



MARYSVILLE

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

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

PROJECT INFORMATION table with fields: Project Title, Detailed Project Description, Project Location, Legal Description, OWNER, APPLICANT, CONTACT, THRESHOLD DETERMINATION, SEPA CONTACT, RESPONSIBLE OFFICIAL.

Handwritten signature of Haylie Miller, CD Director

12/11/23
Date

ENVIRONMENTAL IMPACTS

The proposed construction and subsequent use of the property could result in the following adverse environmental impacts:	
1.	Increase in the amount and rate of stormwater runoff and attendant pollutants from the introduction of paved and building roof surfaces.
2.	Increase in erosion, surface water pollutants, siltation and sedimentation as a result of site preparation and construction.
3.	Increase in demand for police, fire protection, parks and other public services generated as a result of the development.
4.	Increase in noise, dust, light and glare from construction activity and subsequent use of the site.
5.	Increase in vehicular traffic on 79 th Avenue NE, and 44 th Street NE, as well as other City streets and arterials in the vicinity.
6.	Change in character of the site from a large acre homesites into an urban medium-density detached single-family development.
MITIGATION MEASURES	
The following mitigation measures are required to minimize the probable significant adverse environmental impacts as a result of the proposed development activity:	
1.	The applicant/contractor shall adhere to the requirements outlined in the Conclusions and Recommendations Section of the Geotechnical Engineering Study, prepared by Nelson Geotechnical Associates, Inc., dated October 5, 2022, or as amended.
2.	If at any time during construction archaeological resources are observed in the project area, work shall be temporarily suspended at that location and a professional archaeologist should document and assess the discovery. The Department of Archaeology and Historic Preservation (DAHP) and all concerned tribes should be contacted for any issues involving Native American sites. If project activities expose human remains, either in the form of burials or isolated bones or teeth, or other mortuary items, work in that area should be stopped immediately. Local law enforcement, DAHP, and affected tribes should be immediately contacted. No additional excavation should be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended.
3.	Prior to issuing any ground disturbing activity permits, the applicant shall obtain all necessary Federal, State, and local permits for impacts to critical areas, as necessary, prior to beginning any land disturbing activities.
4.	Pursuant to MMC 22E.010.100(3), a FINAL Critical Areas Enhancement, Monitoring and Maintenance Plan, designed in accordance with MMC 22E.010.160, shall be required to be approved, prior to civil construction plan approval. This shall include mitigation for any impacts to APN 01195800099700.
5.	Prior to final plat approval, all mitigation measures as proposed in the FINAL Mitigation Plan, prepared by Soundview Consultants, dated November 2023, or as otherwise revised, shall be implemented with final approval by Community Development. Security for performance and/or maintenance of the required mitigation and monitoring shall be in strict compliance with MMC 22E.010.160.
6.	Prior to final plat approval, the applicant shall provide documentation of purchase of mitigation bank credits from Skykomish Habitat Wetland Mitigation Bank (SHWMB), consistent with the plan prepared by Soundview Consultants, for the impacts that cannot be mitigated onsite.
7.	At the discretion of the Community Development Director, the applicant shall be required to hire a certified arborist to evaluate trees proposed for retention. The arborist shall make a written recommendation to the Community Development Department with regards to the treatment of the treed area. In the event of an immediate hazard, this requirement shall be waived.
8.	To provide the best protection for trees within the on-site critical areas or adjacent to the property that may be impacted during the construction stage, the applicant shall install a temporary, five-foot high, orange clearing limits construction fence in a line generally corresponding to the drip line of any significant tree(s) to be retained. No construction will be permitted within the dripline of trees

identified to be saved. All such fencing shall be installed and inspected by the Community Development Department prior to commencement of site work.

APPEALS

- This (M)DNS may be appealed pursuant to the requirements of MMC 22E.030.180. There is a 14 day appeal period on the DNS that commences from the date the DNS was issued. Any appeal must be addressed to the responsible official, accompanied by a filing fee in accordance with [MMC 22G.030.020](#), and be filed in writing at the City of Marysville Community Development Department, 501 Delta Avenue, Marysville, WA 98270. The appeal must be received by 4:30 p.m., **December 27, 2023**. The appeal must contain the items set forth in MMC 22G.010.530.
- There is no agency appeal.

DISTRIBUTION

Marysville	Local Agencies & Districts	State & Federal	County	Other
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> PW – Engineering (Max Phan) <input checked="" type="checkbox"/> PW – Engineering (Josh King) <input checked="" type="checkbox"/> PW – Engineering (Shane Whitney) <input checked="" type="checkbox"/> PW – Operations <input checked="" type="checkbox"/> PW – Sanitation <input type="checkbox"/> PW – Streets <input checked="" type="checkbox"/> PW – Traffic Eng. (Jesse Hannahs) <input checked="" type="checkbox"/> PW – Water Res.	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input checked="" type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input checked="" type="checkbox"/> Lake Stevens (city) <input checked="" type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Lakewood SD 306 <input type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1 (electric) <input type="checkbox"/> PUD No. 1 (water) <input checked="" type="checkbox"/> Ziplly <input type="checkbox"/>	<input checked="" type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input type="checkbox"/> Commerce (SAW) <input checked="" type="checkbox"/> DAHP <input checked="" type="checkbox"/> DOE (Bellevue) <input checked="" type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC <input type="checkbox"/>	<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input checked="" type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Olympic Pipeline <input type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes <input type="checkbox"/> <input type="checkbox"/>



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

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

Paper copies of the following application materials will not be accepted. Electronic copies of all application materials are required in order to review and determine if the application is complete. Please email a request to landusesubmittals@marysvillewa.gov and a link will be provided to upload the application materials; a file number will be provided with your upload link. Please email city staff at landusesubmittals@marysvillewa.gov when the upload is complete to ensure timely processing of your submittal (the system does not generate a notice).

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 and/or reports. Complete and accurate answers to these questions often avoid delays with the SEPA process, as well as later in the decision-making process.

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

Instructions for Lead Agencies:

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

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

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and

"property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

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

Required Attachments

Submit the original checklist form and one 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
- 3. Conceptual building elevations
- 4. Conceptual vehicle maneuvering diagram (when applicable)

Submit 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.

Fees

There is a nonrefundable application fee for all environmental checklists:

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:

Creekside

2. Name of applicant:

Daniel Wick, Horizon View Holdings

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

Daniel Wick (206)551-0499, 6443 NE 181st St, Kenmore, WA 98028

4. Date checklist prepared:

March 9, 2023

Revised September 1, 2023

5. Agency requesting checklist:

City of Marysville

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

We intend to break ground immediately upon the issuance of permits. No phases are proposed at this time.

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

At this point in time, there are no plans for future additions, expansion or further activity related to or connect with this proposal.

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

Geotechnical Engineering Evaluation – Nelson Geotechnical Associates. Inc. (10/05/2022)

Preliminary Drainage Report – LDC, Inc. (03/06/2023)

Traffic Impact Analysis – DN Traffic Consultants, Inc. (January 15, 2023)

Stream Wetland and Fish and Wildlife Assessment Report – Soundview Consultants, LLC (03/03/2023)

Revised Conceptual Mitigation Plan – Soundview Consultants, LLC (08/11/2023)

Timber Cruise Report – Resilient Forestry (January 17, 2023)

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are currently no applications for governmental approval that would directly impact the property of this proposal.

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

Government approvals or permits required include: Preliminary Plat approval, SEPA determination through City of Marysville, Army Corps of Engineers Approval, Land Disturbing Activity approval, Forest Practice Application approval, Right-of-Way Use approval, and National Pollutant Discharge Elimination System (NPDES) approval.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Creekside is a proposed Planned Residential Development (PRD) of 49 single-family detached residential lots in Marysville WA. The project site is composed of 3 current parcels located on the west side of 79th Ave NE on the block between Line Rd and 40th St NE. The project will include clearing and grading, wetland modification, construction and dedication of a 50-foot-wide ROW and associated drainage facilities, utility extension and modification, road extension, 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 project site is composed of 3 current parcels, see below table for reference. It can be found at the Public Land Survey System Coordinates Township 29N, Range 5E, and Section 2.

Tax Parcel Number	Address	Owner	Acres
29050200100200	7715 40TH ST NE	Yumul Roma C & Yost Benjamin W	4.89 ac (2.4 acres excluded)
29050200100300	7811 40TH ST NE	Griffith Chris Allan	4.88 ac
29050200100400	7808 44TH ST NE	Paulson Sonjia Ingrid	8.92 ac

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)?

The project site has 0 to 8 percent slopes.

- 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 project site soils are composed of approximately 8.5% Norma loam and 91.5% Tokul gravelly medial loam. These soils are not known to have any agricultural significance.

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

No, there are no surface indications or history of unstable soils in the immediate vicinity of the project site.

- 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.

Disturbed Are: 8.41 acres

Earthwork Quantities:

Cut: 10,000 CY

Fill: 10,000 CY - Fill that is not native excavated soil onsite will be imported from local sources

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

Erosion during clearing and construction is not likely. Onsite temporary erosion control measures will be taken to mitigate the potential threat of any erosion during storm events.

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

Approximately 35% of the site will be covered with impervious surface.

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

Best Management Practices (BMPs) will be used to control erosion. Measures may include diverting surface water away from the stripped or disturbed areas. Silt fences and/or straw bales may be erected to prevent muddy water from leaving the site, if necessary. Disturbed areas will be planted as soon as practical, and vegetation maintained until established.

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.

During construction, the primary emissions to the air will be exhaust, odor and dust generated from large machinery. After construction, the primary source of emissions to the air would be generated from vehicular traffic of residents living onsite.

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

As it's currently known, there are no off-site sources of emissions or odor that may impact this proposal.

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

There are currently no measures to reduce or control emissions or impacts to the air.

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.

Yes, 6 wetlands and 2 ponds are on or adjacent to the site as well as one class F stream. See wetland summary below and Stream Wetland and Fish and Wildlife Assessment Report prepared by Soundview Consultants, LLC (03/03/2023).

Wetland Name	Size Onsite (square feet)	Category ¹	Regulated Under MMC Chapter 22E.010	Regulated Under RCW 90.48	Regulated Under Section 404 of the Clean Water Act
Wetland A	33,375	III	Yes	Yes	Likely
Wetland B	78,969	II	Yes	Yes	Likely
Wetland C	398	III	Yes	Yes	Likely
Wetland D	3,084	III	Yes	Yes	Likely
Wetland E	2,658	III	Yes	Yes	Unlikely
Wetland G	2,698	III	Yes	Yes	Likely
Offsite Pond A	N/A	III	Yes	Yes	Likely
Pond B	1,139	III	Yes	Yes	Likely
Stream Z	627 linear feet	F	Yes	Yes	Likely

1. Current Washington State Department of Ecology (WSDOE) rating system (Hruby, 2014) per MMC 22E.010.060(1).

- 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, there will be work performed within 200 feet of some of the described waters including some wetland fill.

- 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.

Fill: A total of 16,028 SF of wetland fill is proposed as part of this project. Please refer to page 5 of the Conceptual Mitigation Plan prepared by Soundview Consultants, LLC for additional details.

Dredge: There will be no dredge proposed as part of this project.

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

No surface water withdrawals are proposed.

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

No, per FEMA flood panel 53061C0717G this project site is not intersected by any 100-year floodplains.

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

No, the proposal does not involve any discharges of waste into Catherine Creek or associated wetlands.

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 groundwater will be withdrawn from a well for drinking water or other purposes. Water is to be provided by a public system operated by the City of Marysville.

- 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.

This project proposes sewage disposal via sanitary sewer connection. City of Marysville sewer will be extended north along 79th Ave NE to the intersection of 44th St NE and then onto the property along it's western edge, per request of the City of Marysville Public Works department.

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 on this site is primarily from rainfall on the site itself, no significant flow is expected from any adjacent property. The site's proposed hard surfaces are mitigated as required by the 2021 DOE stormwater regulations and include infiltration Best Management Practices to the extent feasible. Runoff from roofs, roads, driveways, and walkway surfaces will be captured via downspouts, tightlines, catch basins and pipe and routed to onsite water quality and infiltration facilities.

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

It is unlikely that waste materials will enter ground or surface waters. Waste materials deposited by automobiles on interior roadways and driveways will be collected in a subsurface (piped) system and conveyed to the detention facility. Pollutants will be separated and filtered prior to release. Yard and rooftop drainage will be relatively clean and free of waste materials.

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

The proposal will not alter or otherwise affect the drainage patterns in the vicinity of the project site.

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

All adopted development and engineering requirements imposed by the City to control hydrologic impacts on adjacent properties will be incorporated into final construction plans and implemented by the proponent. Storm drainage facilities will be designed in accordance with versions of the DOE Storm Water Manual, and the City of Marysville engineering standards.

4. Plants

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

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

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

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

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

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

The vegetation onsite consists primarily of a mixed conifer deciduous forest with some areas of lawn and maintained gardens. The dominant vegetation onsite consists of western red cedar (Thuja plicata) Douglas fir (Pseudotsuga menziesii), western hemlock (Tsuga heterophylla), black cottonwood (Populus balsamifera), red alder (Alnus rubra), with an understory of salmonberry (Rubus spectabilis), non-native invasive Himalayan blackberry (Rubus armeniacus), vine maple (Acer circinatum) and an herbaceous layer of non- native invasive reed canarygrass (Phalaris arundinacea), western swordfern Polystichum munitum, and trailing blackberry (Rubus ursinus). Per Stream Wetland and Fish and Wildlife Assessment Report – Soundview Consultants, LLC (03/03/2023)

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

The site will be generally cleared of vegetation and debris within the disturbed area to develop the proposed residential units. The vegetation within preserved critical areas and their associated buffers/buffer additions will not be altered.

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

There are currently no known threatened or endangered plant species onsite.

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

Landscaping is proposed to be determined by individual landowners at the time of development.

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

Himalayan Blackberry

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.

According to the WDFW PHS online, no species listed as threatened or endangered occur on or in the immediate vicinity of this site.

Per Stream Wetland and Fish and Wildlife Assessment Report – Soundview Consultants, LLC (03/03/2023) "No suitable breeding or foraging habitat for marbled murrelet, streaked horned lark, yellow-billed cuckoo, or bull trout occur within 300 feet of the subject property."

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

All of western Washington is covered by the Pacific Flyway Migration Route. This is one of the four major North American migration routes for birds, especially waterfowl. It extends from Alaska and Canada to Mexico and South America.

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

There are no proposed measures to preserve or enhance wildlife at this time.

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

There are no invasive species known on this site.

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.

Electric and/or natural gas will likely be used for heating, cooking, and lighting the homes.

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

No, the proposed development will not impact 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:

At this point in time, there are no proposed energy conservation features included in the plans of this proposal. Any energy conservation features will be decided on by the property owner at time of building permit application.

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.

There are no known or possible contaminants or health hazards onsite.

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

There are no known or possible contaminants onsite.

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

There are no known hazardous chemicals/conditions onsite that may impact project development and design.

- 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.

There are no known toxic or hazardous chemicals that may be stored, used or produced during the project's development or construction, or at any point during the operating life of the project.

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

Other than normal police, emergency aid, and fire protection services, no special emergency services are anticipated.

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

There are currently no proposed measures to reduce or control environmental health hazards.

b. Noise

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

Noise influences near the project site will be generated from the housing development to the southeast and traffic on Line Rd and 79th Ave NE. Noise sources will include local traffic and residential neighborhood noises such as lawn care equipment and people.

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

Noise levels would be intermittently high throughout construction but should be limited to normal waking hours. These construction-related sounds will be from large machinery and ground disturbing activities. On a permanent basis, residential activity and noise created by daily vehicular trips would increase ambient noise levels in the vicinity.

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

This project proposes to limit noise impacts consistent with the provisions of MMC Chapter 6.76.

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 project site currently has 3 single-family homes with some developed land. The majority of the site is undeveloped and covered in forest and wetlands. Adjacent properties are either undeveloped or residential uses. To the southeast of the project site is a recent residential development of single-family housing. The proposal will not affect current land uses on nearby adjacent properties.

- 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? _____

At some point in the past the site was logged; however, and exact time is unknown.

- 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 proposal will not impact or be impacted by any surrounding working farm or forest. Neighboring parcel 29050200100700 is part of the Small Farms Overlay Zone; however, wetlands and buffers separate the development from this parcel.

- c. Describe any structures on the site. _____

There are 3 structures involved in the proposed project site.

Tax Parcel Number	Address	Structure	Year Built
29050200100200	7715 40TH ST NE	1 Story	1959
29050200100300	7811 40TH ST NE	1 Story	1940
29050200100400	7808 44TH ST NE	1 Story	1963

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

The 1 structure on Parcel# 29050200100200 will not be demolished. Instead, the property shall have a BLA performed on it to split the northern and southern halves of the property into two parcels. All other structures on parcels associated with the project will be demolished.

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

The current zoning classification of the project site is R6.5 Single Family High

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

The current comprehensive plan designation of the project site is R6.5 Single Family High.

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

There is no current shoreline master program designation on the site.

- 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's Critical Areas Map depicts 3 wetlands and their associated buffers on the project site as well as King Creek. Snohomish Counties PDS map portal depicts 7 wetlands and 1 stream on the project site. Please refer to the Stream Wetland and Fish and Wildlife Assessment Report prepared by Soundview Consultants, LLC for more information.

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

This project proposes 49 lots. Assuming 2.53 persons per household (per U.S. Census results for Washington State) the proposed development would house 124 people (2.53*49= 123.97).

- j. Approximately how many people would the completed project displace?
The proposed project would be eliminating 2 single-family residences. Assuming 2.53 persons per household (per U.S. Census results for Washington State) the proposed development would displace 5 people (2.53*2= 5.06). The home on parcel 29050200100200 will be retained by the current owner.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
There are currently no measures to avoid or reduce displacement impacts.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The proposed development is compatible and consistent with the adjacent land uses. The surrounding parcels are already developed with residential buildings. All required traffic, park, and school impact fees will be paid in full before building permits are issued for the proposed residential units.
- 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 proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance because there are none in the immediate vicinity.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
This project proposes 49 single family lots. Lots will be available at market-rate or for middle income housing.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
The proposed project would be eliminating 2 single-family residences. These residences likely provide middle-income housing.
- c. Proposed measures to reduce or control housing impacts, if any:
All required traffic, park, and school impact fees will be paid in full before building permits are issued for the proposed residential units.

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?
All buildings built in this development will have a maximum height that is less-than or equal-to 30-feet tall per MMC 22C.010.080. Building material will be selected at the time of Building Permit Application.
- b. What views in the immediate vicinity would be altered or obstructed?
There are no views in the immediate vicinity that will be altered or obstructed because of the proposed development.

- c. Proposed measures to reduce or control aesthetic impacts, if any:
The observance of building setbacks, retention of as much native vegetation as practical during construction and provision of ornamental and native landscaping would reduce aesthetic impacts of the project.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
The proposal would produce light from automobile headlights, street lighting, and home lighting, primarily at night.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Light or glare from the finished project should not be a safety hazard or interfere with views.
- c. What existing off-site sources of light or glare may affect your proposal?
Light from automobile traffic on 79th Ave NE will likely be the only light or glare that could potentially impact the proposed development.
- d. Proposed measures to reduce or control light and glare impacts, if any:
No special measures to reduce or control light and glare impacts are proposed nor are they expected to be necessary.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
The development that is southeast of the project site has a park associated with it as well as a footrail which travels through the utility ROW. Roughly 2,000-feet north of the project site is a City park, Deering Wildflower Acres. Additionally, 3,700-feet west of the project site is a Kiwanis Park.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
The project 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:
There are no proposed measures to reduce or control impacts on recreation in this project.

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.
All residential structures on the project site are older than 45 years old. There are no known buildings or structures located onsite that are eligible for listings in the national, state, or local preservation register.

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

There are no known landmarks, features, or other evidence of Indian or historic use on site.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Site walks and consultation of Washington State's Department of Archology and Historic Preservation's WISAARD Online GIS map was used to assess the potential impacts to cultural and historic resources on or near the project site.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Construction would be temporarily halted should evidence of historic archeological, scientific, or cultural importance be discovered. Local tribes would be notified.

14. Transportation

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

The proposed project will receive access from Line Rd/44th St NE and 79th Ave NE. 79th Ave NE receives access to State Route 9 from Soper Hill Rd. Line Rd access State Route via 83rd Ave and 60th St NE.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The nearest bus stop, served by community transit, is approximately 1 mile away from the project site. This stop is 1.8 mile walk from the site or about 37 minutes.

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

Assuming 4 parking spaces per residence, the proposed project will eliminate 12 parking spaces. Each lot will allow for 2 car garages and 2 guest parking stalls per driveway. Additional on-street parking will be provided on the 69th St NE extension.

- 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 proposed project includes frontage improvements to 40th St NE, extending it approximately 335-feet west from its current intersection with 79th Ave NE. The roads internal to the development, Road A and Road B, will create a connection between 44th St NE and 40th St NE. These will be public improvements.

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

No, the project will not be in the general vicinity of water, rail, or air transportation and no reasonable increase in these transportation methods will occur.

- 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?

The project is estimated to generate a total of 566 daily trips, 42 AM peak hour and 56 PM peak hour trips. The net new trips, as a result of site redevelopment would result in 547 daily, 41 AM, and 54 PM peak hour trips on the surrounding street system. Per Traffic Impact Analysis – DN Traffic Consultants, Inc. (January 15, 2023)

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

No, the project will not interfere with the movement of agricultural or forest product.

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

All traffic impact fees will be paid before the building permits are issued for the proposed homes.

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 project will place additional demands on public services such as fire protection, police protection, public transit and others; however, these systems are typically in place to absorb additional demands from new development. Studies required with preliminary plat approval will look at some of these system capacities and impact fees will also be paid prior to building permit issuance.

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

The payment of impact fees will help the City of Marysville mitigate any adverse results of this development.

16. Utilities

- a. **Bold/Italicize** utilities currently available at the site: [\[help\]](#)

Electricity, natural gas, **water**, refuse service, **telephone**, sanitary sewer, **septic system**, other__


Sanitary Sewer is available near the project site and will be extended to the project site as a part of the proposed development. Existing septic systems will be decommissioned.

- 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 proposed utilities are water, sewer, telephone, cable, trash service, and electric power. Please see the provided preliminary plan set for specific locations.

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: Ian Faulds – Senior Planner

Position and Agency/Organization: LDC, Inc.

Date Submitted: September 1, 2023