

RECEIVED
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CITY OF MONROECity of Monroe
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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:

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 non-project 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:

Monroe Townhomes

2. Name of applicant:

Vinh Vuong, TP Home

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

5936 NE 3rd Ct,

Renton, WA 98059

206.390.5272

4. Date checklist prepared:

September 12, 2017

5. Agency requesting checklist:

City of Monroe

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

Spring 2018

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.
- Monroe Townhomes Tree Inventory, The Watershed Company, August 24, 2017
 - Technical Memorandum: Wetland Reconnaissance Study, The Watershed Company, August 17, 2017
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.

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 project proposes a total of 42 middle income townhome units, and one commercial building. The project will disturb a total of 1.5 acres of a 1.8 acre parcel. A preliminary site plan can be found at the end of this document.

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 project site is located at two undeveloped parcels at 17510 W Main St in the City of Monroe (parcel no. 00517300200400 and 27060200408100); Township 27 North, Range 6 East, Section 2. A vicinity map can be found at the end of this document.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- A. General description of the site
 (Circle one): Flat, rolling, hilly, steep slopes, mountainous,
 other:

The property is generally flat except for the steep slopes on southern forested area.

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

The steepest slopes are in the southern forested area. Topographic survey data indicates an approximately 50% slope at the steepest point.

- 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 NRCS Web Soil Survey maps onsite soils as Pastik silt loam, 0 to 8 percent slopes; Pastik silt loam 8 to 25 percent slopes; and Sultan silt loams. Onsite observations of soils onsite confirmed the presence of loams and silt loams. Soils are classified by NRCS as 'prime farmland' and 'farmland of statewide importance.'

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

No visible surface indications of unstable soils were observed on-site.

- 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 proposed site plan does not propose any significant fill within the project area, except for landscaping beds and turf areas where suitable soil will be required. There is a proposed twelve foot retaining wall on the south portion of the preliminary site plan to retain existing grade and slope.

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

Soils will be exposed during excavation and earthwork, but use of best management practices for soil and water management will contain the soils to the site, and prevent transport off site.

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

About 66% of the site will be covered with impervious surfaces based on rough estimates from a preliminary site plan.

- 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.

No.

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

Emissions will be limited to unavoidable operations required for the construction, operation, and maintenance of the facility. Additional emissions will occur following completion of construction typical of residential uses. Best Management Practices (BMPs) will be employed during construction to reduce emissions include reduction of idling time.

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 were found onsite or within the immediate vicinity. The nearest mapped surface waterbody is the oxbow channel and wetlands off of the Skokomish River, approximately 1,000 feet southeast of the subject parcels.

- 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 work will occur within 200 feet of surface waters.

- 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.

No fill or dredge will occur in surface waters.

- 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 ground water 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.

Runoff from the property will be generated from impervious and compacted surfaces associated with the development. Excess runoff will be directed into the City of Monroe Storm Water System. City of Monroe maps indicate that the project area is within the French Creek Watershed, eventually flowing into the Snohomish River.

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

No. All construction debris will be properly disposed of on land in such a manner that it cannot enter into waterways or cause water quality degradation.

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

Surface, ground, and runoff water impacts are limited to temporary impacts from construction. Effective construction stormwater best management practices (BMPs) will be in place during construction to prevent water quality impacts from construction.

4. Plants

- a. Check 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, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

Note – some weedy species that are considered wetland plants for delineation purposes (reed canarygrass and creeping buttercup) were found along the bottom of the steep slope, but the area was not found to be wetland because it did not meet technical criteria for soil and hydrology.

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

Approximately 27 trees are proposed for removal as a part of this project based on a preliminary site plan. Tree species include Douglas fir, Colorado spruce, English walnut, big-leaf maple, and black locust. Other vegetation that will be removed includes primarily weeds, grasses, and various forbs.

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

No threatened or endangered plant species are known to be on or near the site.

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

The forested area in the southern slope will be preserved. The site will also incorporate a small trail system around the perimeter of the site and in defined recreation areas. The trail and landscape areas will be planted with native plant species to provide additional habitat.

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

Himalayan blackberry and field bindweed are abundant on the site. Other noxious weeds include English ivy, English holly, bull thistle, and reed canarygrass.

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 squirrels
fish: bass, salmon, trout, herring, shellfish, other:

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

No threatened or endangered species are known to occupy the proposed site. The WDFW PHS does not indicate nearby endangered or threatened species. This project will occur within an urbanized area in the City of Monroe. Onsite habitat does not meet requirements for listed species.

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

No, site is within an urbanized residential and commercial area with no habitat connectivity.

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

The forested area in the southern slope will be preserved and will provide wildlife habitat.

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

Invasive animal species were not observed during the site visit but are likely to include eastern gray squirrel, European rats, and non-native birds such as house sparrow and European starling.

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.

Proposed project includes 42 townhome and a commercial building. These facilities will require the use of water, electricity, and natural gas.

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

No

- 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:

Furnaces to be used will be of high efficiency (AFUE > 94%), and high efficiency water heaters (EF > 0.91).

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. Adjacent property to the east and south are listed in the Ecology Facility Site Database as 'Twin Rivers Corrections Dump' (ID #2831) 'WA DOC COMM C' (ID #25415314). Contaminants released from these two sites include petroleum, halogenated organics, metals priority pollutants, non-halogenated solvents, and conventional contaminants (organics). Both properties are large sites and the exact location of contamination is not available on State databases. It is unlikely, but feasible that a plume resulting from these sites has impacted the project area.

- 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 known environmental hazards are expected to occur as a result of this project.

- 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)?

Noise generated in the vicinity will not affect the project.

- 3) 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.

- 4) 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.

The project site is currently an undeveloped lot with no structures or improvements. Adjacent land use includes residential and commercial. The Monroe Correctional Complex abuts the southern parcel boundary.

- 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.

None.

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

No.

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

Mixed Use Commercial.

- 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?

Not applicable.

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

On-site steep slope areas likely meet the definition of geologically hazardous areas, a critical area designation within the City of Monroe.

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

The proposed project includes 42 townhomes, it is assumed each townhome could be occupied with a family of four; this totals approximately 168 people that can reside within the project at the time of completion.

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

None.

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

No displacements will occur.

- 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 ensure the proposal is compatible with nearby 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.

42 townhomes are proposed for the site. They are all proposed as middle income housing.

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

None.

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

None proposed, no housing impacts will result from this project.

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?

All buildings will be 3 story max, with likely ceiling heights at 8', 9', and 8'. An estimate will be 34' max. for height. Building material would be primarily Hardie (fiber cement) siding.

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

Views will change from adjacent residences from the removal of trees and the erection of new townhomes, however, overall views will not be significantly obstructed more than by the existing on-site trees.

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

Property boundaries between the residence, neighboring properties, and the city right-of-way are already or will be planted with vegetation to provide a visual screen.

11. Light and Glare

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

Light produced by the project includes normal electric lighting associated with residential use.

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

No.

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

None.

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

None.

12. Recreation

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

A school district baseball field is located approximately 650 feet northeast of the project area. Nearest city park, Park Meadows, is located approximately 2,700 feet west of the project area. The Skykomish River is located approximately 3,500 feet southeast of the project area and a side channel of the Skykomish River is located approximately 1,000 feet southeast of the project area.

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

No.

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

None, no impacts are proposed.

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 located on or near the site? If so, specifically describe.

According to the Washington Information System for Architectural and Archaeological Records Data (WISAARD), there are no historic properties or structures in the project area, or within a one-mile radius.

- 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.

According to WISAARD, there are no such cultural resources within the study area or within a one-mile radius.

- 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.

The Washington State WISAARD database was accessed to determine if any known cultural resources have been uncovered on the project site and the surrounding area.

- 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.

As required by local, state, and federal regulations, if archaeological resources are uncovered during excavation, all work will immediately cease and the City, the Washington State Department of Archaeology and Historic Preservation, and affected Native American tribes shall immediately be notified.

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.

Access to the parcels is provided by the public street, W Main St and an extension from 163rd Pl SE.

- 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.

Route 271 from Gold Bar to Everett stops on W Main St approximately 120 feet west of the project site.

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

Three parking spaces and one handicap space is proposed for the commercial building located on the northwest corner of the project site. Residential parking is provided through a two car garage for each unit.

- 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).

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

No.

- 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 at this time.

- 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:

None.

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)? If so, generally describe.

Increased residential units will result in an increased need for public services applicable to residential purposes including fire protection, police protection, health care, and schools.

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

Increased uses in public services will primarily be funded by fees and taxes paid by the developer and new residents.

16. Utilities

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

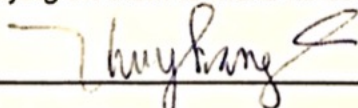
Water main is currently present on-site.

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.

Project will require electricity, communications, water, and natural gas.

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 TRANG PHAM

Position and Agency/Organization MEMBER / AMERICAN DREAM REALTY INVESTMENT GROUP LLC

Date Submitted: 06/19/18

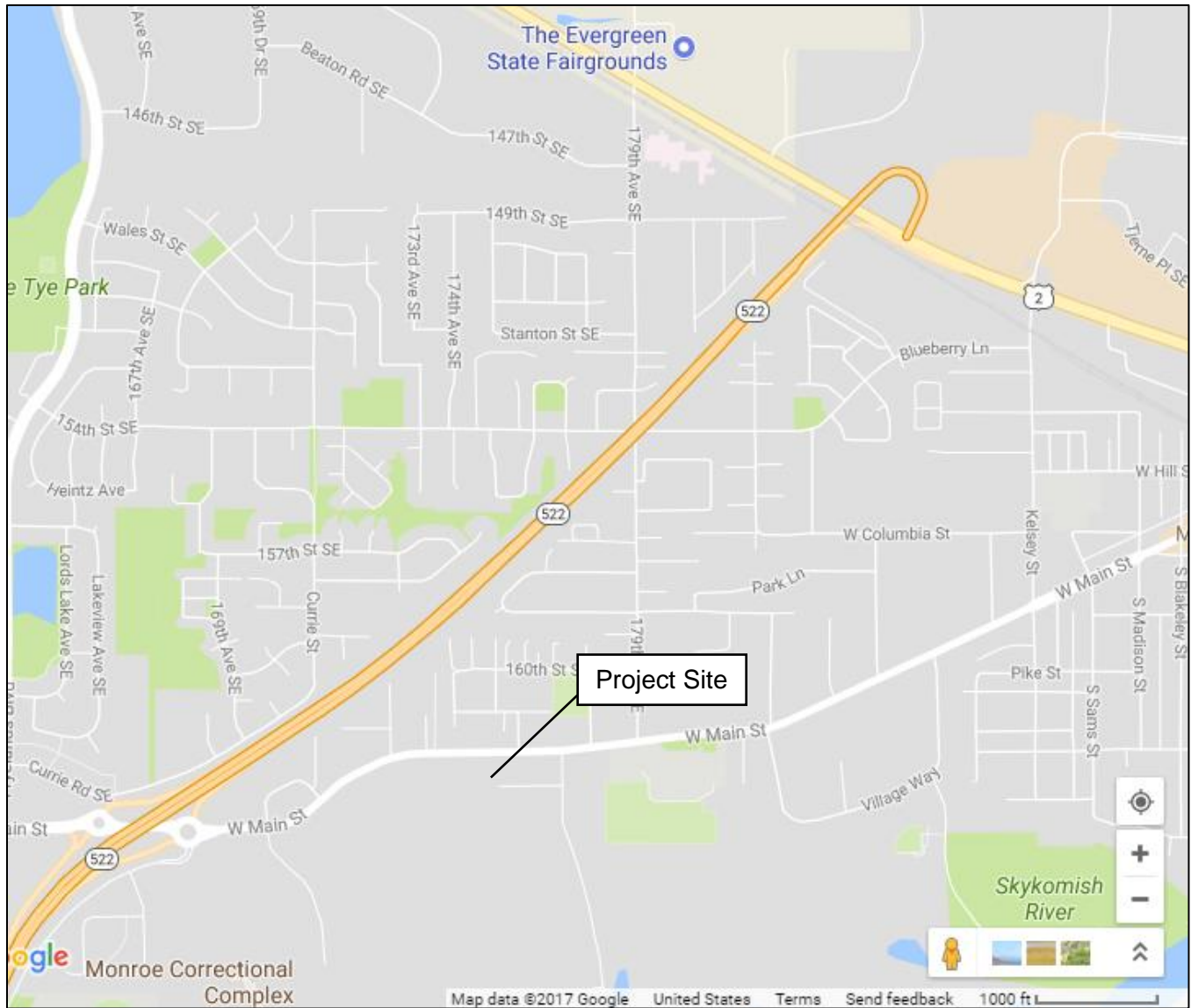


Figure 1. Vicinity map.



Figure 2. Parcel map screenshot from Snohomish County PDS.

