

## APPENDIX III

### State Environmental Policy Act (SEPA) Checklist

#### A. BACKGROUND

1. *Name of proposed project:*

First Air Field Comprehensive Plan Amendment

2. *Name of applicant:* CE3 Services, LLC

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

Applicant: CE3 Services, LLC-Daniel Reina  
1429 Avenue D #327 Snohomish, Washington 98290  
206-947-2298, email [dan@i-90prestonpartners.com](mailto:dan@i-90prestonpartners.com)

Contact: Harmsen & Associates Inc, Britt Heath,  
P.O. Box 516 Monroe, WA. 98272  
360-794-7811, email [britt@h-ai.com](mailto:britt@h-ai.com)

4. *Date checklist prepared:* July 14, 2011

5. *Agency requesting checklist:* City of Monroe

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

The current proposal request for the Comprehensive Plan Amendment will take place in the next 12 months. The project would be implemented in phases generally laid out as follows

Phase-1 June 2011-July 2012: Project Design, Master Planning, Rezone, and Zoning Code Amendments

Phase-2 July 2012-July 2013: Permitting and Construction of Runway Expansion, Restaurant/Bar, Flight Instruction School & Nascar Buildings

Phase-3 July 2013-July 2015: Permitting and Construction of Executive Hangars, and "Man-Cave" Buildings

Phase-4 July 2015-July 2016: Permitting and Construction of Additional Hangars, and "Man-Cave" Buildings

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

The future phases are listed above and will under go environmental review during the future project submittal.

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

The City of Monroe has several maps within their comprehensive plan and zoning code that identify areas around the existing airport and runways as being wetlands and having streams. In 2005 the City of Monroe had a Final Supplemental Environmental Impact Statement prepared with regard to Urban Growth Areas. This included evaluating growth impacts to the environment in the

area. For the future phases of this project several environmental documents will be prepared: project SEPA, drainage reports, critical areas reports, and traffic reports.

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 no known pending applications directly affecting this proposal.

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

This non-project action will require approval of the proposed comprehensive plan amendment.

Future phases of the development will need approvals that include but may not be limited to:

- Project SEPA evaluation
- site plan approval
- rezone, and zoning code amendment approval
- Clearing, Grading, Utility extension, and Building Permits
- Department of Ecology
- Fish and Wildlife
- JARPA
- Corps of Engineers
- Snohomish County, FAA, the Tribes, and WSDOT will review the project
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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 current proposal is for a Comprehensive Plan Amendment to add Limited Open Space Airport to the Land Use Element Description Portion of the Comprehensive Plan and to change the designation and map for the areas around First Air Field. The LOSA is referenced in the comprehensive plan but there is not currently a description of it as there is with the other land use designations. The areas covered by the proposal are currently designated Parks/Open Space, R2-5, Special Regional Use, and Service Commercial and would be redesignated to Limited Open Space Airport (LOSA). The total new area of LOSA would be approximately 65 acres.

The above proposed changes and subsequent phases are intended to create an economically viable airport enterprise that will also be an asset to the community as currently required in the Comprehensive Plan.

The future phases implemented over five years are not part of the current proposal but are presented here for general information and to create a better understanding of the reason behind the current request.

- Zoning code amendment to address the uses that are proposed but not foreseen nor covered in current code and a concurrent rezone to match the updated comprehensive plan designations.
- A boundary line adjustment between the City of Monroe's open space property to the

west and the owners of the existing LOSA property north of Cripple Creek. This is to accommodate the extension of the runway and keeping reciprocal critical areas under the ownership of the City of Monroe.

- Development and expansion of the existing airport complex to provide a Full Service “Fixed Base Operator” (FBO) Airport Facility, including the necessary Accessory and Complimentary Uses, for the existing First Air Field. Existing onsite structures will be either removed or expanded, with several new buildings added to accommodate the necessary Accessory Uses to the existing Airport Complex.
- Upgrade the runway through the extension and widening to a finished length of 3,100 feet. This will include filling a portion of the wetland to the west and mitigate the impact by reestablishing a ditched stream
- Adding a Restaurant/Bar, Flight Instruction School & Nascar Buildings with in the airport property/zoning
- Application for the permitting of Executive Hangars, and “Man-Cave” Buildings

*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 area of the proposal is First Air Field at 13812 179<sup>th</sup> Ave SE and several adjacent parcels: tax account #28063500100500, 28063500101200, 28063500104300, 28063500100800, 28063500201800, 28063500100400, 28063500201600, and 28063500100300. In Section 35, Township 28, and Range 6. The project also fronts on a small portion of Hwy 2. Please see the map submitted with this proposal.

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

a. *General description of the site (circle one):* Flat, rolling, hilly, steep slopes, mountainous, other . . . . .

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

Based on Snohomish County aerial mapping, it appears that there is less than a 20’ change in topographic relief across the 60 acre, yielding an average slope of less than 1%. Local slopes may exceed 1%, especially man-made slopes. No slopes in the project area would be considered critical 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 prime farmland.*

As identified by National Resource Conversation Service maps for Snohomish County; the airport area lies on two primary soil types: Terric Medisaprists, nearly level, is found in the west and north west; Everett gravelly sandy loam 0-8% slopes, is found in the eastern and north -loam.

None of the area is designated as prime farmland.

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

None are known.

*e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.*

Not applicable, this is a non-project proposal.

For information purposes: Future phases will include fill needed for the extension of the runway to the west. There will be grading for the proposed access, parking areas, utility placement, and construction of the storm water detention system. Excess soil will be evenly spread on site or exported to an approved location. Imported materials will be from commercial sources. However if possible it is the intention to achieve a balanced cut and fill for the entire site

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

Not applicable, this is a non-project proposal.

For information purposes: Clearing and grading expose bare soil material to precipitation and upstream runoff, increasing the potential for erosion. With proper application of erosion control measures, erosion is not expected to occur as a result of the clearing and grading.

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

Not applicable, this is a non-project proposal.

For information purposes: The full build out would result in approximately 252,202 square feet of "surface" It is the intent to use pervious pavement and possibly green roofs as mitigation measure to reduce the impervious surface of the built out project.

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

Not applicable, this is a non-project proposal.

For information purposes: Erosion will be controlled by best management practices to include managed clearing limits, installation of silt fence, stabilized construction entrance, sedimentation ponds, soil stabilization BMP's.

## 2. Air

*a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.*

Not applicable, this is a non-project proposal.

For information purposes: During future construction phases, there will be dust and emissions from equipment. After construction, there will be vehicle emissions from commercial and air traffic, emissions from building heating, and from the restaurant.

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

No off-site sources of emissions or odors that would have adverse affects on the proposal exist.

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

Not applicable, this is a non-project proposal.

For information purposes: Construction dust will be controlled with watering. After construction, building heating and exhaust systems will need to meet existing pollution controls. Vehicles are also subject to inspections for emissions control.

### **3. Water**

#### **a. Surface:**

*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.*

There are several streams in the western portion of the area under consideration. The City of Monroe identifies them on the NE1 map of the Comprehensive Plan as Cripple Creek, Channel Creek and Homestead Creek, all Type 3 streams. These streams all flow through a Category 2 wetland that is north and west of the existing runway.

*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.*

Not applicable, this is a non-project proposal.

For information purposes: There will be filling of wetlands, redirection of streams, and additional work within 200 feet of the wetlands and streams. Detailed plans and mitigation proposals will be provided in future phases.

*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.*

Not applicable, this is a non-project proposal.

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

Not applicable, this is a non-project proposal.

For information purposes: Part of the future mitigation proposal will include the relocation of the portion of the creek that has been ditched to flow along the edge of Hwy 2. This creek section would be reconnected with the more natural water course to the west, Creatom Creek.

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

None of the area is 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.*

Not applicable, this is a non-project proposal.

For information purposes: In future phases the site will discharge waste to the city sanitary sewer system.

b. Ground:

1) *Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.*

Not applicable, this is a non-project proposal.

For information purposes: In future phases storm water runoff will be collected, treated, and detained prior to being discharged to the downstream system. A Targeted Drainage Report will include additional information including quantities. Aircraft and vehicle maintenance will follow specific guidelines for the control of pollutants.

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.*

Not applicable, this is a non-project proposal.

For information purposes: Domestic sewage will be conveyed from the site by an extension or connection to the city's sewer system.

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.*

Not applicable, this is a non-project proposal.

For information purposes: The source of runoff is direct precipitation and upstream flow. In general, the access, buildings, and driveways of future phases will be collected by catch basins and roof drain stubs. The catch basins and pipes will convey runoff to a treatment system. During

the construction phase of the project a Targeted Drainage Plan will be prepared. The flow will then go into local ground water and streams leading to French Creek.

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

*Not applicable, this is a non-project proposal.*

For information purposes: During future phases, waste materials could enter the storm water. Runoff will be conveyed to treatment facilities prior to discharge into the ground. These systems will be designed to meet the City of Monroe standards.

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

*Not applicable, this is a non-project proposal.*

For information purposes: The future drainage system will be designed in accordance with the City of Monroe and Department of Ecology standards including treatment and infiltration. The existing septic tanks will be removed and the drainfields abandoned. Currently there are three septic systems with in the property: Habich Residential/Business property, Habich Residential Rental Property, and the Harris residential Rental Property. All of these structures will be demolished and septic tanks removed per Health Department specifications and regulations.

#### 4. Plants

a. *Check or circle types of vegetation found on the site:*

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

Shrubs: Wide variety

grass

pasture

crop or grain

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?*

*Not applicable, this is a non-project proposal.*

For information purposes: During future phases there will be vegetation removed for the expansion of the runway and for future hangers and other buildings on both sides of the runway. It is expected that shrubs and grasses, including wetland plants will be removed from the site.

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

There are no known endangered or threatened plant species on site.

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

Not applicable, this is a non-project proposal.

For information purposes: During future phases there will be a Type I landscape buffer around the perimeter of the airport site as well as enhanced wetland and buffer plantings in conjunction with the runway extension. The existing wetlands and buffers have been mowed and degraded in the past, prior to regulation. The mitigation effort that will be part of this plan will increase the function of the vegetation and wetlands for the whole area. There will also be planter islands throughout the project, specifically related to parking and other ground cover throughout the site.

## **5. Animals**

*a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:*

birds: hawk, heron, eagle, songbirds, other: bald eagles, blue heron, hawks,  
mammals: deer, bear, elk, beaver, other: deer, coyote, rabbit  
fish: bass, salmon, trout, herring, shellfish, other:

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

Heron and eagles are known to be in the area of the airport, but they are not known to be nesting or perching in the immediate vicinity of the airport.

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

The area is not known to be a migration route. Further down stream of the airport, fish are found in French Creek and the Puget Sound area is part of a migration route for various birds.

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

The enhancement of the wetlands and buffers adjacent to the airport will provide better habitat for mammals. They will also be designed in such a way as to not attract larger birds, this is for their protection as well as the people and planes coming into the airport. This effort should make it safer than it is now. Wetland banking will provide a way to retain the habitat in the same watershed.

## **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.*

Not applicable, this is a non-project proposal.

For information purposes: During future phases mainly electric power will be used for energy and heating. Natural gas may also be used in the project.

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

Not applicable, this is a non-project proposal.

For information purposes: There is nothing in the proposed project that would affect an adjacent parcels use of solar energy.

*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:*

Not applicable, this is a non-project proposal.

For information purposes: During future phases some of the buildings are intended to be built following LEED standards including recycled materials, sustainably harvested or sources materials, vegetated roofs, and pervious surfaces.

## **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.*

Not applicable, this is a non-project proposal.

For information purposes: During future phases there would be an increased risk of spill or explosion from that of the existing airport because of an increase in the amount of vehicle maintenance. Storage of such materials by individuals will be limited and enforced through site leases.

*1) Describe special emergency services that might be required.*

Not applicable, this is a non-project proposal.

For information purposes: For the future phases there are no know special emergency services that would be needed as part of the project..

*2) Proposed measures to reduce or control environmental health hazards, if any:*

Not applicable, this is a non-project proposal.

For information purposes: For the future phases it is expected that by following federal aviation and City codes there should be a reduction in potential hazards.

## **b. Noise**

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

In the immediate vicinity there is a race track, fairgrounds, and highway noise that is present, but the noise generated from these things will not affect the airport functions.

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.*

Not applicable, this is a non-project proposal.

For information purposes: During future phases, there will be a short term increase in noise from the construction of the project (runway, buildings, etc). But there will also be a permanent increase in noise levels due to the increase in flight traffic and people coming and going from the airport in vehicles.

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

Not applicable, this is a non-project proposal.

## **8. Land and shoreline use**

a. *What is the current use of the site and adjacent properties?*

The areas to be changed to LOSA are currently being used as open space to the west and south of the airport. Those areas to the north and east contain three single family homes. Adjacent uses include open space, single family homes (very low density), the Evergreen Fair Grounds and parking lot, a race track for “mini’s”, and a Park & Ride lot. The future Hwy 2 bypass is also to the north and east of the proposed areas to be designated LOSA.

b. *Has the site been used for agriculture? If so, describe.*

The site has not been used for agriculture at least since 1967 when the airport was built.

c. *Describe any structures on the site.*

Airport hangers and accessory buildings, the Habich Residential/Business property, the Habich Residential Rental Property, and the Harris residential Rental Property, plus their associated accessory/out buildings

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

Not applicable, this is a non-project proposal.

For information purposes: During future phases the houses and the commercial building will be removed. Possibly some of the existing hangers will be renovated.

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

The areas covered by the comprehensive plan proposal are currently zoned Public Open Space, Suburban residential, and Service Commercial

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

The areas covered by the comprehensive plan proposal are currently designated Parks/Open Space, R2-5, Special Regional Use, and Service Commercial

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

The area is not within a shoreline designation.

*h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.*

The City of Monroe has identified wetlands and streams in the area on their "official" maps; however no specific delineations or actual site analysis is known at this time.

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

Not applicable, this is a non-project proposal.

For information purposes: During future phases, in addition to temporary construction jobs, it is anticipated that the complete site proposal could eventually employ up to 60 people.

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

Not applicable, this is a non-project proposal.

For information purposes: During future phases, the three homes will be removed. Approximately 8 people live or work in those homes now.

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

Not applicable, this is a non-project proposal.

For information purposes: For the future phases, the home owners are knowingly selling their property for development and will make their own accommodation for their relocation.

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

Several sections of the current comprehensive plan and the zoning code relate to protecting the viability of the existing airport and requirements for development to be designed in order to be more compatible with the surrounding neighborhoods. By following the existing goals, policies and codes the proposed redesignation and development will be compatible with existing and projected land uses. Please refer to APPENDIX II for specific comprehensive plan references.

## **9. Housing**

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

Not applicable, this is a non-project proposal.

For information purposes: Future phases will not be providing permanent housing. The flight schools will include some temporary housing units and a potential hotel will also provide temporary housing. The airport compatibility section of the City of Monroe Code limits the number of temporary dwelling units to 100 per acre.

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

Not applicable, this is a non-project proposal.

For information purposes: During future phases, three middle/high income housing units would be eliminated

*c. Proposed measures to reduce or control housing impacts, if any:*

Not applicable, this is a non-project proposal.

For information purposes: For future phases, the home owners of the areas to be redeveloped already know of the plans and have several years of advance warning to make accommodations for themselves to move.

## **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?*

Not applicable, this is a non-project proposal.

For information purposes: During future phases the buildings will be limited to 35' per the City of Monroe code.

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

Not applicable, this is a non-project proposal.

For information purposes: During future phases, the extension of the runway and additional buildings will altered views as a result of the project.

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

Not applicable, this is a non-project proposal.

For information purposes: During future phases, perimeter and parking area landscaping will increase the formal vegetation on site and provide buffering from the street and houses to the north. The site is flat and located in a low area of the City which lessens its impact on surrounding views.

## **11. Light and glare**

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

Not applicable, this is a non-project proposal.

For information purposes: Future phases will include additional lighting in the parking areas and on new buildings. Also, planes lighted at night as they are now will be present. The runway may have an automated lighting system with low level lights on the ground.

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

Not applicable, this is a non-project proposal.

For information purposes: There would be occasional planes landing at night that would have lights crossing the sky.

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

Not applicable, this is a non-project proposal.

For information purposes: The fire works display at the Fair Grounds could potentially affect the landing of planes in the evening and at night.

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

Not applicable, this is a non-project proposal.

For information purposes: During future phases landscaping and light shields will reduce the possible light and glare impacts from the project.

## 12. Recreation

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

The Evergreen State Fair Grounds, mini racing tract, and Lake Tye are all in the immediate vicinity.

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

Not applicable, this is a non-project proposal.

For information purposes: During future phases, no recreational uses would be displaced.

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

Not applicable, this is a non-project proposal.

For information purposes: Future phases of the project would implement a City planned element of the parks plan to install a boardwalk/trail along Hwy 2 and/or through the open space area to the west of the runway.

## 13. Historic and cultural preservation

*a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.*

None are known to exist.

*b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.*

None are known to exist.

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

Not applicable, this site has been an airport for 44 years.

14. Transportation

*a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.*

The area of the proposal is served by 179<sup>th</sup> Ave SE, which provides access to Highway 3, a major state highway.

*b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?*

A Community Transit Park and Ride is located just the west of 179<sup>th</sup> along Hwy 2.

*c. How many parking spaces would the completed project have? How many would the project eliminate?*

Not applicable, this is a non-project proposal.

*d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).*

Not applicable, this is a non-project proposal.

For information purposes: During future phases, the project will provide frontage improvements along 179<sup>th</sup>, such as widening the roadway and adding sidewalks and planter strips. There will not be any new roads created.

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

Not applicable, this is a non-project proposal.

For information purposes: The project is to make the existing airport more economically feasible and better able to handle air traffic as a means of transportation.

*f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.*

Not applicable, this is a non-project proposal.

For information purposes: During future phases, traffic studies completed to evaluate the possible impact.

*g. Proposed measures to reduce or control transportation impacts, if any:*

Not applicable, this is a non-project proposal.

For information purposes: During future phases, mitigation measures as applicable will be proposed with regard to traffic impacts. Improvements to 179<sup>th</sup> and the close vicinity to the park and ride are things that will help reduce the traffic impacts of the project.

15. Public services

a. *Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.*

The project would result in an increased need for public services just like any commercial improvement would. There is not expected to be any special or significant increase in the need for public services.

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

Buildings will be designed to the latest fire and building codes. The close proximity to the hospital will reduce the impact and drive time for emergency vehicles compared to the proposed uses being else ware in town.

16. Utilities

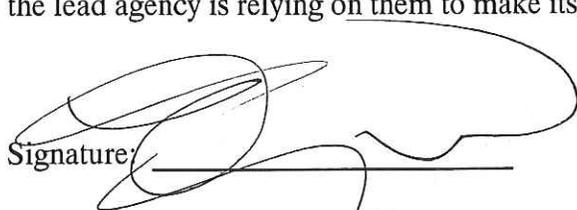
a. *Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: cable utilities.*

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.*

Sewer extension??

**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: 

Date Submitted: July 27, 2011

**D. SUPPLEMENTAL SHEET FOR NON-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?*

Changing the comprehensive plan designation from Parks/Open Space, R2-5, Special Regional Use, and Service Commercial to Limited Open Space Airport (LOSA) will change the nature and quantity of the discharge to water due to increases in impervious areas such as buildings, taxi ways, the runway expansion, and parking. It would increase emissions to the air primarily from vehicles. The production, storage or release of toxic or hazardous substances would increase only to the extent that they are associated with the kinds of uses and activities typically found in commercial uses such as restaurants, vehicle repair, and retail shops. Industrial uses involved in the production, storage or release of toxic or hazardous substances are not proposed for the area. An increase in commercial use and visitors to the airport will result in an increase in noise from vehicles and air craft.

*Proposed measures to avoid or reduce such increases are:*

The impacts of increases in water, emission, hazardous substances, and noise would be reduced or avoided through compliance with City of Monroe codes and state and federal regulations s follows:

**Surface Water:** Any development would need to meet the requirements of the City of Monroe for storm water discharge. Currently, these standards are based on the Department of Ecology Stormwater Manual for Western Washington as adopted by the City of Monroe. The Best Management Practices (BMP's) proposed by the Manual for stormwater controls are intended to use All Known Available and Reasonable Technology (AKART)for the mitigation of stormwater impacts.

**Emissions to Air:** All development will follow current code for the control of emissions from dust control during construction to EPA regulations on vehicle emissions to WADOE control of emissions from commercial uses.

**Production, Storage, or Release of Toxins:** The specified uses for the property are not generally known for the production or storage of toxins. Some vehicle and air craft repair will occur but this will not be different than any local repair shop. Current standards will be followed for the control of pollutants from all of the various land uses proposed.

**Production of Noise:** The increases in traffic, air and land, will be analyzed and reviewed based on current City of Monroe Code. Mitigation measures will be implemented as warranted by those studies.

The amendment will help reduce impacts by locating new regional public venues in close proximity to the Snohomish County Fair Grounds in an existing urban environment close to transit and major

highways. Additionally, mitigation measures, determined during the project level environmental review process also would avoid or reduce such increases.

*2. How would the proposal be likely to affect plants, animals, fish, or marine life?*

Much of the area to be re-designated is vacant land. If it is designated as LOSA it will encourage commercial development of the area that will result in the displacement of some animals further west and north, and large areas of vegetation will be removed during clearing activities associated with urban development. The extension of the runway will impact known critical areas. Fish or marine life should not be significantly affected due to the stringent enforcement of critical area regulations.

*Proposed measures to protect or conserve plants, animals, fish, or marine life are:*

Large portions of what the City has identified as probable wetlands in this area have been degraded in the past. Streams have been ditched and rerouted, invasive species are present and there is no personal connection for the people of Monroe to protect what is there. The impacts from the proposal will be mitigated, possibly through the use of innovative measures, to enhance and potentially improve the existing state of the critical areas.

*3. How would the proposal be likely to deplete energy or natural resources?*

Although the construction of the runway, taxi ways, parking, walkways and buildings will consume resources and energy, there are no site resources that will be depleted. The completed project will use natural gas, fuel and electricity for the daily operations.

*Proposed measures to protect or conserve energy and natural resources are:*

Compliance with City of Monroe regulations, Washington State Energy Code regulations, and SEPA mitigations are measures that will protect or conserve energy and natural resources.

It should be noted that the land was zoned for development previous to the comprehensive plan amendment proposal and that development of the land would have involved the use of many of the same resources and energy consumption of the proposal.

*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?*

For the airport to provide safe and expand services, the runway needs to be extended beyond the minimum requirements. Land for this extension is currently owned by the City of Monroe and kept as Open Space. The proposal would involve a boundary line revision to allow the project to obtain land from the City in return for land given over to the City in the local area. This would be

accomplished through a Boundary Line Adjustment. A portion of the runway extension would impact wetlands and streams.

*Proposed measures to protect such resources or to avoid or reduce impacts are:*

The bulk of the land needed for the runway extension would be exchanged for land currently not owned by the City that has similar characteristics through a Boundary Line Adjustment. Impacts to wetlands and streams would be in compliance with City of Monroe Critical Areas Regulations, City and State drainage regulations, and SEPA mitigations to offset impacts. Some anticipated mitigation measures are a reconnection of streams that have been ditched and diverted in the past, upgrade of values and function of the remaining wetlands, and creation of additional wetlands in a local wetland bank.

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?*

The proposal does not involve shorelines. Land use would not greatly change as the purpose of the proposal is to expand and improve the existing local airport.

*Proposed measures to avoid or reduce shoreline and land use impacts are:*

No measures are needed to avoid or reduce shoreline impacts as no shoreline uses are present. The site is currently used as an airport and the proposed improvements will support the airport and work in conjunction with the Evergreen State Fair Grounds across 179<sup>th</sup> Avenue from the site.

Measures to avoid or reduce land use impacts include compliance with City of Monroe regulations and SEPA mitigations.

6. *How would the proposal be likely to increase demands on transportation or public services and utilities?*

The expansion of the airport will likely bring in more air traffic as well as more vehicular access from the supporting infrastructure of hangers, restaurant, and other uses. These uses will in turn require emergency services (police, fire & medical), utility service, and access to public forms of transportation.

*Proposed measures to reduce or respond to such demand(s) are:*

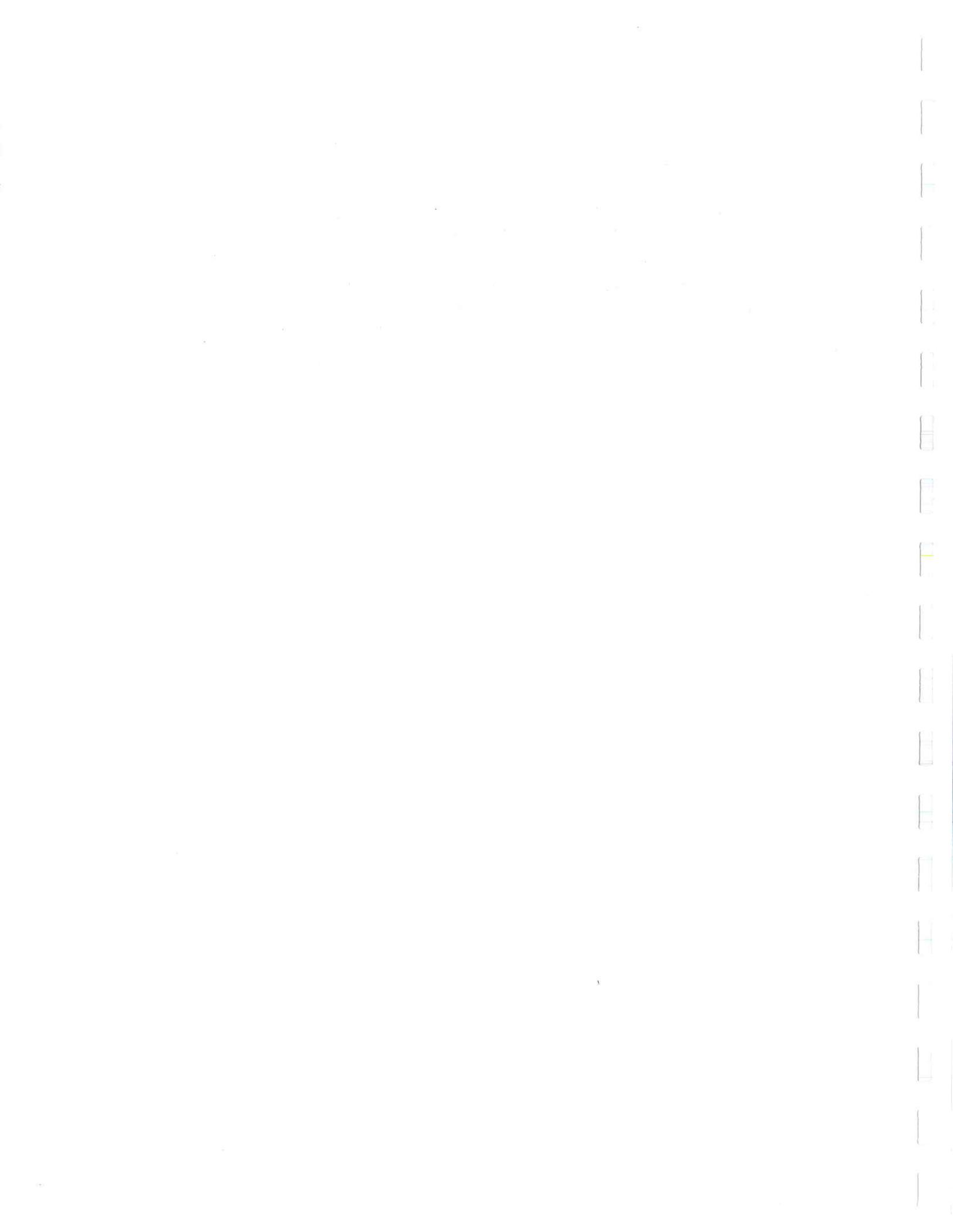
The site is fronted by 179<sup>th</sup> Avenue, a major arterial in the Monroe Area. 179<sup>th</sup> Avenue provides immediate access to SR 2, a major state highway. Bus service through Community Transit is provided on both roadways in walking distance from the site.

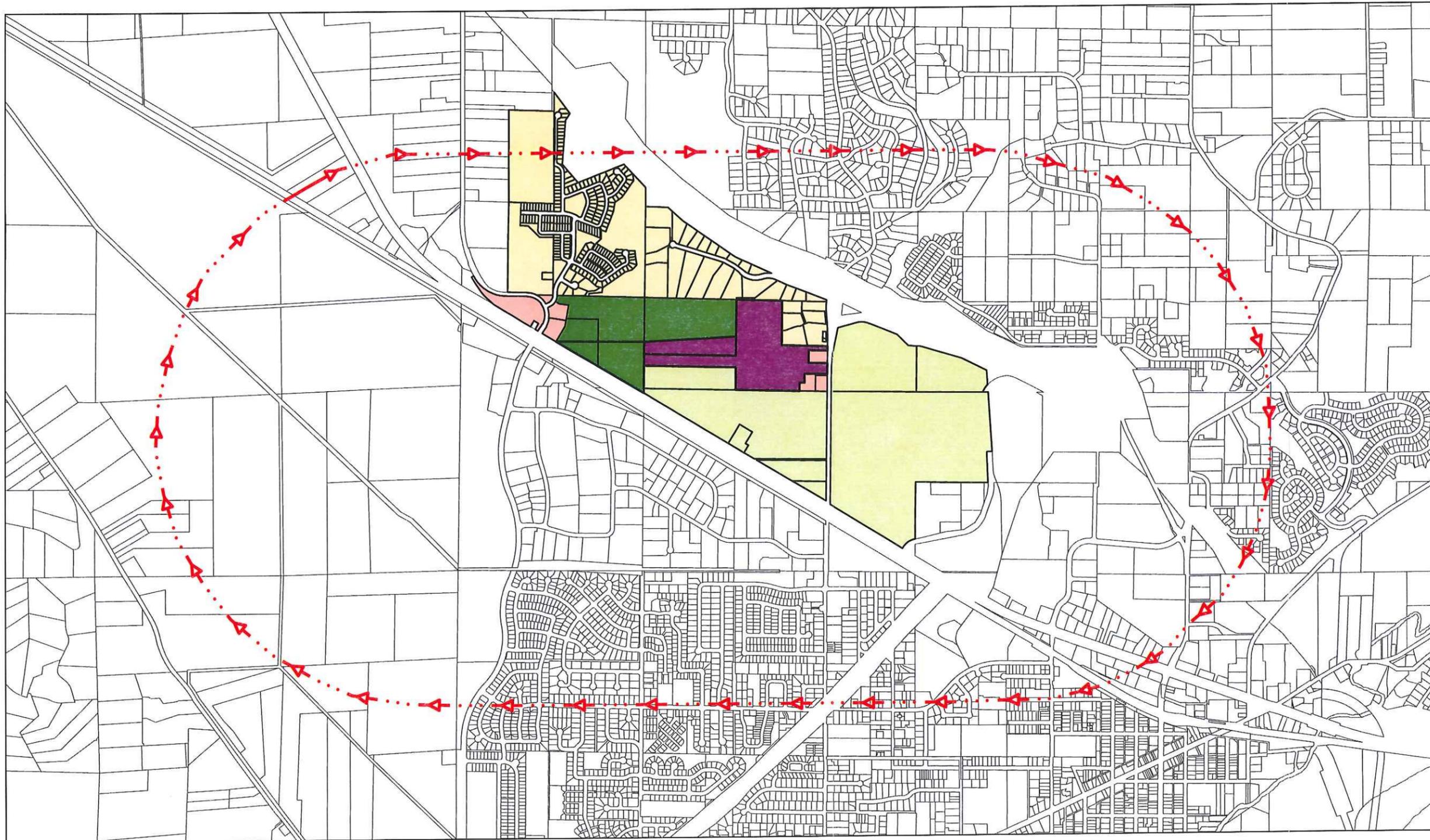
The businesses provided for on the site will pay local taxes for the support of emergency services and local utilities. During planning for the actual construction, utility capacity will be reviewed with the City and, if required, upgrades will be designed and constructed.

The airport itself is a transportation node, and its viability and enhancement is, in itself, a transportation mitigation.

*7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.*

There is no known conflict. The implementation of the proposed development will require approvals from local agencies, City of Monroe; State agencies, Department of Ecology, Department of Fish and Wildlife and Department of Transportation; and Federal agencies, US Army Corp of Engineers and Federal Aviation Administration. It is expected that through meeting these various requirements, the site improvements will be designed to meet local, state and federal laws as well as to protect the local environment.





**LEGEND**

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|---|-------------------------------------|--|------------------------------|
|  | (LOSA) - LIMITED OPEN SPACE AIRPORT |  | AIRPORT OVERLAY              |
|  | (SC) - SERVICE COMMERCIAL           |  | (R2-5) - DWELLINGS PER ACRE  |
|  | (P/O) - PARKS/OPEN SPACE            |  | (SRU) - SPECIAL REGIONAL USE |

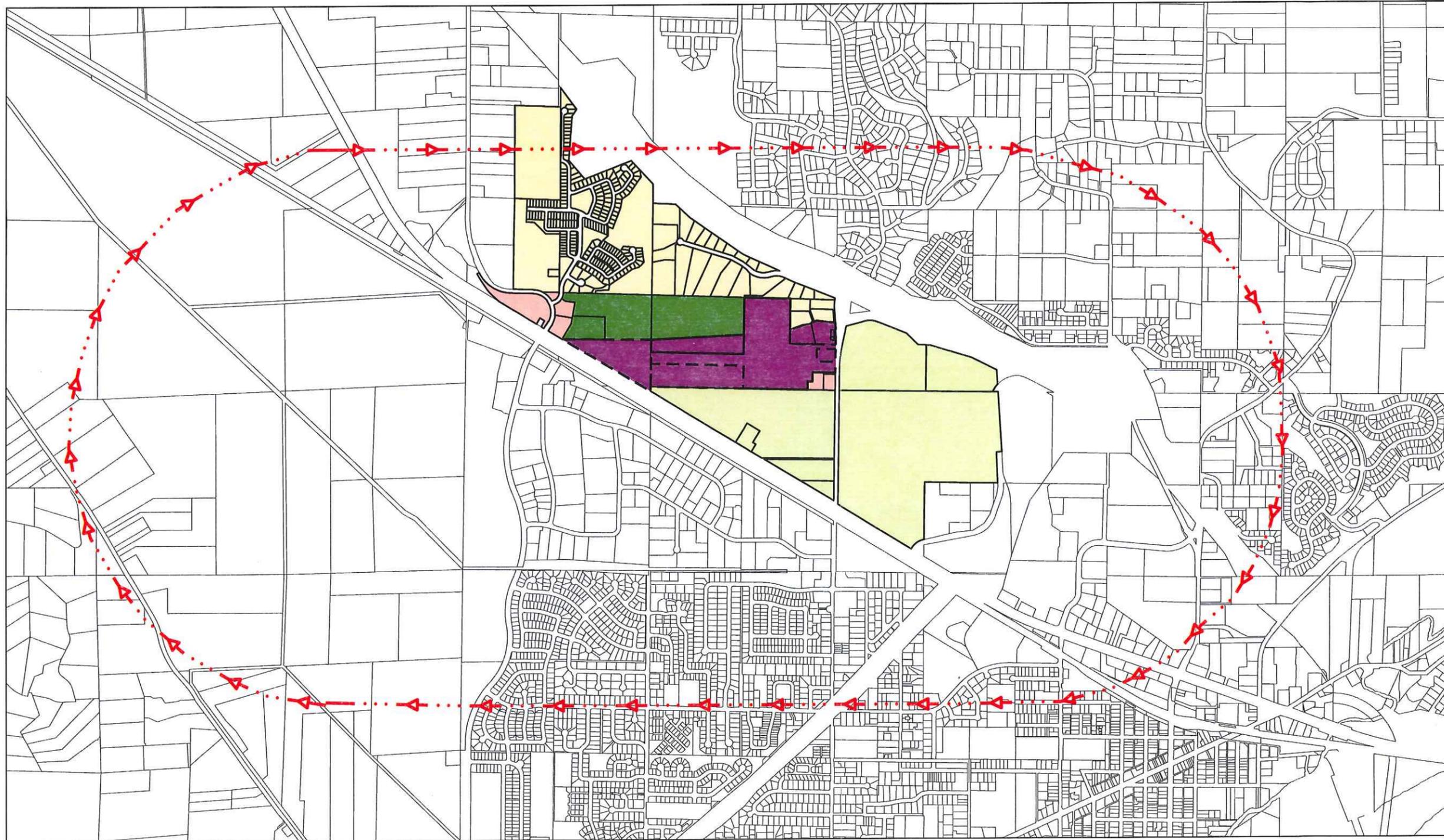
**FIRST AIR FIELD COMPREHENSIVE PLAN AMMENDUM  
EXISTING COMPREHENSIVE PLAN**

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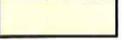
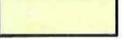
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1 OF 2





**LEGEND**

- |   |                                     |  |                              |
|---|-------------------------------------|--|------------------------------|
|  | (LOSA) - LIMITED OPEN SPACE AIRPORT |  | AIRPORT OVERLAY              |
|  | (SC) - SERVICE COMMERCIAL           |  | (R2-5) - DWELLINGS PER ACRE  |
|  | (P/O) - PARKS/OPEN SPACE            |  | (SRU) - SPECIAL REGIONAL USE |

**FIRST AIR FIELD COMPREHENSIVE PLAN AMMENDUM  
PROPOSED COMPREHENSIVE PLAN**

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