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CITY OF MONROE

A. Background

1. Name of proposed project, if applicable:

Belmark 179th Multi-Use Project

2. Name of applicant:

Belmark, LLC

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

*Aaron Metcalf, Owner/Manager, Belmark, LLC
12409 State Ave Marysville, WA 98271
425.754.0149*

4. Date checklist prepared:

22-Sep-2019

5. Agency requesting checklist:

City of Monroe

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

Spring/Summer 2020

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.

None. No critical areas near or onsite.

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.

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

None other than City of Monroe construction related permits.

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.)

-A total of 20 new middle income single family rental units across two three story buildings with associated access, parking, landscaping, storm and other utilities to be installed. Approximately 0.8-acres (including frontage sidewalk) disturbed on a 0.83-acre site.

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.

Project site is located at 15125 179th Ave SE, Monroe, WA 98272, parcel id is 00485400005000, situated in Township 27N, Range 06E, Section 01. Vicinity map provided at end of this document.

*Legal description:Section 09 Township 29 Range 06 Quarter SW
W 215FT OF N 108.9FT OF SW1/4 SW1/4 SD SEC 9; LESS W 115FT EXC N 10 FT FOR CO RD;
AKA PAR B SNO CO UNREC SP 629-70*

B. Environmental Elements

1. Earth

a. General description of the site:

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

Flat, nearly level parcel.

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

0.5%

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.

Upper soils classified as Sultan silt loams (a stiff sandy silt) per NRCS soil survey. Deeper soils transition to a highly permeable, medium dense low fines gravelly sand - evaluated to depths of 10 feet by geotechnical exploration.

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

No.

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.

Site grading to effect mild slopes for drainage away from buildings and allow parking areas to drain to roughly centered infiltration facility. Grading is expected to balance cut and fill from on-site soils.

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

Due to nearly flat site, any construction erosion expected to be very minimal and fully contained on-site. No erosion possible for normal use once project is completed.

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

Approximated 65% impervious.

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

Best management practices as outlined in Washington State Department of Ecology's current Stormwater Management Manual for Western Washington, as well as applicable City of Monroe requirements will be employed to control construction-related erosion. Silt fence, wheel washes, temporary cover measures, etc. will be used based on time of year and earthwork activities underway to control soils and water on the site while bare soils are present.

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.

Emissions will result from the operation of construction equipment including the generation of diesel exhaust and dust. Operation of the townhomes will generate emissions typical of residential developments and will depend on the types of appliances and heating used. Use of motor vehicles on the parcel will generate additional exhaust.

- 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:

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.

No surface waters are found onsite or within one mile of the project. The nearest mapped surface water body Skokomish River, approximately 2 miles per a downslope direction south southeast of the site.

- 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.

No.

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

None.

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

No.

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

No.

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

No.

b. Ground Water:

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

No.

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

None.

c. Water runoff (including stormwater):

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

The only surface runoff expected for the project during and after construction is stormwater. This will be managed by collection, treatment, and infiltration during all phases.

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

No.

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

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: *Onsite stormwater management BMPs designed per the Washington State DOE's current Stormwater Management Manual for Western Washington shall be implemented during and after construction. A permanent infiltration bio-cell facility with pretreatment is proposed.*

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

b. What kind and amount of vegetation will be removed or altered?
All trees, shrubs, and lawn will be removed within central area up to an average of 10 feet from property lines

c. List threatened and endangered species known to be on or near the site.
None identified.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: *Most of the large perimeter trees are to be preserved and the DOE BMP T5.13 soils with prescribed ground covers and shrubbery proposed for open areas. Additional parking lot trees and frontage trees per City of Monroe regulation are to be added in parking areas and frontage.*

e. List all noxious weeds and invasive species known to be on or near the site.
None currently identified.

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. *Birds: Goldfinch, Bushtits, Hummingbirds, Crow, Robins.*
Animals: Gray squirrel, Raccoon, Mice

Examples include:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.
None identified.

- c. Is the site part of a migration route? If so, explain.
No. The site is within an urbanized residential and commercial area with no habitat connectivity.
- d. Proposed measures to preserve or enhance wildlife, if any:
Larger trees to be retained along east line.
- e. List any invasive animal species known to be on or near the site.
None identified.

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.
- to be determined -
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
Not likely. The three story housing units are to located along the south and west lines, providing minimal shade for the parcel to north.
- 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:
- to be determined -

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.
No environmental health hazards are expected to occur as a result of this proposal.
- 1) Describe any known or possible contamination at the site from present or past uses.
The project site has no known history of contamination. It contains a septic tank and drain-field which will be removed per Snohomish County Health Department standards.
 - 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.
No hazardous condition/chemicals on or near site. City's natural gas pipe main is located withing frontage street prism..
 - 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 toxic chemicals will be stored, used, or produced from this project other than the ordinary use by residents of everyday household chemicals and fuels.
 - 4) Describe special emergency services that might be required.
None anticipated.
 - 5) Proposed measures to reduce or control environmental health hazards, if any:
If contamination is discovered onsite, construction will halt and the appropriate authorities will be contacted.

b. Noise

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

Street noise is only significant noise source and will not affect the project.

- 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 activity will generate short-term noise during allowed work hours. Long-term noise from the site will include the operation of motor vehicles in the parking lot and other standard household operations.

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

The contractor will be instructed to shut off equipment when not in use. Work will occur only during allowed work hours..

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.

Current use is single family residential. Adjacent parcels are also predominantly residential.

- 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?

No.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

- c. Describe any structures on the site.

The contains a single story single family residence, a detached garage/shop, and a detached pole style car port.

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

Yes. The shop and the carport.

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

City of Monroe Zoning: MG (Mixed Use - General).

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

City of Monroe: Mixed Use

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

Not applicable.

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

No.

- i. Approximately how many people would reside or work in the completed project?
At 21 households, assuming 3.2 persons per household, total residents estimated is 65.
- j. Approximately how many people would the completed project displace?
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None required.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
None proposed. The project is consistent with the existing zoning for the property.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
None proposed. No agricultural or forest land are located nearby the project site.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
Total of 21 units. All considered middle-income housing.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None eliminated. Existing house to be refurbished and brought to current building code standards.
- c. Proposed measures to reduce or control housing impacts, if any:
None required or proposed.

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?
35 feet.
- b. What views in the immediate vicinity would be altered or obstructed?
Parcels to east of project may have slightly increased western light blockage but deemed insignificant due to presence of existing dense tall firs along eastern parcel line which effectively block most of western skyline.
- b. Proposed measures to reduce or control aesthetic impacts, if any:
None required. Proposed structures correspond to existing aesthetics of neighborhood.

11. Light and Glare

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

Minimal to none. All proposed lighting to be designed with directed or cut-off illumination per the Dark Sky Initiative protocols and anti-glare specifications.

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

No. Refer to previous question.

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

None.

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

Refer to response 11.a.

12. Recreation

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

None identified.

- 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:

Project proposes recreation open space per City of Monroe Title 11 zoning requirements which include passive and active open spaces. Child recreational playground equipment is proposed for a portion of this area.

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.

No.

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

No.

- 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.

Not applicable.

- 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.

Not applicable.

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.
All access to be taken from 179th Ave SE. Existing house to retain driveway while 20 new units to use new private aisle constructed to meet all fire code and city standards.
- 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?
Yes. 179th Ave SE is designated as a pedestrian/bicycle corridor for the city. Nearest transit bus stop heading north is located about 130 feet north of site on same side of street or directly across street for heading south.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
A total of 30 new parking spaces will be provided. Two existing. None eliminated.
- 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. Public concrete curb, gutter, and sidewalk per city standards to be installed along the project frontage in right-of-way for 197th Ave SE.
- 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?
Using 9.7 ADT per unit for 20 additional units, estimated total of 194 ADT. Peak volumes expected in morning hours from 7-9 AM and evening from 4-6-PM per standard traffic data patterns. All passenger vehicle traffic.
- 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:
No.

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.
Yes. Typical public services will be necessary to support 20 additional single family units.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
None proposed.

16. Utilities

a. Circle utilities currently available at the site:

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

c. 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.

*Extensions to City of Monroe public water supply and sanitary sewer to be installed.
Electricity to be provided by Snohomish County PUD No-1. Possible use of natural gas
available in street main. All public utilities will require excavations and construction work
within the public right-of-way.*

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: 

Name of signee Paolo Musante, MS, PE

Position and Agency/Organization Owner, Axsys Technology Ltd.

Date Submitted: 26 Sep 2019

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; pro-
duction, storage, or release of toxic or hazardous substances; or production of noise?

Not likely.

Proposed measures to avoid or reduce such increases are:

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

Not likely.

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

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

Not likely. Possible for gas appliances.

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

Use energy efficient electric appliances where applicable.

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. No sensitive areas on or near site.

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

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?

Not likely. Project not near any shoreline.

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

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

Minimal demand due to 20 new residents.

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

Well designed pedestrian facilities to be installed as well as bicycle racks.

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

Project design to adhere to all such laws. No conflicts expected.