

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 [\[HELP\]](#)

1. Name of proposed project, if applicable:

PROS Plan

2. Name of applicant:

Ben Swanson

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

806 West Main St, Monroe WA 360.454.4594

4. Date checklist prepared:

12/03/21

5. Agency requesting checklist:

City of Monroe

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

Proposed PROS plan, amendments to the Parks Impact Fees (Chapter 3.52 MMC) and Chapter 7 of the Comprehensive Plan adoption is February 2022

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

No

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

Outreach to ensure the City is meeting DEI goals for the plan. A few projects within the PROS plan have site specific critical areas studies or reconnaissance.

This checklist also adopts the 2015-2035 Comprehensive Plan EIS and associated studies by reference.

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.

No

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

The proposed amendment to the Chapter 7 for the Comp Plan is currently under review by the WA State Dept. of Commerce. Staff will be sending the proposed amendments to the Chapter 3.52 MMC to the Dept. of Commerce. The PROS Plan will require review and approval by RCO. All of the proposed will required the approval of City Council.

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.)

This is a nonproject action that proposes adoption of a new Parks, Recreation, and Open space (PROS) Plan, associated amendments to Chapter 7 of the City's 2015-2035 Comprehensive Plan (comp plan) and amendments to 3.52 MMC – Park Impact Fees (Impact Fees). The amendments to the comp plan and impact fees are necessary to reflect the changing level of service and park inventory in the PROS plan.

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 is a nonproject/citywide action.

B. Environmental Elements [\[HELP\]](#)

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

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)?

This is not a site specific proposal and a nonproject action.

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.

This is not a site specific proposal and a nonproject action.

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

This is not a site specific proposal and a nonproject action. Review for unstable soils will take place at the project level.

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.

There is no fill directly related to this proposal.

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

This is a nonproject action. Site specific project resulting from the proposal will use all required BMPs and follow the applicable requirements in the DOE Stormwater Management Manual for Western Washington.

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

Unknown at this time. Any projects implemented under the PROS plan will be evaluated on a case by case basis. Due to the nature of the plan, most areas are expected to remain largely pervious.

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

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

- 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.

Emissions expected would be from construction equipment during park development and auto from people visiting the parks.

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

None

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

Elements of the PROS plan contain regional trails that are expected to reduce emissions by promoting non-motorized transportation.

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

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The majority of the parks in Monroe are located next to shorelines of the state (Skykomish River and Lake Tye) or wetlands.

- 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.

Some of the proposed project will be within 200 feet. These project will require review under the SMA and proposed mitigation will be determined at that time.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None proposed

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

No

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

Some of the projects identified in the PROS plan are located in the 100-year floodplain. These will be reviewed prior to construction of the individual projects.

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

No

b. Ground Water: [\[help\]](#)

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

No

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

NONE

c. Water runoff (including stormwater):

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

This is a nonproject action. Any project actions will comply with Stormwater Management Manual for Western Washington

- 2) Could waste materials enter ground or surface waters? If so, generally describe.
Not as proposed

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

This will be reviewed during the planning for site specific project actions.

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

BMPs will be reviewed and implemented at time of a project action.

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

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

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

None as part of this nonproject action

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

This will be reviewed prior to implementing project identified in the PROS Plan

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

Yes, the PROS plan does identify opportunities to preserve or enhance vegetation at the Cadman project.

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

Unknown at this time.

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

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.

This will be reviewed on a project specific basis.

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

Yes, the City of Monroe is in the Pacific Flyway.

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

THIS WILL BE REVIEWED ON A PROJECT SPECIFIC BASIS.

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

This will be reviewed on a project specific basis.

6. **Energy and Natural Resources** [\[help\]](#)

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.

Extension of electric will likely be need for the new parks.

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

No

c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

None at this time

7. Environmental Health [\[help\]](#)

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.

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

There is no known contamination on any of the site identified in the PROS Plan

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

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.

None

4) Describe special emergency services that might be required.

None

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

There are no known hazards

b. Noise

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

Noise would be generated during construction of the new parks identified in the PROS Plan. ON going noise would be the result of people visiting the parks.

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.

Construction

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

Proposed construction will comply with MMC and RCW.

8. Land and Shoreline Use [\[help\]](#)

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 majority of the project identified are existing parks. One area was a mining operation and the other was residential land.

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

The areas proposed for conversion were previously residential or industrial uses.

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:

There are not proposed impacts

c. Describe any structures on the site.

There are no proposed structures with this nonproject action.

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

Future project may include the demolition of the single-family residential unit.

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

Parks

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

Parks

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

Conservancy and mining

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

Yes, there are several critical areas within the park system.

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

It is unknown how many people will visit the parks each day

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

One project, if acquired, would demolish one single family residential unit. The residents of the unit will be the sellers.

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

NONE, THE SALE OF THE PROPERTY WOULD BE AT THE OWNERS DISCRETION.

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

The PROS Plan in the land use plan

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

None of the projects proposed long-term impacts on agricultural and forest lands

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

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

None – parks and rec only

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

The one as describe above.

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

None, the PROS Plan does not call for housing

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

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

Anticipated improvements are estimated to stay under 35 feet

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

None proposed under this nonproject action

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

None. The proposals in the PROS Plan are intended to enhance the surrounding community.

11. Light and Glare [\[help\]](#)

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

Unknown until time of a site specific project.

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

This would not be a goal or intent of any project identified

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

Unknown until time of a project specific permit.

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

This will be reviewed at the time of a project specific application.

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

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

The PROS Plan and Chapter 7 is a recreation plan for the purposes of providing these opportunities throughout the community.

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

No

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

None, the proposed provides recreation opportunities

13. Historic and cultural preservation [\[help\]](#)

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.

This is a nonproject action and this will be reviewed during a project specific consideration.

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.

This is a nonproject action and this will be reviewed during a project specific consideration.

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.

Prior to a project action, the city would conduct a archaeological survey of the applicable sites

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.

This would be addressed in the site specific plans/reports.

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

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.

This is a nonproject action encompassing several sites throughout Monroe. Possibilities could include RC 522, SR 2, and SR 203.

- 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?

This is a non-project action encompassing several sites throughout Monroe

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

This is a non-project action encompassing several sites throughout Monroe. Parking will be reviewed on a project by project basis.

- 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).

YES, THE PROPOSAL INCLUDES A REGIONAL TRAIL SYSTEM.

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

No

- 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?

This is a non-project action encompassing several sites throughout Monroe. Vehicle trips per day will be reviewed on a project by project basis.

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

No

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

The proposal has the potential to improve transportation options and reduce impacts.

15. Public Services [\[help\]](#)

- 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.

Yes, the addition of parks will require additional maintenance staff

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

No

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

- a. Circle utilities currently available at the site:

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

varies depending on the location of the park

- 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.

This is a nonproject action encompassing several sites throughout Monroe. Utility needs vary depending on the site.

C. Signature [\[HELP\]](#)

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

Signature: Ben Swanson

Name of signee Ben Swanson

Position and Agency/Organization Parks & Recreation Planning and Capital Projects Manager

Date Submitted: 12/6/2021

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

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

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

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

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

The probability is very low. The adoption of the new Parks, Recreation, and Open space (PROS) Plan, associated amendments to Chapter 7 of the City’s 2015-2035 Comprehensive Plan (comp plan) and amendments to 3.52 MMC – Park Impact Fees (Impact Fees) are intended to plan for and mitigate the impacts of growth on the parks system.

Proposed measures to avoid or reduce such increases are:

Each project will be reviewed on a project by project basis and establish any necessary mitigation measures.

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

The probability is very low. All projects will comply with the local SMP and associated critical areas regulation. Additionally, the city will look for any habitat enhancement opportunities during the drafting of the projects.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:
All projects identified in the PROS Plan will be done in compliance with the local SMP and associated critical areas regulation. Some of the identified projects offer opportunities to enhance fish/wildlife habitat such as the Cadman site.

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

Not likely.

Proposed measures to protect or conserve energy and natural resources are:
None as there are no meaningful impacts.

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?

Not likely. The intent of the proposed amendments is to protect and enhance parks in the City of Monroe. The development of the parks would attempt to keep sensitive areas in a passive recreation area.

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

Designating lands heavily impacted by sensitive areas as passive recreation. This will need to be accounted for during a project action and site specific recon.

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 is intended to work with the City's existing Shoreline Master Program. During the last update, the SMP was revised to reflect anticipated park area within the shorelines and shorelands.

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

None, the proposed amendments are accounted for in the City SMP.

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

Not likely. The majority of the individual parks identified in the PROS Plan are neighborhood parks. These parks are existing and walkable from the surrounding neighborhoods. The PROS Plan also identifies regional trail networks to provide non-motorized transportation options for the residents.

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

None outside of the PROS Plan.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.
No, the intent of these amendments are to comply with State requirements.