

CITY OF MONROE
PLANNING & PERMITTING
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ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

North Kelsey Development Plan and Downtown Master Plan Comprehensive Plan Amendment

2. Name of applicant:

City of Monroe

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

Paul Popelka, RLA/AICP
Planning & Permitting Manager
City of Monroe
806 W Main St
Monroe, WA 98272

4. Date checklist prepared:

March 30, 2012

5. Agency requesting checklist:

City of Monroe

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

Public hearing March 12, 2012
Public hearing April 23, 2012
Adoption of Comprehensive Plan Amendment by City Council July 10, 2012

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

N/A

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

N/A

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.

N/A

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

City Council
Washington State Department of Commerce review process

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 Comprehensive Plan Amendment is being processed in order to enable updates and revisions in two sub-area plans: the North Kelsey Development Plan and the Downtown Master Plan. The North Kelsey Plan encompasses approximately 55 acres of land for commercial development; the Downtown Plan encompasses approximately 85 acres with four neighborhoods defining Downtown Monroe. Both plans were adopted and incorporated in the Comprehensive Plan by reference. This amendment will remove

the sub-area plans and their regulatory language from the Comprehensive Plan and replace them with pertinent and achievable goals and policies specifically for the North Kelsey Development Plan and Downtown Master 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.

The North Kelsey Development Plan encompasses an area is located north of SR-2, south of the proposed SR-2 bypass, east of the 522 overpass and west of Chain Lake Road. The Downtown Master Plan encompasses an area north of McDougall Street, south of SR-2, east of Madison Street and west of Woods Creek and Al Borlin Park.

B. ENVIRONMENTAL ELEMENTS

1. Earth

General description of the site (check one):

X Flat, rolling, X hilly, X steep slopes, mountainous, other (list)

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

N/A – This is a non-project action. Exact topography will be determined at the project level.

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 prime farmland.

The city of Monroe contains a wide range of soil types. In general, the areas under review contain outwash deposits and glacial till. NRCS soil data includes Everett gravelly sandy loam, Sultan silt loam, pits, Lynnwood loamy sand and Alderwood-Everett gravelly sandy loam (steep slopes). Exact soil typology will be determined at the project level.

Are there surface indications or history of unstable soils in the immediate vicinity?

yes X no

If so, describe.

The majority of the area has a low to very-low liquefaction hazard. The city of Monroe Critical Areas Map identifies some areas of steep slopes in the North Kelsey area. Exact geotechnical conditions will be determined at the project level.

Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

N/A – This is a non-project action. No filling or grading is proposed.

Could erosion occur as a result of clearing, construction, or use?

yes no

N/A – This is a non-project action.

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

N/A – This is a non-project action.

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

N/A – this is a non-project action. Individual projects submitted for review will be required to comply with the policies and regulations of the Monroe Municipal Code.

Air

What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

N/A

Are there any off-site sources of emissions or odor that may affect your proposal?

yes no

If so, generally describe.

N/A

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

N/A – this is a non-project action. Individual projects submitted for review will be required to comply with the policies and regulations of the Monroe Municipal Code.

3. Water

Surface:

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)?

X yes no

If yes, describe type and provide names. If appropriate, state what stream or river it flows into

Category III and IV wetlands.

Will the project require any work over, in, or adjacent to (within 200 feet) the described waters?

yes X no

If yes, please describe and attach available plans.

This is a non-project action. Individual projects submitted for review will be required to comply with the policies and regulations of the city’s critical areas code and Shoreline Master Program.

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.

N/A – this is a non-project action.

Will the proposal require surface water withdrawals or diversions?

yes X no

Give general description, purpose, and approximate quantities if known.

Does the proposal lie within a 100-year floodplain?

yes X no

If so, note location on the site plan.

Does the proposal involve any discharges of waste materials to surface waters?

yes X no

If so, describe the type of waste and anticipated volume of discharge.

Ground:

Will ground water be withdrawn, or will water be discharged to ground water?

yes X no

Give general description, purpose, and approximate quantities if known.

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

N/A – this is a non-project action. Individual projects submitted for review will be required to comply with the policies and regulations of the Monroe Municipal Code.

Water runoff (including stormwater):

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.

N/A – this is a non-project action. Individual projects submitted for review will be required to comply with the policies and regulations of the Monroe Municipal Code.

Could waste materials enter ground or surface waters?

yes X no

If so, generally describe.

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

N/A – this is a non-project action. Individual projects submitted for review will be required to comply with the policies and regulations of the Monroe Municipal Code.

4. Plants

Check types of vegetation found on the site:

X Deciduous trees: X alder, X maple, X aspen, other (list)

X Evergreen trees: X fir, X cedar, X pine, other (list)

X Shrubs

X Grass

Pasture

Crop or grain

X Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other (list)

X Water plants: water lily, eelgrass, milfoil, other (list)

Other types of vegetation (list)

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

N/A – this is a non-project action.

List threatened or endangered species known to be on or near the site:

There are no known threatened or endangered species in these sites.

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

N/A – this is a non-project action. Individual projects submitted for review will be required to comply with the policies and regulations of the Monroe Municipal Code.

5. Animals

a. Check any birds and animals, which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, X songbirds, other (list)

Mammals: X deer, bear, elk, beaver, other (list)

Fish: bass, salmon, trout, herring, shellfish, other (list)

b. List any threatened or endangered species known to be on or near the site.

There are no threatened or endangered species in these areas.

Is the site part of a migration route?

yes no

If so, explain.

N/A – this is a non-project action.

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

Best management practices will be determined at the project level, including establishment of protected tracts and buffers around all inventoried critical areas.

6. Energy and Natural Resources

a. What kinds of energy () will be used to meet the completed project's energy needs?

X electric, X natural gas, X oil, X wood stove, X solar, other (list)

Describe whether it will be used for heating, manufacturing, etc.

N/A – This is a non-project action.

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

yes X no

If so, generally describe.

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:

N/A – this is a non-project action.

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?

yes no

If so, describe.

This is a non-project action. Individual projects submitted for review will be required to comply with the policies and regulations of the Monroe Municipal Code.

1) Describe special emergency services that might be required.

N/A – This is a non-project action.

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

N/A – This is a non-project action. Best management practices will be determined at the project level.

b. Noise

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

N/A – This is a non-project action.

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.

N/A – This is a non-project action.

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

N/A – This is a non-project action. Local performance standards will be required and best management practices will be determined at the project level.

8. Land and Shoreline Use

What is the current use of the site and adjacent properties?

Current uses include commercial, industrial and single and multi-family residential.

Has the site been used for agriculture?

yes no

If so, describe.

Historically, farming has occurred in portions of the city, it is unknown if farming has occurred in the areas under review.

c. Describe any structures on the site.

The area contains single and multi-story structures for commercial, industrial and single and multi-family residential occupancies.

Will any structures be demolished?

yes X no

If so, what?

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

Zoning includes General Commercial, Downtown Commercial, and General Industrial.

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

Designations include general Commercial, Downtown Commercial, Industrial and Parks/Open Space.

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

N/A – The area under review does not contain any shoreline areas.

Has any part of the site been classified as an "environmentally sensitive" area?

X yes no

If so, specify.

As noted in Section 3a, the areas contain Category III and IV wetlands.

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

N/A – This is a non-project action.

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

N/A – This is a non-project action.

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

N/A – Best management practices will be determined at the project level.

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

N/A – This is a non-project action.

9. Housing

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

N/A – This is a non-project action.

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

None. This is a non-project action.

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

N/A – this is a non-project action. Individual projects submitted for review will be required to comply with the policies and regulations of the Monroe Municipal Code.

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?

N/A – this is a non-project action. Individual projects submitted for review will be required to comply with the policies and regulations of the Monroe Municipal Code.

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

N/A – this is a non-project action.

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

N/A – this is a non-project action. Best management practices will be determined at the project level.

11. Light and Glare

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

N/A – this is a non-project action.

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

N/A – this is a non-project action.

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

N/A – this is a non-project action.

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

N/A – this is a non-project action.

12. Recreation

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

The City of Monroe has a variety of recreational sites, including multiple city parks, the Evergreen State Fairgrounds, Lake Tye, and the Skykomish River.

b. Would the proposed project displace any existing recreational uses?

yes no

If so, describe.

N/A – this is a non-project action. Best management practices will be determined at the project level.

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

N/A – This is a non-project action. Best management practices will be determined at the project level, including the collection of park impact fees and the establishment of open space areas in Planned Residential Developments.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site?

yes no

If so, generally describe.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

N/A – The adoption of proposed zoning is a non-project action. Individual projects submitted for review will be required to comply with the state and local requirements.

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

N/A – The adoption of proposed zoning is a non-project action. Individual projects submitted for review will be required to comply with the state and local requirements.

14. Transportation

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

State Road 2 is the main transportation corridor through Monroe and serves as the main access for the North Kelsey and Downtown areas.

b. Is the site currently served by public transit?

yes no

If not, what is the approximate distance to the nearest transit stop?

N/A – this is a non-project action.

c. How many parking spaces would the completed project have? How many would the project eliminate?

N/A – this is a non-project action.

Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways?

yes no

If so, generally describe (indicate whether public or private).

Individual projects submitted for review will be required to comply with the policies and regulations of the Monroe Municipal Code.

Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation?

yes no

If so, generally describe.

N/A – This is a non-project action. However, the city of Monroe contains a BNSF railway that parallels US-2 and a local airport, FirstAir field.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

N/A – This is a non-project action. Traffic impacts will be determined at the project level.

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

N/A – This is a non-project action. Best management practices will be determined at the project level.

15. Public Services

a. Would the project result in an increased need for public services (for example, fire protection, police protection, health care, schools, other)?

yes no

If so, generally describe.

N/A – This is a non-project action. Individual projects submitted for review will be required to comply with the concurrency requirements, policies, and regulations of the Monroe Municipal Code.

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

N/A – This is a non-project action. Best management practices will be determined at the project level.

16. Utilities

a. Check utilities currently available at the site:

X Electricity

X Natural gas

X Water

X Refuse service

X Telephone

X Sanitary sewer

Septic system

Other (list)

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.

N/A – This is a non-project action. Individual projects submitted for review will be required to comply with the concurrency requirements, policies, and regulations of the Monroe Municipal Code.

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:



Date Submitted: 04/02/2012

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not 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 proposal has the potential to not increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise by increasing the number of dwelling units allowed in the area.

Proposed measures to avoid or reduce such increases are:

Impacts at the project level will follow applicable state, federal, and local law. Best management practices will be implemented at the project level following a detailed environmental analysis of the project under consideration..

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

Upon development, with increased density the proposal may displace animals from current vacant areas. Following state, federal, and local guidelines, all impacts to protected species will be mitigated. All existing species inside of critical areas and critical area buffers will be protected.

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

Impacts at the project level will follow applicable state, federal, and local law. Best management practices will be implemented at the project level following a detailed environmental analysis of the project under consideration.

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

The proposal has the potential to increase the use of energy or natural resources due to increased development densities.

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

Impacts at the project level will follow applicable state, federal, and local law. Best management practices will be implemented at the project level following a detailed environmental analysis of the project under consideration.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposal will have a limited affect on environmentally sensitive areas.

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

Impacts at the project level will follow applicable state, federal, and local law. Best management practices will be implemented at the project level following a detailed environmental analysis of the project under consideration.

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 compatible with the current and proposed urban land uses of the affected properties. The proposal will not affect shoreline use; none of the affected properties are within shoreline jurisdiction.

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

Impacts at the project level will follow applicable state, federal, and local law. Best management practices will be implemented at the project level following a detailed environmental analysis of the project under consideration.

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

The proposal will create increased density in the northwestern part of the city at the time of development, which will create an increased demand on transportation, public services, and utilities. At the time of development, it is likely that infrastructure improvements will be required including road improvements and the extension of sewer, water, and stormwater facilities.

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

Impacts at the project level will follow applicable code provisions and best management practices as required. To maintain the current levels of service, development fees will be borne by the applicant and impacts will be mitigated through the collection of impact fees. New streets will be built in conformance with applicable standards and in conformance with the adopted transportation plan.

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

The proposal creates no known conflicts with local, state, or federal law. It is consistent with the *City of Monroe 2005-2025 Comprehensive Plan*, *Snohomish County Countywide Planning Policies*, and the *Growth Management Act*.

