.

- Wetland B is determined to be a Category III isolated wetland of 1,230 SF in size with a habitat score of 5.

The filling of Wetland B would require mitigation at the ratio of 1:1 (pursuant to the requirements of MMC 22E-010.120) and creation of 0.03 acres of new off-site wetland.

An Army Corps of Engineers non-jurisdictional determination is in process of being applied for with

regard to said wetlands. A copy of said application will be provided to the City as a supplement to this SEPA Checklist and the Subdivision / PRD Application. Following receipt of the non-jurisdictional determination, an Administrative Order for Wetland Fill will be applied to the Department of Ecology (DOE) for on-site wetland fill and off-site in-kind wetland creation.

Please refer to the geotechnical report, the critical areas report and the critical areas mitigation plan attached to this SEPA checklist and the preliminary subdivision / PRD application for additional information.

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

Assuming approval of 188 attached building lots and 2.5 persons per residential structure, approximately 470 people are anticipated to reside in the completed subdivision.

It is not known how many of these people may work from home.

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

Approximately eight (8) people currently reside in the four (4) existing residential dwellings on the Property at this time and would be displaced by the Project.

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

Comply with the regulations to which the subdivision / PRD application is vested to and all conditions of approval of preliminary subdivision / PRD approval.

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

The Subject Property is not located adjacent to or near agricultural or forest lands of long-term commercial significance. Therefore, no measures or approval conditions are necessary to ensure compatibility with same, as no nexus exists between the proposed subdivision and agricultural or forest lands of long-term commercial significance.

## 9. Housing

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

The proposal will result in a total of 188 attached fee-simple residential housing units, of middle-income nature, of which 184 will be net-new housing units (i.e., in addition to the existing vacated and replaced residential structures).

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

Comply with all conditions of preliminary subdivision / PRD approval; specifically, the additional number of housing units created by the subdivision of the Subject Property.

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

Structures to be constructed as a result of the preliminary subdivision / PRD approval will have a height not to exceed the maximum prescribed under the City of Marysville zone that the Subject Property is located within (i.e., 35 feet).

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

No views in the immediate vicinity will be altered or obstructed as a result of the subdivision of the Property.

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

Comply with terms of preliminary subdivision approval.

## 11. Light and glare

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

The subdivision and constructed buildings therein will create or produce the normal and usual type of light and glare associated with a single-family subdivision of similar size and type in the City of Marysville. Light and glare may occur during evening hours or as reflected from windows during daylight hours and applicable weather conditions.

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

Light or glare from the finished Project are not anticipated to be a safety hazard or interfere with views.

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

There are no known sources of light or glare in the vicinity of the Subject Property that may affect the subdivision or the use of building lots thereon.

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

Comply with design guidelines for construction of residential structures within the Whiskey Ridge subarea, as determined applicable.

## 12. Recreation

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

The City of Marysville has acquired the 5-acre real property adjacent to the east of the Subject Property (Snohomish County Tax Parcel #005907000-24800 or the "City's Property"). Informal and pre-application discussions with staff result in the understanding that the City's property may be developed for a combination of water reservoir and/or public park; although no formal plans or capital facilities project exists as of the date of publishing this SEPA Checklist or have been provided to the Applicant. The City's Property may therefore represent a potential future designated recreational opportunity or an existing informal recreation opportunity in the vicinity of the Subject Property.

No other designated recreational opportunities are known to exist in the immediate vicinity of the Subject Property other than recreational tracts associated with other subdivision development.

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

The development of the site will not displace any existing recreational uses.

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

Comply with all terms of preliminary subdivision / PRD approval.

## 13. Historic and cultural preservation

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

There are no known buildings, structures or sites located on or near the Subject Property that are over 45 years old and are listed or eligible to be listed for national state or local preservation registers.

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

There are no landmarks, features, or other evidence of Indian or historic use or occupation of the Subject Property, including but not limited to human burials or old cemeteries.

There is no material evidence, artifacts, or areas of cultural importance known to be on or near the Subject Property.

No professional studies have been conducted at the site or researched to identify such resources.

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

Review of City of Marysville published documentation, including but not limited to the Comprehensive Plan, Whiskey Ridge Subarea Plan, City codes and regulations.

- 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.

None proposed.

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

The Subject Property's is located at the West side of 87<sup>th</sup> Avenue NE, due South of Sunnyside School Road approx. 300 LF. In both the pre-development condition and the post-development condition, the Subject Property's vehicular and pedestrian traffic is primarily served by 87<sup>th</sup> Avenue NE.

The development of the site will result in the construction of a portion of 40<sup>th</sup> Street NE, a City of Marysville transportation improvement project and capital improvement plan (CIP) project. 40<sup>th</sup> Street NE is designated as a primary arterial with a 100-foot width. As an adopted capital improvement project, the dedication of right-of-way for 40<sup>th</sup> Street NE and construction of improvements thereto qualifies for compensation by the City in a manner consistent with nexus and proportionality to the Project's contribution of impacts in accordance with the City's adopted Comprehensive Plan, Transportation Improvement Plan and the Whiskey Ridge Subarea Plan.

The Applicant understands that a portion of said compensation will be by means of credit against transportation mitigation fees. Any uncompensated balance of cost associated with the dedication and improvement to 40<sup>th</sup> Street NE not credited to transportation mitigation fees will need to be repaid by City to Applicant pursuant to legislatively adopted means of the City's selection pursuant to applicable regulation.

In addition to dedication and construction of 40<sup>th</sup> Street NE, a 2-lane roundabout is required at the intersection of 40<sup>th</sup> Street NE and 87<sup>th</sup> Avenue NE. This roundabout is also part of the above-referenced CIP and subject to reimbursement for the portion of real property dedicated and construction cost.

87<sup>th</sup> Avenue NE is designated as (i) a principal arterial south of 40<sup>th</sup> Street NE and (ii) a collector arterial North of 40<sup>th</sup> Street NE. Dedication and improvement to arterial standards are also identified as capital improvement projects and will also be required as part of the development.

A public PRD Access Street road is proposed to access the Property along the Property's frontage on 87<sup>th</sup> Avenue NE, which will extend Westerly to a north-south minor PRD Access Street.

Temporary Left turn and right-turn ingress and egress access to the portion of the Project located south of 40<sup>th</sup> Street NE is provided to ensure adequate safe turning movements. Pending full build-

out of the Whiskey Ridge Subarea and the 40<sup>th</sup> Street NE Arterial, near-term traffic volumes justify the provision of said temporary access pending completion of through residential collector streets to the Southern boundary of the Property by other development. *See attached Traffic Impact Study.*

A network of public residential minor access road(s) are proposed to be developed within the subdivision to provide internal public road circulation and connection to the subdivision / PRD current proposed adjacent to the West side of the Subject Property. *See attached site plan.*

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

The general vicinity of the Subject Property along 87<sup>th</sup> Avenue NE is not currently serviced by transit.

According to the online map of transit routes for the City of Marysville published on-line by Snohomish County Community Transit, the closest transit routes are as follows:

- Route 222 (Marysville-Tulalip) and Route 209 (Smokey Point to Lake Stevens) are the closest transit routes to the north of the Subject Property approx. 8,353 lineal feet (as measured northerly from the NE corner of the Subject Property along 83<sup>rd</sup> Avenue NE utilizing Snohomish County on-line GIS mapping services) at the intersection of 83<sup>rd</sup> Avenue NE and NE 64<sup>th</sup> Street. A transit stop is located at said intersection, where Route 222 and Route 209 intersect.
- Route 209 continues easterly to State Route 9 and then southerly to Lake Stevens; a Route 209 transit stop exists at the intersection of State Route 9 and Soper Hill Road. The Soper Hill / State Route 9 transit stop is approx. 5,340 LF away from the SE corner of Subject Property, as measured southerly along 83<sup>rd</sup> and then easterly along Soper Hill Road (measured utilizing Snohomish County on-line GIS mapping services).

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

A total of seven hundred fifty six (756) parking spaces have been provided.

The completed Project is anticipated to have a total of 686 parking spaces on building lots (including garage parking). It is anticipated that 155 of the townhomes will each have 2 garage and 2 driveway parking spaces. It is anticipated that thirty three (33) of the townhomes will have 6 foot driveway aprons and will accommodate 2 garage parking spaces each (lots 25-33, 101-112, and 167-178).

For townhomes with proposed 6 foot driveway aprons additional on street parking has been made available in front of these lots to accommodate the requirement of one guest space per unit.

Total on street parking currently anticipated to be available will be 70 parking spaces.

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

The subdivision / PRD will not require or create a need for new improvements to existing roads, streets, pedestrian, bicycle or state transportation improvements, excepting improvements to the property's road frontage on the east side of 87<sup>th</sup> Avenue NE.

The subdivision's site improvements will include widening of the West side of that portion of 87<sup>th</sup> Avenue NE *North of* 40<sup>th</sup> Street NE along the Subject Property's frontage by ten (10) feet to provide for completion of the public walking path, along with appropriate access ramps and striping at the internal access road's intersection with 87<sup>th</sup> Avenue NE; this improvement will bring the Property's

road frontage to an improvement standard consistent with the City's collector arterial designation.

In addition, the west side of 87<sup>th</sup> Avenue NE South of 40<sup>th</sup> Street NE will be widened by twenty (20) feet to provide for a public walking path, to bring that portion of 87<sup>th</sup> Avenue NE to an improvement standard consistent with the City's primary arterial designation.

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

The subdivision will not occur in the immediate vicinity of 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 non-passenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

The development is anticipated to generate approximately 1,354 average daily trips with approximately 90 AM peak-hour trips (one hour between 7:00 AM and 9:00 AM) and 107 PM peak-hour trips (one hour between 4:00 PM and 6:00 PM). The trip generation calculations are based on data published by the Institute of Transportation Engineers Trip Generation Manual, 11th Edition (2021). It is anticipated that the majority of the traffic will be passenger vehicles.

The number of truck trips (i.e., commercial and non-passenger) trips are not known; but are assumed to be nominal due to the fact that the subdivision is residential in nature.

Please refer to the Traffic Impact Analysis ("TIA") prepared by Kimley Horn that is attached to this SEPA checklist and the preliminary subdivision application for additional information.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The Subject Property is not located near agricultural or forest land. Therefore, the subdivision is not anticipated to interfere with, affect or be affected by the movement of agricultural or forest products on roads or streets adjacent to or near the Subject Property.

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

Comply with mitigation measures and conditions of preliminary subdivision / PRD approval.

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

The Project may result in an incremental need for public services (such as fire protection, police protection, public transit, health care, schools, etc.) normal and typical with other recent subdivisions in the Whiskey Ridge Subarea of the City of Marysville.

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



Comply with mitigation measures and conditions of preliminary subdivision / PRD Approval.

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

Electricity:	Snohomish County PUD
Water:	City of Marysville
Sanitary Sewer:	City of Marysville
Telephone/Cable:	Ziplay Fiber
Natural Gas:	Puget Sound Energy
Refuse:	City of Marysville

**C. SIGNATURE [\[HELP\]](#)**

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

Signature: 

Print name of signee: Benjamin A. Madeo, AICP

Position and Agency/Organization: Sr. Project Planner / Core Design, Inc.

Date Submitted: September 15<sup>th</sup> 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.