

# 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** [Find help answering background questions](#)

**1. Name of proposed project, if applicable:**

Multifamily parcel south of 523 Park St., Monroe WA

**2. Name of applicant:**

Milt Smith and Associates c/o Jason smith, Jason.smith@kidder.com

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

Ann Williamson, Baylis Architects, 10801 Main St. Bellevue WA 98004

Jason Smith, Jason.smith@kidder.com

**4. Date checklist prepared:**

January 31, 2023

**5. Agency requesting checklist:**

City of Monroe, Planning Department

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

Construction summer of 2023

**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.**

Environmental letter pertaining to wetlands and flood area, Soils Report and Potentially an Infiltration Test as part of the building permit.

**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 to my knowledge

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

Site plan permit, SEPA approval, Land Use permit, Building Permit, Clearing and Grade, Demo, mechanical, electrical and fire sprinkler permits.

**Give a 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.)**

Build two wood framed residential buildings on the site. A 6 unit townhouse building, (three levels) and a 4 story 15 unit stacked flats building. Lot area: 38,332. SF Built SF is +- 11,300SF Townhouse building and +- 17,600 SF Apartment bldg.

**11. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The current parcel does not have a street address as it is vacant. The location is the east side at the end of Park St. east of the Boys and Girls club property. The parcel # is 00484600300500. TWP.27N R.6E

Legal Description: Lots 5 to 9, Block 3, Kelsey's addition to Monroe, according to the plat thereof, recorded in volume 8 of Plats, Page 72, records of Snohomish County. Together with that portion of vacated Terrace street as would attach by operation of law as vacated under city of Monroe ordinance no. 253. Together with that portion of vacated Park street as would attach by operation of law as vacated under city of Monroe ordinance no. 253. Together with that portion of vacated alley in said block as would attach by operation of law as vacated under City of Monroe ordinance no. 253. Situated in the county of Snohomish, state of Washington.

The site plan, survey, vicinity map and topographic map will be submitted with the Site Development Permit.

## **B. Environmental Elements**

### **1. Earth** [Find help answering earth questions](#)

#### **a. General description of the site:**

The site sits up the hill, above the Skycomish River Centennial park. It is accessed off the end of Park St. and slopes toward the south and east. It is vacant except for a small wood shed. It is currently covered with black berry vines with native grasses underneath. It has deciduous trees sprinkled at the top of the site and a few along the bottom edge. Two fir trees are in the central portion of the site.

**Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:**

The majority of the site slopes gently to the south with it sloping more toward the bottom third.

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

Approx.. 28%

**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 north 2/3<sup>rd</sup> of the site found native soils, coarse grained gravelly sand under a few feet of fill. The south 1/3<sup>rd</sup> of the site is loose silt under quite a few feet of fill material. The soils report provides a detailed examination of the soil.

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

None known.

**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 southern 1/3 of the site would be raised to provide for the required parking and recreation area. This would be supported by a stepped structural geo textile block retaining wall.

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

No, the work would be done under the supervision of a structural, civil and geotechnical engineer, per their drawings. Any erosion that did occur would be minimized with the implementation of an approved erosion control plan.

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

Approximately 65% of the site. 80% is allowed by code.

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

A retaining wall will be provided at the southern portion of the site. The area not covered by impervious surface will be landscaped by a licensed Landscape Architect.

**2. Air** [Find help answering air questions](#)

**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.**

Temporary emissions resulting from construction equipment, dust from disturbance of the ground, odors

of truck fuels. On completion on going maintenance would result in negligible emissions from landscape maintenance equipment and residential kitchen, wholehouse fans and automobiles.

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

None known.

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

During construction, proper maintenance of heavy equipment and vehicle shut-off when not in use. Disturbed soils will be watered and /or stabilized to reduce dust. Hoods, and vent covers would be provided for emission vents

**3. Water** [Find help answering water questions](#)

**a. Surface Water:** [Find help answering surface water questions](#)

**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.**

Downhill, approximately 2,000 Ft. below the site the Skykomish River flows from Northeast to Southwest. The Skykomish River Centennial park is between the river and the parcel.

**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.**

None known

**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 known

**4. Will the proposal require surface water withdrawals or diversions? Give a 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.**

It lies just north of the Special Flood Hazard area which covers Skykomish River Centennial Park. A special floor hazard exhibit and information is included with the site plan review

**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:** [Find help answering ground water questions](#)

- 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 a 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 (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.**

Waste water will be discharged into the cities waste water system.

**c. Water Runoff (including stormwater):**

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

Rain water which falls on pervious surfaces will soak directly into the ground. Run off from the impervious surfaces and down roof drains will be directed into an infiltration system, designed by a civil engineer and inspected by the City.

- 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

- 4. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.**

A comprehensive storm drainage plan will be design and installed in conformance with local requirements. It will be inspected by the local jurisdiction.

#### 4. Plants [Find help answering plants questions](#)

**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?**

The main development area is approximately 25,000 SF. Within this area about 15 trees will be removed as well as the invasive black berries bushes and English holly on the site.

**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.**

Landscape areas around the proposed buildings will be planted with native and drought resistant plantings of shrubs and ground cover. New specimen trees will be planted on the site where feasible and or required by local ordinance.

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

Himalayan Black Berries and English holly currently cover the site.

#### 5. Animals [Find help answering animal questions](#)

**a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

None observed or known

**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.**

The site is juust south of the Vaux Swifts migration route which happens each fall.

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

Landscape design on the site will be per code and enhance the quality of the development and may help to preserve wildlife, if any.

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

None Known

**6. Energy and Natural Resources** [Find help answering energy and natural resource questions](#)

**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.**

Electric will be used for lighting, heating, and hot water. Solar may be provided as an alternative energy source.

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

It shouldn't, the development will improve the site with maintained landsaping. The buidings will be min. 16' south of the north property line.

**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.**

The buidings will be designed to meet the 2018 Washington State energy code.

**7. Environmental Health** [Find help with answering environmental health questions](#)

**a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

At this time the site is vacant, it will be prepared for construction and meet the codes at the time of construction.

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

**a. 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



- b. 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 known

- c. Describe special emergency services that might be required.**

None anticipated

- d. Proposed measures to reduce or control environmental health hazards, if any.**

None anticipated but if present, handling and disposal will be conducted in accordance with federal, state, and local regulations.

## **b. Noise**

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

It is a quiet residential neighborhood, 6 blocks south of Main St. and 7-8 blocks west of highway 203. It is across the street from the Boys and Girls club and north of the Terrace St. apartments, Skykomish park and river.

- 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 would be construction and operation noise during working hours. Long term after occupancy would be typical residential noises. Cars entering and leaving the property, building operational noise.

- 3. Proposed measures to reduce or control noise impacts, if any.**

Short term noise would be limited to construction hours. After building occupancy would be the typical residential neighborhood noises.

## **8. Land and Shoreline Use** [Find help answering land and shoreline use questions](#)

- 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 property is currently vacant. A Boys and Girls club is located across the street to the west. To the north are single family houses. To the east and south are low rise multifamily houses. The proposal is for 21 units of multifamily housing per land use code and will not affect the current land use of adjacent and nearby 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 because 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.

A small shed was built at some point. It is unoccupied.

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

Yes the small shed will be demolished.

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

MF – Multifamily

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

MF - Multifamily

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

N/A

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

None known

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

(21) one, two and three bedroom units will be developed. Approximately 21- 45 people.

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

None

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

None needed

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

Obtaining a site development permit, Land Use and Building permits.

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

None needed

## **9. Housing** [Find help answering housing questions](#)

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

21 Market rate units will be provided. 6 townhouses and 15 stacked flats for rental.

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

None would be eliminated.

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

None required

## **10. Aesthetics** [Find help answering aesthetics questions](#)

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

45' to the mid point of the sloped roof on the 4 story apartment house. The principal exterior cladding will be a cementitious panel cladding and windows.

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

None, at this point in time. Currently there is one single family house to the north. It will be a min. of 60' + from the new 3 story townhouse building. Currently the house is vacant and scheduled for demolition at some point. A new house will replace it.

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

No negative impacts anticipated.

## **11. Light and Glare** [Find help answering light and glare questions](#)

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

Nighttime light will include appropriate exterior building and parking lighting for safety and security purposes. There will also be nighttime light from the building windows during hours of operation after daylight hours.

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

No

**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.**

Use of night compliant fixtures at exterior locations.

**12. Recreation** [Find help answering recreation questions](#)

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

There is a large riverside park south of the site. It provides baseball fields, childrens playarea, restrooms, a picnic shelter, dog park, boat ramp, beach area and other recreational opportunities. A boys and girls club is across the street to the west.

**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.**

The site will provide the required amount of recreation area for the tenants per code.

**13. Historic and Cultural Preservation** [Find help answering historic and cultural preservation questions](#)

**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.**

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.**

No impacts anticipated

- 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 impacts anticipated

**14. Transportation** [Find help with answering transportation questions](#)

- 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 to the east of the end of Park St. 6 blks south of Main St. It is across the street from the Boys and Girls club. Highway 203 is about 8 blks to the east. Highway 2 is about 13 blks to the north and Highway 522 is about 15blks to the west.

- 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?**

It appears the closest bus stop is on the corner of Village Way and Sky River Pkwy. (which is on the west side of the Boys and Girls club.) About 4,000' – 5,000' away.

- c. **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).**

It is unknow at this time. The city has mentioned adding a sidewalk connection to the existing sidewalk across the street.

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

No

- e. **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?**

It is unknow at this time. The city will requie a traffic study when the building permit is submitted.

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 proposed measures to reduce or control transportation impacts, if any.

None needed or required

**15. Public Services** [Find help answering public service questions](#)

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 additional 21 dwelling units will require public services. Which ones and to what extent depends on the tenants.

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

Mitigation and service fees will be paid as required to the jurisdiction.

**16. Utilities** [Find help answering utilities questions](#)

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

Cell coverage is unknown

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.

Electricity by Snohomish County PUD, water and sewer provided by Monroe Utility Department, and refuse service will be required. The city requested the site provide infiltration of all water falling on the site.

**C. Signature** [Find help about who should sign](#)

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.

X   
\_\_\_\_\_

Type name of signee: Click or tap here to enter text.

Ann Williamson

Position and agency/organization: Click or tap here to enter text.

Associate Architect, Baylis Architects

**Date submitted:** Click or tap to enter a date.

3/10/2023

## **D. Supplemental sheet for nonproject actions** [Find help for the nonproject actions worksheet](#)

**IT IS NOT REQUIRED** to use this section 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.**