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CITY OF MONROE

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background

1. Name of proposed project, if applicable:

East Monroe Residential

2. Name of applicant:

Trammell Crow Residential (TCR)

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

2003 Western Avenue, Suite 330 Seattle, WA 98121.

Chase Prepula, 206-876-8066.

4. Date checklist prepared:

July 21, 2022

5. Agency requesting checklist:

City of Monroe, WA

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

Comprehensive Plan Amendment and Rezone Approvals in 2021-2022. Future and Separate permit review and approval in 2022 with site work to start late 2022.

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

Yes, site-specific rezone approval, and development of a residential community through future and separate permitting.

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

Prior projects on this site have evaluated many aspects of the site. Many site conditions are unchanged and so the following reports have been referenced for site conditions. It is anticipated that these reports will be updated during the course of future project specific reviews with the City of Monroe.

Geotechnical Report, GeoEngineers, June 2015

Critical Area Study and Habitat Conservation Report, Wetland Resources, June 2017

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

None Known.

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

The proposed Comprehensive Plan Amendment and Rezone will require a SEPA Determination and Council approval.

The future residential community will require separate and additional permitting including SEPA determination, Site Development, NPDES Permit, Building Permits, Off-site Road improvement plan approval, utility extensions and any other permits required by the City of Monroe, WSDOT and the State of Washington.

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 Comprehensive Plan Amendment is proposing to change the land use designation for approximately 13 acres of the total site area from Limited Open Space (LOS) to Residential R-25 (R25), retaining the balance of the site area in the LOS zone. This 13-acre portion of the site is the only portion requested to be modified as part of this Comprehensive Plan Amendment and will be referred to as the "developable site area" throughout the checklist. This land use designation change will allow the processing of a concurrent rezone to R25 for a future residential community which will also preserve and manage open space areas, including the LOS portions of the parcels, in a Native Growth Protection Area. This current proposal does not directly request or permit any development on the site; however, it is acknowledged that this Comprehensive Plan Amendment will allow future and separate permit review of a residential community. Therefore, this checklist will describe potential future impacts from a residential community, anticipated future review and potential future mitigation to show that there is not a likely significant adverse environmental impact anticipated from this Comprehensive Plan Amendment. Review of potential impacts associated with a future project will be conducted in a project-specific SEPA review.

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.

This site is located on the north side of SR 2, at the east end of the City of Monroe (no address assigned), within Sections 5 and 6, Township 27N, Range 7E, approximately one half mile east of the Old Owen Road, Main Street intersection.

B. Environmental Elements

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other:

According to GeoEngineers in 2017, the developable site area is relatively flat to slightly rolling land and is bound by steeply rising topography to the north and west. The developable site area is approximately 200 to 400 feet away from the toe of the sloped area and is a relatively level to gently sloping grass field.

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

The proposed developable site area is located on the valley floor of the Skykomish River. According to GeoEngineers the steepest slope in the developable site area has an approximate 2% slope and is 200 to 400 linear feet from the toe of the slopes which bound the project area to the north.

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.

According to GeoEngineers, geologic maps of the site area identify subsurface soils to consist of recent alluvium in the proposed development area, organic peat, and silt in the vicinity of the drainage channel, transitional beds of clay, fine sand, and silt along the steep slope, and outwash deposits at the top of the slope. Landslide deposits are also mapped on portions of the steep slope in the area north and west of the site development area. NRSC Soil Unit Map show 56) Puyallup fine sandy loam and 66) Sultan silt loam within the developable site area.

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

Yes, according to GeoEngineers the sloped area north of the developable site area is an erosion hazard area and a portion includes landslide soil deposits. Evidence of slides was observed by Geotechnical Engineer in 2 locations. These slide areas are located at least 400 feet north of the developable site area. See Geotechnical Report prepared by GeoEngineers, June 2015.

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.

This Comprehensive Plan Amendment will not result in any site grading. Future and separate permits, including a SEPA review will be required for future development proposals. It is anticipated that future proposals will require grading within the developable site area. All grading work will be minimized, working with the natural site topography and site constraints. The City of Monroe will review and must grant approval prior to grading activities on site. While subject to change with City review, it is anticipated that future grading plans will balance grading work across the site, although it is anticipated that approximately 30,000 CY of cut could be required. Any future fill material deemed necessary will be from an approved source.

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

This Comprehensive Plan Amendment will not result in any activity that could cause erosion. Future and separate development permits will be required to address the potential for erosion. It is anticipated that the sloped area to the north will be part of a Native Growth Protection Easement (NPGE) area, with no grading work proposed. The potential for erosion on the development area will be limited to temporary soil stockpiles used for site grading purposes.

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

This Comprehensive Plan Amendment will not result in any impervious coverage of the site. Future and separate development permits for a residential community will include impervious surfaces. The design details of that future community will meet the Bulk requirements as defined in chapter 22.16 of the Monroe Municipal Code for the R 25 zone.

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

No impact is associated with this Comprehensive Plan Amendment and as such no mitigation is currently necessary. Future and separate permits for a residential community will preserve the sloped areas and will implement Temporary Erosion and Sediment Control (TESC) Best management Practices (BMP's) during site construction as well as TESC measures carried over from clearing and grading. On site grading will be reviewed and permitted by the City Monroe prior to any earthwork. The TESC measures will remain in place from the clearing and grading activities until the site is stabilized with City of Monroe approval. Stockpiled soils will be covered, and the use of silt fencing is anticipated per TESC BMP's. These measures ensure that soils do not erode and sediment is not allowed to flow onto adjacent properties or onto preserved areas of the site.

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.

There will be no emissions resulting from this Comprehensive Plan Amendment. Future and separate permit for a residential community can be anticipated to have the following types of emissions to the air.

During Construction: Dust and exhaust from vehicles and construction machinery and equipment.
Completed Project: Emissions from vehicles as a result of normal residential activities.

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

Emissions from neighboring residential and agricultural uses, vehicular traffic on SR2 and the railroad exist; however, these are not expected to impact the proposed future residential community.

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

No impact is associated with this Comprehensive Plan Amendment and as such no mitigation is currently necessary. Future and separate permits for a residential community will keep all construction equipment in proper working order and within compliance of the State regulations regarding vehicle emissions. In accordance with City Monroe standards, the site will be watered, and the streets will be cleaned, as necessary, to reduce dust emissions during construction. Emission from personally owned motor vehicles is regulated by the State. HVAC and similar mechanical equipment operate under manufacturer's warranty within the applicable allowance for air emissions, as regulated by other agencies.

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.

The area proposed for the Comprehensive plan amendment does not include any surface water bodies. The larger 43 acre site contains three mapped wetlands (A, B & C) and one stream/slough on site, according to Wetland Resources, Inc. Wetland A is classified as a Category II wetland, Wetlands B & C are classified as a Category II wetland and the Stream/slough is classified as a Type 1 stream. The Type 1 stream is protected by the City of Monroe Shoreline Management Plan. The stream that flows to the Skykomish River to the southwest via a six foot culvert under SR 2 and a second five foot culvert under the BNSF railroad corridor. See the Wetland Resources, Inc Critical Area Study and Habitat Conservation Report for more details. Future permitting will confirm site conditions and critical area delineations to the current City unified development code and Shoreline Management Program.

- 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.

This Comprehensive Plan Amendment will not result in any site work. Future and separate development permits for a residential community in the developable site area will preserve the wetland areas and their buffers as well as the stream and its 200-foot shoreline buffer.

- 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.

No fill will be placed in or removed from surface water or wetlands.

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

No surface water withdrawals or diversions are proposed.

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

Yes, according to FEMA map 53061C1377F dated June 19, 2020 portions of the site are within a 100 year floodplain with a known BFE of 67. See FEMA map for details. Future development will be required to provide more analysis of the floodplain and work with FEMA as necessary.

- 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 discharges of waste materials are proposed to surface waters.

b. Ground Water:

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

No connection to utilities is proposed with this Comprehensive Plan Amendment. Future and separate permits are anticipated to extend a connection to the public water system and so no groundwater will be withdrawn.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No connection to utilities is proposed with this Comprehensive Plan Amendment. Future and separate permits are anticipated to extend a connection to the public sewer system and so no waste material will be discharged to the ground.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm water runoff on the site will remain the same with this Comprehensive Plan Amendment. Future and separate development permits will include a stormwater drainage report to show that the proposed community complies with the current version of the City of Monroe and Department of Ecology stormwater management manual. Generally, it is anticipated that the site will collect and convey stormwater runoff to an onsite stormwater facility for stormwater treatment and detention in addition to applying Low Impact Development Best Management Practices (BMPs) to the greatest extent possible.

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

No work is associated with this Comprehensive Plan Amendment, so no waste materials will be associated with this application. Future and separate permits for a residential community will need to consider the potential for waste materials entering ground and surface waters, generally as a result of automotive/machinery/equipment fluid leaks during site work and residential traffic and landscaping.

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

Nothing on site will be altered from this Comprehensive Plan Amendment. Future and separate development permits for a residential community are anticipated to mimic existing drainage patterns so as not to alter or otherwise affect drainage patterns in the vicinity.

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

No impact is associated with this Comprehensive Plan Amendment and as such no mitigation is currently necessary. Future and separate permits for a residential community will implement temporary erosion and sediment control (TESC) measures for the clearing and grading. TESC measures will remain in place and TESC best management practiced (BMP's) will be applied as necessary through completion of the site work. Storm facilities will be designed to comply with the current City of Monroe Storm Water Manual, removing sediments and pollutants in order to protect water quality. All disturbed areas will be stabilized by land cover.

4. Plants

a. Check 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: Blackberry

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

No vegetation will be removed with this Comprehensive Plan Amendment. Future and separate permitting related to a residential development will remove vegetation as required for site improvements. The developable portion of the site is largely covered with grasses.

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

None Known.

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

No vegetation will be removed with this Comprehensive Plan Amendment and as such no landscaping is proposed. The developable site area proposed for the Comprehensive Plan Amendment was chosen to highlight the preservation of the balance of the site area in a Native Growth Protection Area. Future and separate permits for a residential community will also include landscaping within the developable site area which will add plant diversity and interest to the site.

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

Himalayan blackberry.

5. *Animals*

- a. List 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.

The Skykomish River is a Salmon and trout habitat, and both are listed species. The stream/slough, north of the developable area is connected to the Skykomish River via culverts, as described above. Fish have not been observed in the stream/slough.

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

The Puget Sound is part of the Pacific Flyway, birds that inhabit the region vary seasonally.

Proposed measures to preserve or enhance wildlife, if any:

The selection of the developable site area for the proposed Comprehensive Plan Amendment is to highlight the preservation of the habitat areas that are on the larger parcel area, near the developable site area. The Comprehensive Plan Amendment will not alter any habitat on site or near the site. Future and separate permits for a residential community will preserve and buffer the habitat areas associated with the critical areas in an NPGE area. The future site planning will also include residential landscaping which will add plant diversity and therefore habitat area within the developable site area.

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

None Known

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The Comprehensive Plan Amendment will not result in any energy use on the site. Future and separate permits for a residential community are likely to use electricity to meet energy needs for lighting, heating and home appliances.

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

No, the Comprehensive Plan Amendment will not result in any development on the site. Future and separate permits on the developable site area are distanced from adjacent properties thus there will be no affect to the potential use of solar energy by adjacent properties.

- d. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

The Comprehensive Plan Amendment does not propose any energy use and so no conservation features are proposed. Future and separate development permits for a residential community will meet energy conservation features required by city and state codes.

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 environmental health hazards anticipated from this Comprehensive Plan Amendment or from separate and future residential development.

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

None Known.

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

None Known.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

No construction is proposed with the Comprehensive Plan Amendment. Separate and future development permits will be required to consider the potential for fuel and fluids associated with construction equipment and residents in the Surface Water Pollution Prevention Plan (SWPPP) that will be required to be reviewed and approved prior to permit issuance.

4) Describe special emergency services that might be required.

The Comprehensive Plan Amendment will not require any special emergency services. The separate and future residential community is also not anticipated to require special emergency services.

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

As there are no anticipated environmental health hazards no measures are proposed to reduce hazards. Separate and future review of a residential development proposal will be required to receive permit plan review and approval which will ensure there are no anticipated 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 associated with Hwy 2 and the BNSF railroad exist in the area but due to distance to the highway and timed nature of the railroad use they are not anticipated to affect the developable site area.

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.

The Comprehensive Plan Amendment will not result in any noise on site. Future and separate residential development permits are anticipated to have the following noise. During construction, short-term noise emitted from the use of construction equipment and activities would be created during permitted hours of construction per applicable codes. Long term noise would be generated by activities typically associated with neighborhoods. The majority of this noise will occur during the daytime hours.

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

As no noise is associated with the Comprehensive Plan Amendment no measures are proposed to reduce or control noise impacts. Future and separate development proposals for a residential the developable site area is isolated, bound by the highway, critical areas and sloped area, thus limiting the potential for noise to impact off-site properties.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently vacant and adjacent properties in the city limits are residential and further east in the County are agricultural uses. HWY 2, the BNSF railroad and the Skykomish River are located to the south.

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?

There is no recent history of working farmland or forest land on the proposed developable site area.

- 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:

Neither the Comprehensive Plan Amendment or the future and separate residential community will affect or be affected by surrounding working farmland or forest land in the area. The developable site area is isolated from adjacent sites and access to and from Hwy 2 will ensure access is available.

- c. Describe any structures on the site.

The site is vacant.

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

As the site is vacant no structures will be demolished.

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

Limited Open Space (LOS)

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

Limited Open Space (LOS)

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

Urban Conservancy (UC)

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

The proposed developable site area extends into the outside 50' of the 200' shoreline buffer. The buffer will be placed in a Native Growth Protection Easement (NPGE) area. All prior described critical areas are not a part of the proposed Comprehensive Plan Amendment and therefore not a part of the anticipated future and separate residential community.

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

The Comprehensive Plan Amendment will not add any people to the site for work or to reside. The future and separate residential community will add residents to the developable site area. The number of dwelling units will comply with the City of Monroe density and bulk development standards for the ultimate residential zone. This is anticipated to range from 75 to 300 homes, assuming 2.5 people per residence would result in approximately 188-750 people residing within the project.

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

The site is vacant and so no people would be displaced.

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

As no displacement is occurring no measures to reduce displacement are proposed.

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

The Comprehensive Plan Amendment will not result in any development or changes to the site. The future and separate residential community will ensure compatibility by adhering to the design and development standards of the City of Monroe's unified development code for residential development and Shoreline Management. The developable site area is isolated from adjacent properties, which are also currently residential uses. The limited nature of the developable area and the preservation of the majority of the site in the Native Growth Protection Easement area as well as topographic separation to the north provide a natural buffer between future residences and adjacent properties. SR 2 is located to the south and the project is located at the east limits of the City, this provides an opportunity to create a sense of arrival to the City with SR-2 improvements, signage, and a residential development which is like kind to other residential areas of the City.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Neither the Comprehensive Plan Amendment or the separate and future residential community are anticipated to have any impacts to agricultural and forest lands so no reduction or controlling measures are proposed. The future and separate development proposal will be required to provide detailed information regarding the development proposed which allows for this to be evaluated again at the time of a development proposal to ensure there is no impact to mitigate.

9. Housing

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

This Comprehensive Plan Amendment does not allow any units to be provided. Future and separate residential communities will include conceptual designs to show how many residential units can be provided while adhering to the City of Monroe's Unified Development Code for the appropriate zone. It can be assumed that approximately 75-300 middle to high income housing will be provided.

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

As the site is vacant no housing units will be eliminated.

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

The Comprehensive Plan Amendment does not impact housing units and so no measures to reduce or control housing impacts is proposed. Future and separate residential community development will be required to provide plans which detail compliance with the City of Monroe's Unified Development Code. Allowing for the opportunity to provide housing on the developable site area, at a density fitting for land within the city limits of Monroe, reduces development pressures outside the City limits and utilizes City utility services and existing roadways more efficiently.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

There are no structures proposed with this Comprehensive Plan Amendment. Future and separate residential development will adhere to the height limitations as specified in the Unified Development Code.

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

The Comprehensive Plan Amendment does not alter any views in the vicinity. Future and separate residential development will change the territorial view of the site. Adjacent properties to the north are considerable higher in elevation and development on the valley floor will not obstruct their views. The developable site area is isolated from an adjacent property to the east by the critical areas and the vegetation associated. This separation prevents views from being obstructed.

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

The Comprehensive Plan Amendment does not have any aesthetic impacts and so no measures are proposed to reduce or control aesthetic impacts. Future and separate residential development proposals will be required to provide design level plans to demonstrate if there will be aesthetic impacts. It is anticipated that isolated nature of the developable site area together with the large preserved NPGE areas and enhanced site landscaping will create an aesthetically pleasing new community for the City of Monroe while not altering or obstructing views for the adjacent properties.

11. Light and Glare

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

The Comprehensive Plan Amendment will not produce any light. Future and separate residential community development would expect limited light or glare during site work. The source of light or glare during site work will be from headlights of vehicles/equipment/machinery on or entering or exiting the site in the evening hours. Long term light and glare produced will be typical of a residential development, to include interior and exterior lighting for the homes as well as security and accent lighting in the evening hours. All lighting will comply with the applicable City of Monroe codes and will be directed inward to the site and downward.

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

The Comprehensive Plan Amendment will not result in any light on the site. Future and separate residential development lighting will be shielded from the critical areas to the north as well as separated from the highway to the south by landscaping and fencing. The intensity, location and shielding of residential and vehicular lighting will prevent the lighting from creating a safety hazard, interfering with views or affecting wildlife.

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

None known.

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

The Comprehensive Plan Amendment has no impacts to lighting and so no measures are proposed to control light or glare. Future and separate residential development permitting will require a photometric design plan to show that there will not be impacts from lighting to off-site properties. Future site layout and landscaping plans will also be required, these plans will be able to illustrate the ability to shield light away from the critical areas to the north.

12. Recreation

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

The Skykomish River is located immediately south of the project site and provides recreational opportunities, there is no river access at this location.

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

Neither the Comprehensive Plan Amendment or future and separate residential development on this site will displace any recreational use.

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

The Comprehensive Plan Amendment does not impact recreation and so no measures are currently proposed. Future and separate residential community development plans are anticipated to provide recreation areas for future residents and increase the Native Growth Protection Easement area. These future and separate plans are likely to evaluate restoration and educational opportunities with the City as identified in the Shoreline Master Program and Unified Development Code.

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? If so, specifically describe.

Registers:

According to the Washington Information System for Architectural and Archaeological Records Data (WISAARD) there are no listed places or objects on or adjacent to the site.

No structure on site or adjacent to the site is listed on, any national or state preservation registers.

National/State Eligibility:

The Dolloff Building, is located 0.8 miles to the SW of the site, was determined eligible in 2008.

No other structures on or near the site have been formally shown as eligible for the national/state register. However, it is possible that properties in the vicinity built more than 50 years ago could become eligible.

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

None known.

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

The Department of Archaeology and Historic Preservation (DAHP) is Washington State's primary agency with knowledge and expertise in historic preservation. They provide an online search for registered and inventoried properties, known as WISAARD. WISAARD was reviewed for this checklist.

- 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.

The proposed Comprehensive Plan Amendment will not disturb the site and so there are no impacts to mitigate with this proposal. Future and separate residential development proposals will be required to adhere to the inadvertent discovery plan (IDP) per the Washington State Department of Ecology.

14. Transportation

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

The site is served by Hwy 2. Currently access is provided from a driveway off Hwy 2. The Comprehensive Plan Amendment does not alter access to the site. Future and separate residential development will maintain one public access to Hwy 2.

- 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?

Community Transit serves Monroe, and there are two bus routes (Route 270 and Route 271) that travel SR 2. However, the nearest bus stop is #554 at Hwy 2 and East Main Street approximately 0.8 miles to the west.

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

The Comprehensive Plan Amendment will not result in any development on site, so no parking is proposed with this application. Future and separate residential development will need to comply with the required off-street parking standards in the City of Monroe Unified Development Code. It is also anticipated that the internal roadway will provide on-street parking based on review and approval of future design plans associated with a future development proposal.

- 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 Comprehensive Plan Amendment does not include any development, so no improvements to roads, pedestrian, bicycle or state transportation facilities are currently proposed. Future and separate residential development will be required to coordinate with WSDOT and it is anticipated that improvements will be required to HWY 2 at the access location. These improvements are anticipated to include additional channelization for inbound left-turn movements (eastbound left-turn), inbound right-turn movements (westbound right-turn) and potentially channelization for outbound left-turn movements (southbound left-turn). There is adequate right of way along the project frontage to allow for design options landward of the Skykomish River. This plan review and approval would be required prior to any development proposal gaining approval.

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

There is not water or air transportation in the immediate site vicinity. The BNSF railroad is located about 350 feet south of the site and the Skykomish River is about 400 feet south of the project site and will not be impacted by this proposal.

- 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 Comprehensive Plan Amendment will not generate any trips to the site. Future and separate residential community development will be required to provide this information along with a full Traffic Impact Analysis (TIA) as part of a future SEPA review. Details for the type of future residential development is not yet known however, potential trips have been estimated by Gibson Traffic to show a range for the various potential residential community types. A potential residential community can be anticipated to generate between approximately 700 and 2,200 daily trips. The trips that will be generated during the peak-hour will range between approximately 55 and 140 AM peak-

hour trips (one hour between 7:00 AM and 9:00 AM) and between approximately 75 and 170 PM peak-hour trips (one hour between 4:00 PM and 6:00 PM). This data is based on data published by the Institute of Transportation Engineers. It is anticipated that these trips will primarily be passenger car trips.

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

The Comprehensive Plan Amendment will not generate any trips to the site, and so will not interfere with or be affected by the movement of agricultural or forest products on the roads or streets. Future and separate review of the above stated TIA for a residential development will include review of level of service and delay times which could be attributed to the traffic generated by a future project as well as the capacity of trips along Hwy 2. As the site is accessing a state highway, it is not anticipated that this project will interfere with, affect, or be affected by any trips on Hwy 2.

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

This Comprehensive Plan Amendment does not add any trips to the site and as such there are no transportation impacts to mitigate with this proposal. Future and separate residential development will be required provide mitigation as identified in the above-mentioned TIA which is required to be reviewed and approved by the City of Monroe. It is anticipated that frontage improvements and traffic mitigation fees will mitigate any potential impacts of a future development.

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 Comprehensive Plan Amendment does not increase the need for public services. The future and separate residential community will increase the need for public services as is typical for a new residential community. See non-project action responses below for more information.

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

The Comprehensive Plan Amendment does not have an impact on public services and so no measures to reduce or control impacts is currently proposed. Future and separate residential development will be reviewed by the Snohomish County Fire Protection District and the Monroe School District for comment. Future tax revenues from the future homes off-set the impact to public services. Future review will evaluate if impact fees are required. See non-project action responses for more information.

16. Utilities

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

- f. 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.

No utilities are proposed for this Comprehensive Plan Amendment. Future and separate residential development is anticipated to extend the public water and sewer approximately one-half mile to the site. The site is within the City of Monroe service area for water and sewer. Power: Snohomish PUD #1 and PSE, Phone: Frontier (land line), Internet: Comcast/Xfinity, Refuse: Republic Services. A future residential development proposal will be required to

detail the construction activity required. See non-project responses for more information.

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: Cheryl Ebsworth

Name of signee Cheryl Ebsworth

Position and Agency/Organization Senior Planner/Barghausen

Date Submitted: 07/29/2021

D. Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This Comprehensive Plan Amendment would allow for a future residential development on the developable site area as described above in the checklist. A residential development will increase impervious coverage on the site and increase vehicular trips when compared to a vacant site. Residential communities do not typically store or release toxic or hazardous substances. Neighborhood noise is likely to include things like cars, lawn mowers, children playing, pets and people talking.

Proposed measures to avoid or reduce such increases are:

The site will be designed with a stormwater management system that will collect, detain and treat water from impervious surfaces on site and to maintain the existing drainage pattern. The storm water treatment is designed to handle vehicular fluids which may have leaked onto road surfaces.

The developable site area is isolated from adjacent properties and has HWY 2 adjacent to the south. It is unlikely that residential background noise will exceed the background noise from Hwy 2 and as such no perceivable increase to noise is anticipated from a residential development on the site.

Future and separate permits for a residential community will keep all construction equipment in proper working order and within compliance of the State regulations regarding vehicle emissions. In accordance with City Monroe standards, the site will be watered, and the streets will be cleaned, as necessary, to reduce dust emissions during construction. Emission from personally owned motor vehicles is regulated by the State. HVAC and similar mechanical equipment operate under manufacturer's warranty within the applicable allowance for air emissions, as regulated by other agencies.

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

This Comprehensive Plan Amendment is for approximately 13 acres which does not include the critical areas associated with the site. This was done to minimize any potential impact to the critical area and the associated habitat. The critical areas on site will remain in the LOS comprehensive plan designation and zoning and will be placed in a Native Growth Protection Easement (NPGE) Area. The developable area of the site will be outside of the buffers for these areas.

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

The potential for impacts to plant, animals and fish are not likely due to the NPGE area proposed. However, the future project will also ensure that BMP's are employed to minimize potential impacts to critical areas. This will include items like directing site lighting away from the critical areas. The landscaping proposed for a future residential community would also increase plant diversity and therefore provide additional habitat in the developable site areas.

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

A future residential development within the City of Monroe which is within an Urban Growth Boundary, has immediate access to energy from service providers with existing capacity, who have planned to service this area. Development here better utilizes electric service already being generated for the area.

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

Future and separate development permits for a residential community will meet energy conservation features required by city and state codes. The NPGE area provides protection for the onsite critical areas and their buffers.

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?

The Developable site area has been proposed as it is not likely to affect and will not be within the environmentally sensitive areas on the larger site area. The developable site area is within a 100 year floodplain.

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

The wetlands and stream/slough are well protected by buffers and the NPGE area. The developable area within the 100 year floodplain is allowed per the Unified Development code as long as adequate compensatory flood storage is provided. The future residential development proposal will be required to provide compensatory flood storage.

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 proposed Comprehensive Plan Amendment is not changing the designation or uses for critical areas on the larger site. This amendment will allow the developable site area to be clearly differentiated from the critical areas, including the shoreline area associated with the stream/slough. The critical areas and buffers will be placed in an NPGE area to ensure that the critical areas are not affected. This also provides a large buffer between adjacent properties and the developable site area, minimizing potential compatibility concerns.

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

A future residential use in the developable site area will be required to meet the City of Monroe's Unified Development code which ensures compatible development which minimizes potential impacts to land and shoreline uses. Anticipated measures within the developable site area are likely to include minimized site grading, LID storm

water facilities, lighting directed away from critical areas, perimeter fencing and landscaping, and potential design review.

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

A future residential community will increase traffic trips to the site and the residents will utilize public services and public utilities.

Transportation: Hwy 2 is currently operating within the established Level of Service (LOS) standards by the City of Monroe Comprehensive Plan. A future development proposal will be required to include a Transportation Impact Analysis (TIA) to evaluate if project trips reduce the LOS below the established standard. It is anticipated that improvements will be required within the existing Hwy 2 right of way to create a safe entrance to a residential community. The City of Monroe will review the TIA for accuracy and for adequate mitigation including any applicable traffic impact fees, the project will be required to provide any mitigation as outlined within the TIA that is approved by the City of Monroe.

Public Services: Fire Service, Parks and Recreation, Police Service, and Schools also have established LOS standards in the City of Monroe Comprehensive Plan. This site is within the City of Monroe limits, and has been part of the service area planning. Currently a vacant shoreline adjacent property can be an attractive nuisance requiring police and fire service. Allowing the developable portion of the site to change from LOS to a residential designation will allow for a residential community to monitor the NPGE areas and the buffers, reducing the police and fire service need in relation to potential vandalism. This proposal will increase the NPGE areas making them larger than its current configuration which will add to the total open space in the City of Monroe. Future and separate residential development will be reviewed by the Snohomish County Fire Protection District and the Monroe School District for review and evaluation of LOS impacts. Future review will then determine if impact fees are required to address any impact to these services. Future tax revenues from the future residential community will contribute to and therefore off-set the impact to public services.

Utilities: The site is within the service area for City of Monroe water and sewer. A public utility extension will be required to serve the developable site area. This extension of service will be the sole expense of the developer and will be reviewed by and designed to City standards to benefit the public utility. Power is available to the site, from Hwy 2 frontage. Stormwater facilities will be designed as part of the project to the current Stormwater Management Manual standards.

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

As identified above, a future proposal for a residential community which could result from approval of this Comprehensive Plan Amendment will be required to address potential impacts to transportation, public services, and utilities.

Transportation: It is anticipated that a future TIA will be reviewed by the City of Monroe and to gain approval of the TIA, LOS standards must be met and any necessary mitigation including impact fees will be determined at that time. Improvements for a safe access are anticipated and can be accommodated within the Hwy 2 right of way.

Public Services: Increased NPGE areas to increase long term protection of the open space and critical area in the City of Monroe. Future and separate residential development will be reviewed by the Snohomish County Fire Protection District and the Monroe School District for review and evaluation of LOS impacts. Future review will then determine if impact fees are required to address any impact to these services. Future tax revenues from the future residential community will contribute to and therefore off-set the impact to public services.

Utilities: Extension of public sewer and water within Hwy right of way. On site stormwater facilities will be designed to current stormwater management manual standards. Power is available along Hwy 2 frontage.

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

This proposed Comprehensive Plan Amendment is respecting the local, state and federal laws as they pertain to the protection of the environment. The developable site area has been chosen so that the land use designation of all critical areas will remain unchanged. The developable site area is outside of all critical areas and provides long term protection of the NPGE areas. The City of Monroe Unified Development code establishes state approved requirements which ensure development does not impact the environment. Adherence to the City of Monroe Unified Development Code will be required of any future residential development.