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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:

API Monroe Mixed Use Project

2. Name of applicant:

API Monroe, LLC

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

500 E. Main Street, Monroe, WA

Jeff Amsberry 425.485.7381

4. Date checklist prepared:

29 September 2020

5. Agency requesting checklist:

City of Monroe

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

Construction to begin Spring 2021

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

None Expected

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

None Expected

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.

Site Plan Review, Building Permit

Grading Permit

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.)

New mixed use project to include three buildings and sitework. The buildings will have 3,600 sf commercial lease space and 23 residential units including 15 private garages. 22 surface parking spaces will also be provided.

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 Location - 17600 W. Main Street, Monroe, WA 98272

APN - 00517300100800, 00517300100100, 00517300100200

B. Environmental Elements

1. Earth

a. General description of the site:

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

Site is a flat previously developed property.

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

The site is essentially flat.

Steepest slopes would be associated with man-made roadway side slopes and would reach 50%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The general soils of the area consist of surficial topsoil, over a 3 to 4 foot layer of silts and sands, over gravelly sands to depth. This area has not been in agriculture for more than 50 years.

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

No the soils appear stable.

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.

The purpose of the grading will be to prepare the site for the proposed development. Area of grading is approximately 38,000 sf. Anticipated volumnes are 2,000 cy of excavation and 2,500 cy of fill. Any import of soil will be from an approved off-site source.

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

Yes, erosion can occur any time soil is exposed to the elements. The site soils are generally well drained and the threat of erosion is slight.

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

29,343 sf

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

A Surface Water Pollution Prevention Plan and Narrative will be prepared for the building permit submittal that will propose Best Management Practices for use in controlling erosion.

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.

Exhaust from typical construction equipment during the construction phase and vehicles after completion of the project.

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

No.

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

All equipment will be maintained to work as designed so emissions will be as low as possible

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.

- 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.

Surface water will be treated to approved standards prior to infiltration.

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 Anticipated.

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 source of runoff will be direct precipitation. The runoff will be collected in cartridge filter treatment catchbasins and then infiltrated into groundwater through an underground rock reservoir. Quantities will be detailed in the final drainage report submitted as part of the building permits.

2) Could waste materials enter ground or surface waters? If so, generally describe.
Yes, paved areas can collect pollutants from vehicles such as oils and heavy metals.

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:

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 vegetation will be removed which consists of existing residential yard.

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:
New landscaping will include native plants and conform to the City of Monroe requirements.

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

None known

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.

None Known.

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

No.

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

None proposed.

- e. 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.

Natural gas will be used for heating. Electricity will be used for power, lighting and cooling.

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

No. The buildings are three stories max and set back from property lines such that solar potential should not be affected.

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:

Full compliance with the Washington Energy Code is required, which will requires strict energy conservation.

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.

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.

Standard building materials will be stored during construction and used to construct the project.

4) Describe special emergency services that might be required.

None Anticipated.

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

All construction personel will conform to statutory and company safety guidelines.

b. Noise

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

177th Ave SE is used by trucks conveying gravel and concrete.

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.

Short Term: construction equipment. Long term: Standard noise from a residential development.

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

Construction will be limited to daylight hours per city ordinance. Equipment will be properly maintained with sound suppressing mufflers intact per mfr.

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.

A single family residence and a coffee hut currently occupy the site.
The proposal will not affect other properties.

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

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.

One single family residence , a detached garage and a coffee hut.

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

Yes, all structures will be demolished .

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

MG

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

Mixed Use

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

None.

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?

+46 residents and +-15 employees

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

2

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

No.

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

Meeting and discussions with City Planning to ensure compliance and compatibility.

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

None.

9. Housing

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

23 Middle Income housing units.

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

1 middle income unit.

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

None 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?

49 feet high at the mixed use building. Principal ext. matl. will be cementitious panels and siding.

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

None. Current views obstructed by existing trees which exceed height of proposed buildings.

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

The buildings will be well designed and of very good quality.

11. Light and Glare

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

None. Site lighting will be shielded to avoid light spillage.

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

No. See response above.

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:

All site lighting will be shielded to avoid spillage.

12. Recreation

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

None known.

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:

No impacts anticipated.

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.

Existing residence constructed 1957. No significant historical structures.

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. No studies conducted.

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

Site is already developed.

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.

No resources known or anticipated.

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.
West Main Street is the primary street serving the site. Entrances will be located on 177th Ave SE and 163rd Pl SE which lead directly to Main Street.

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?
There are five bus stops within 1/2 mile per county docs.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
The project will have 47 parking spaces. Two spaces from the residence will be removed.

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).
No road improvements would be required, however the city will want some street improvements according to their overall plans for the streets affected.

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?
Unknown.

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 impacts to ag or forest product movement are anticipated.

h. Proposed measures to reduce or control transportation impacts, if any:
None proposed.

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.
Increase in number of occupants on site may result in additional use of public services.

b. Proposed measures to reduce or control direct impacts on public services, if any.
Payment of all impact fees per ordinance. All occupants will pay taxes.

16. Utilities

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
Electricity, gas, water, trash, phone and sewer are available on site.

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?

Proposed measures to avoid or reduce such increases are:

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

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?

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

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?

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?

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?

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

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