



**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

**Received**  
**JAN 24 2020**  
 City of Marysville  
 Community Development

**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:***

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

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

***Instructions for Lead Agencies:***

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

***Use of checklist for nonproject proposals:***

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

**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**

**EXHIBIT**  
**5**

**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:  
**Ray Townhomes**
2. Name of applicant:  
**Custom Comfort Homes, LLC**
3. Address and phone number of applicant and contact person:  
**8310 59<sup>th</sup> Ave NE  
Marysville, WA 98201  
425.359.1745  
Scott Ray**
4. Date checklist prepared:  
**October 16, 2019**
5. Agency requesting checklist:  
**City of Marysville**
6. Proposed timing or schedule (including phasing, if applicable):  
**Site development is scheduled to begin on or around May 2020 and should be completed on or around September 2021, about 16 months after start of site development.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
**No.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
**The following reports have been prepared:**
  - **Wetland Report, Altmann Oliver Associates, February 2018**
  - **Geotechnical Report, GeoTest Services, August 2019**
  - **Cultural Resources Report, Drayton Archaeology, August 2019**
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.  
**None known.**
10. List any government approvals or permits that will be needed for your proposal, if known.  
**It is anticipated that the following City of Marysville approvals will be required for development of the proposed plat:**
  - **Demolition Permit for removal of existing structures onsite**
  - **Right-of-Way permit for utility connection**
  - **Site Civil Review for clearing and grading**
  - **Road and drainage approval**
  - **Utility extension approval**
  - **Building permits for proposed structures and retaining walls**
  - **NPDES coverage**
  - **Binding site plan**
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 Ray Residence project proposes the construction of 25 lots, comprised of 23 townhome lots and 2 existing single-family residential lots that will remain in place, on two existing parcels, and three**



***open space tracts. The proposed townhomes will be three story units, approximately 1,700 SF with tandem garages and driveways big enough for an extra car. The proposal also includes roadways, stormwater detention, retaining walls and frontage improvements.***

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

***The proposed plat is located at 9820 55<sup>th</sup> Ave NE, between 100<sup>th</sup> Ave NE and 54<sup>th</sup> Ave NE, on the west side of 55<sup>th</sup> Ave NE, in Marysville, Snohomish County, Washington; in the northwest quarter of the southwest quarter of Section 15, Township 30 North, Range 5 East, within Snohomish County Parcel No. 30051500302100 and 30051500305000.***

## 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)?  
**Less than 2 percent.**
- 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 geotechnical report states that subsurface soils are comprised of "...weathered Marysville Sand" with "medium-dense fill material (Glacial till fill) in the upper 2 feet...". Loose topsoil is underlain by dense silty and gravelly sand.**  
  
**The Natural Resource Conservation Service classifies the soils as Custer fine sandy loam and Ragnar fine sandy loam.**  
  
**Custer soils are described as hydric soils formed in glacial outwash, poorly drained. Ragnar soils are described as non-hydric soils formed in glacial outwash, well drained.**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.  
**None were observed and the geotechnical report does not identify unstable soils.**
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.  
**The following grading quantities are proposed:**
- **Cut, approximately 190 cubic yards**
  - **Fill in the form of structural fill, approximately 12,040 cubic yards for a net fill of about 11,850 cubic yards.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
**Erosion could occur as a result of onsite construction; however, temporary erosion and sediment control (TESC) measures will be utilized during construction to minimize potential erosion impacts and protect adjacent properties. TESC plans will be submitted to the City of Marysville for approval prior to any clearing or grading activities.**  
  
**Typical construction-related erosion impacts include silt entering nearby waterbodies or adjacent properties. Erosion control measures could include silt fencing and catch basin protection. All stormwater will be directed to water quality and detention systems before being allowed to enter the City's stormwater system.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
**Construction of the proposed residential units, roadways, sidewalks, etc., will add new impervious surface of about 124,581 square feet; 14,137 square feet to be removed for a net new impervious of 129,170 square feet.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
**A temporary erosion and sediment control plan, designed in accordance with City of Marysville standards, and in conjunction with the geotechnical engineering report prepared for the site, will be submitted to the City for review and approval prior to the start of any ground disturbance activities.**

*During construction, the contractor will be required to follow the City-approved TESC plan, which will include the use of best management practices (BMPs) and could include all or some of the following:*

- *Soils stabilization*
- *Mulching*
- *Covering of stockpiled materials*
- *Silt fencing*
- *Protection and preservation of natural vegetation*

*Structural BMPs may include:*

- *Ditches to divert runoff from exposed soils*
- *Silt fencing*
- *Channeling of runoff to minimize runoff concentration from exposed areas*
- *Check dams and lined channels to reduce runoff velocities*
- *Straw bale barriers*
- *Grade terracing for cut slopes over 15 feet*
- *Sediment traps for exposed areas*
- *Level spreader or dispersal trench systems*
- *Outlet protections*
- *Rock pad construction entrances*
- *Wheel wash for construction equipment leaving site*
- *Regular inspection of facilities*

*In addition to the above measures, the site will be monitored by the Washington State Department of Ecology under the department's NPDES Phase II permit coverage.*

*As part of the NPDES requirements, the contractor will be required to keep a copy of the approved stormwater pollution prevention program (SWPPP) on site during construction. The contractor will be required to implement the BMP objectives of the SWPPP to minimize erosion and sediment runoff during storm events, prevent the pollution of stormwater, prevent violations of surface water quality, ground water quality, or sediment management standards, and prevent adverse water quality impacts during construction by controlling stormwater runoff at the site outfall locations.*

## **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.  
*Temporary emissions from heavy construction equipment and from workers' vehicles traveling to and from the site. The completed project would result in a minor increase in the amount of vehicle-related emissions from traffic in and out of the site.*
- 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:  
*BMP measures would be implemented that would include watering of the site to control dust and other pollutants, street cleaning/sweeping, and minimizing vehicle and construction equipment idling to reduce exhaust emissions.*

## **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.

**As described in the Wetland Delineation Report, dated February 12, 2018, by Altmann Oliver Associates, there is one wetland located along the southwest property line. The wetland extends offsite to the south.**

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.  
**Yes. Construction of the retaining walls, roadway, and some of the units will occur within 200 feet of Wetland A.**
  - 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.**
- 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.  
**No.**
  - 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.  
**None.**
- c. Water runoff (including stormwater):
- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.  
**Runoff would be from internal access roads, public frontage improvements, parking areas and building roof drains, which will have stormwater collection systems that will drain to the onsite detention pond.**
  - 2) Could waste materials enter ground or surface waters? If so, generally describe.  
**No**
  - 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.  
**The proposed development will alter the existing drainage patterns within the site but will have**



*no effect on the drainage patterns in the areas around the site.*

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:  
***Stormwater treatment and detention will be provided per the City of Marysville stormwater Manual.***

#### 4. Plants

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

***deciduous tree:*** alder, maple, aspen, ther

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

***shrubs***

***grass***

***pasture***

crop or grain

Orchards, vineyards or other permanent crops.

***wet soil plants:*** cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?  
***Most, if not all, of the onsite 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:  
***A landscape plan will be provided for review by the City of Marysville and will provide landscaping along exterior boundaries as well as interior and exterior roadways, buildings, trash enclosures, parking areas and along 55th Ave NE.***
- e. List all noxious weeds and invasive species known to be on or near the site.  
***Snohomish County lists the presence of noxious and invasive plant species which could be present onsite or in the project vicinity.***

#### 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 known.***
- c. Is the site part of a migration route? If so, explain.  
***Yes, the Puget Sound Region is located within the Pacific Flyway.***

- d. Proposed measures to preserve or enhance wildlife, if any:  
***Does not apply. Impacts to wildlife are not anticipated.***
- 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.  
***Electricity and natural gas will be used to meet the primary energy needs of the project.***
- 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:  
***The project will meet the 2015 Washington State Residential Energy Code requirements and will incorporate energy efficient lighting and appliances.***

## 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.  
***Construction equipment could, potentially, pose a threat to the environment if a leak or spill occurs during construction and refueling, or from leaking storage containers of construction materials.***  
  
***Additionally, the future residential uses could have an impact on environmental health through the misuse or mishandling of household cleaners, fertilizers, pesticides, herbicides or petroleum products used by residents.***
  - 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.  
***Other than the products listed in 7a above, no other toxic or hazardous chemicals will be stored, used or produced.***
  - 4) Describe special emergency services that might be required.  
***None are anticipated.***
  - 5) Proposed measures to reduce or control environmental health hazards, if any:  
***The most likely hazardous materials would involve petroleum products spilled from construction equipment or vehicles. A spill prevention plan will be kept onsite, and any spills would be managed using standard approaches in accordance with the plan.***

b. Noise

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

**None.**

- 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.

**Short term, there would be construction equipment noise during regular working hours that would increase the peak onsite noise levels. All construction would occur during City-approved work hours and would comply with Chapter 6.76 of the Marysville Municipal Code (MMC). The completed project would result in a slight increase of ambient noise levels in the area. The complete project would also generate additional vehicular trips to and from the area and would result in an increase in noise levels. Noise levels from the occasional use of typical property maintenance equipment such as lawn mowers would also increase.**

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

**Construction activity will be limited to approved working hours as specified by the City of Marysville, which will help to mitigate the noise impact from construction equipment.**

## 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 site consists of two residential structures. Surrounding properties are also residential or vacant parcels. There is a school to the west of the project site.**

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

**The project site has not been used for agricultural purposes in the last 50 years.**

- 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 two residential structures onsite that will remain, and one garage outbuilding that will be removed**

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

**Yes, a pole building shop.**

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

**Per the City of Marysville zoning map, the site is zoned residential, R6.5.**

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

**Per the City of Marysville comprehensive plan map, the site is Residential, multi-family low density, R12.**

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

**Does not apply. There are no designated shorelines in the vicinity of the project.**

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.  
***The City of Marysville GIS map of critical areas indicates the presence of a wetland at the south property line of the project site.***
- The critical areas report prepared for the site has mapped a Category IV wetland along the southwest property line of the site.***
- i. Approximately how many people would reside or work in the completed project?  
***The completed project would provide 23 residential units which would provide housing for up to 52 people.***
- j. Approximately how many people would the completed project displace?  
***None. The two existing residences will remain.***
- k. Proposed measures to avoid or reduce displacement impacts, if any:  
***The property was purchased consensually from the owners; mitigation measures are not proposed.***
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
***The proposed project is compatible with the City of Marysville projected land uses in the project area.***
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:  
***There are no agricultural or forest lands of long-term commercial significance within the project vicinity.***

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.  
***23 middle income townhomes are proposed.***
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.  
***None.***
- c. Proposed measures to reduce or control housing impacts, if any:  
***The proposed project will provide needed housing in the area.***

## 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?  
***The tallest proposed structure will be about 26 feet tall. It is anticipated that building materials will consist of wood, brick and glass.***
- b. What views in the immediate vicinity would be altered or obstructed?  
***The proposed development would alter the character of the site from single family to multi-family but would not alter the views of adjacent properties.***
- c. Proposed measures to reduce or control aesthetic impacts, if any:  
***The project will conform to City of Marysville landscaping and building code requirements.***

## 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
***The completed project would generate typical light and glare, such as vehicle headlights, streetlights, security lighting, that would mainly occur during evening hours.***
- 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:  
***The proposed landscaping and frontage improvements will help reduce impacts, if any, from light and glare resulting from the proposed development.***

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
***There are no designated or information recreational opportunities within 1 mile of the project site. The City of Marysville has plans to develop a park, Mother Nature's Window, which will be located immediately east of the project site, on the east side of 55th Ave NE.***
- 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:  
***Does not apply. Impacts to recreation are not anticipated.***

## 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.  
***The cultural resources assessment conducted by Drayton Archaeology found no evidence of precontact or historic archaeological materials.***
- 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.  
***No landmarks are in evidence.***
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.  
***The Drayton cultural resources report was reviewed and the DAHP WISSARD site was consulted.***
- 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.  
***Does not apply. Impacts to resources are not anticipated.***



## 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 is located on 55th Ave NE, between 100 Street NE and 97th Street NE and is served by State Ave to the west.***
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?  
***The area is served by Community Transit. The nearest transit stop is located at the intersection of Shoultes Road and 103rd Place NE, about 0.8 miles northwest of the project site.***
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?  
***Each residential unit will have two parking spaces in the garage and one in the driveway, for a total of 69 parking spaces. Parking would also be possible along the front of the units.***
- 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).  
***The project will create new public interior roadways and access drives and make frontage improvements along 55th Ave NE. No new private roads are proposed.***
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
***The proposed project would be constructed within 200 feet of the Category IV wetland identified at the southwest property line.***
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?  
***Per the Traffic Impact Analysis prepared by Gibson Traffic Consultants, "The Ray Townhomes development is anticipated to generate 186 new average daily trips with 13 new AM peak-hour trips and 16 new PM peak-hour trips."***
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.  
***No.***
- h. Proposed measures to reduce or control transportation impacts, if any:  
***The project will pay mitigation fees for impacts to roads per Marysville Code.***

## 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.  
***The completed project will result in a slight increased need for police, fire, and emergency medical services, consistent with construction of new residences.***
- b. Proposed measures to reduce or control direct impacts on public services, if any.  
***The project will be designed and constructed to ensure adequate water pressure, properly located fire hydrants and access for aid, fire, and police vehicles.***

**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.

***The following utilities are proposed.***

- ***Water, City of Marysville***
- ***Sewer, City of Marysville***
- ***Electricity, Puget Sound Energy***
- ***Natural Gas, Puget Sound Energy***
- ***Telephone, Verizon***
- ***Cable Service, Comcast***
- ***Fiber Optic Cable, Metromedia***

**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: \_\_\_\_\_

Print name of signee: Andrew Reaves

Position and Agency/Organization: Senior Principal/PACE Engineers

Date Submitted: 11/6/2019