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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:
The Lakeview Building
2. Name of applicant:
Steele Development on behalf of G3, LLC
3. Address and phone number of applicant and contact person:
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4. Date checklist prepared:
March 3, 2021
5. Agency requesting checklist:
City of Monroe
6. Proposed timing or schedule (including phasing, if applicable):
**Construction will begin upon receiving necessary approvals and permits.
Approximate start date is summer of 2021.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
There are no plans for future expansions.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
 - **Boundary and Topographic Survey, prepared by Axis, dated February 3rd, 2021.**
 - **Draft Geotechnical Report, prepared by Terra Associates, Inc., dated June 30, 2015.**
 - **Preliminary Storm Drainage Report, prepared by Blueline, dated March 3, 2021**
 - **Analysis of an Innovative Development Design Mitigation Concept for Stream and Wetland Buffers, prepared by Talasaea, dated October 20, 2020.**
 - **Transportation Impact Analysis - Memorandum, prepared by Jake Traffic Engineering, Inc., dated February 25, 2021.**
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.
There are no known governmental approvals or other proposals that will directly affect the subject property.
10. List any government approvals or permits that will be needed for your proposal, if known.
 - **City of Monroe:**
 - **SEPA, Shoreline Substantial Development, Special Flood Hazard Area, Site Plan Approval, Lot Combination, Engineering Review, Building, Right-of-Way Disturbance, Fire Alarm, Plumbing, Mechanical, Racking/Shelving, Signage, Utility Service**
 - **Washington Department of Ecology**
 - **Construction Stormwater General Permit**
 - **Washington Department of Labor & Industries**
 - **Electrical 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.)

The site measures approximately 6.94 acres. The project proposes to redevelop the site with a single warehouse building measuring approximately 126,298 square feet and associated loading bays and vehicle parking. A drive aisle will be provided around the northern side of the proposed building allowing only emergency vehicle access, and maintenance access to the Puget Sound Energy powerline easement. There are 232 parking stalls proposed. Frontage improvements will also be provided by way of replacing the existing driveway cut.

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 consists of two (2) tax parcels (28063500201900 and 00865400002303) with a physical address of 13800 Fryelands Blvd, Monroe, WA, 98272. The site is situated within the NW ¼ of Section 35, Township 28 N.W.B.L., Range 6 E.W.M.

B. Environmental Elements

1. Earth

- a. General description of the site:
(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____
- b. What is the steepest slope on the site (approximate percent slope)?
The steepest slope on site is approximately 15%. The topography of the site is generally flat, with slight downward slopes along the edges of the property.
- 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 draft Geotechnical Report prepared by Terra Associates, Inc., dated June 30, 2015 describes the soil as generally consisting of 2.5 to 7.5 feet of fill material overlying alluvial deposits comprised of very soft to soft peat, very soft to medium still silt to clayey silt, and medium dense to dense sand with gravel, gravel with sand, and fine sand with silt. The fill materials typically consist of loose to very dense, moist, silty sand with gravel and sand with gravel. topsoil and fill on the site as loose silty sand and loose sand and gravel. The *Geologic map of the Maltby quadrangle, Snohomish and King Counties, Washington* by J.P. Minard (1985) shows the site underlain by younger Holocene alluvium (Qyal) described as consisting primarily of organic-rich clay, silt, and fine sand, which are typically underlain by coarse sand and gravel. The Natural Resources

Conservation Service has mapped the site as *Puget silty clay loam and Terric Medisaprists, nearly level*. See report for more detail.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
According to the draft Geotechnical Report, there are no obvious indications of on-site geologic hazard areas.
- 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 entire site will be graded to a consistent elevation predominantly using soils that are present on site. Approximately 15,000 CY of existing on-site material will be graded across the site.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Erosion could occur as a result of denuded soil during and immediately following storm events. The use of Temporary Erosion and Sediment Control Plan (TESC) and Best Management Practices (BMP) is expected to mitigate rain events to avoid erosion.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
The site will have approximately 84% impervious coverage upon completion of the project.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
A Temporary Erosion and Sediment Control (TESC) plan and Stormwater Pollution Prevention Plan (SWPPP) will be designed in accordance with City of Monroe standards will be employed during the construction phase of the project.

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.
Heavy equipment operation and worker's vehicles will generate exhaust emissions to the local air. Construction activity on site could also stir up exposed soils and generate dust into the local air. The completed project will result in a minor increase in the amount of exhaust related pollutants in the local air from project related traffic.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
It is expected that any off-site sources of emissions or odor will not affect the proposal.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
The contractor will work to improve the fuel efficiency of construction equipment by minimizing idling time, maintaining all construction equipment in proper working condition, and training equipment operators how to properly use the equipment; alternative fuels such as propane or solar will be favored to power

generators on site; and watering of exposed surfaces will occur frequently to control the spread of dust.

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.
Cripple Creek, a Type F stream, lies immediately north of the site. Its 200-foot buffer extends onto the site. There is a Category III wetland located offsite to the northwest. Its 60-foot buffer extends onto the site and is within the Cripple Creek buffer. There is a Category IV wetland with a 40-foot buffer located in the southwest corner of the site. Lastly, the northern point of Lake Tye lies to the south of the site. Its 200-foot shoreline zone, which is regulated by the Monroe Shoreline Master Program, extends onto the site.
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
Yes, the project will occur within 200 feet of the stream, wetlands, and shoreline of the lake.
- 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 and/or dredge is proposed to be placed in or removed from surface waters.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
Surface water discharges from the site will be designed to match predeveloped discharge rates and durations.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
Yes, the proposal is located in Federal Emergency Management Association Flood Insurance Rate Map number 53061C1357G and lies in Zone AE. It is also within a designated Density Fringe Area. The project will undergo Special Flood Hazard Area review by the City of Monroe.
- 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.
There is no proposed discharge of waste materials to surface waters.

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 groundwater will be withdrawn from a well.

- 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.

No waste materials will be discharged into the ground.

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.

Storm water and surface runoff will be collected via catch basins and pipes and will be conveyed to a detention facility and then a water quality facility prior to being discharged to the existing wetland buffer. Drainage design will be done in accordance with City requirements.

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

In accordance with City of Monroe requirements, TESC measures will be implemented to prevent waste materials from entering the ground or surface waters during construction. In the developed condition, surface runoff will be treated in accordance with City requirements.

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

No, the runoff will be treated and discharged at the natural location in durations and rates matching the predeveloped condition.

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

TESC BMPs will be provided in accordance with City of Monroe regulations to reduce and/or control runoff water impacts during construction. The project will include a stormwater detention system under the parking lot and a bio-retention cell for water quality.

4. Plants

a. Check the types of vegetation found on the site:

deciduous tree

evergreen tree

shrubs

grass

pasture

crop or grain

orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

other types of vegetation:

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

All of the vegetation within the proposed development areas will be removed including trees,

shrubs, and other understory plants. No impact to existing wetlands or streams is proposed.

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

There are no known endangered plant species 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:

Proposed landscaping will include a mix of native and adaptive/drought tolerant non-native species. All perimeter and parking lot islands will be landscaped.

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

The noxious weeds and invasive species known to be on or near the site are reed canarygrass (*Phalaris arundinacea*), creeping thistle (*Cirsium arvense*), and Himalayan blackberry (*Rubus armeniacus*).

5. Animals

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

birds: songbirds, crows

mammals: squirrels, raccoons

fish: Possible fall Chinook, coho, and winter steelhead. Other resident fish may be present.

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

There is the potential for Federally- and State-listed threatened, endangered, or Species of Concern to be found in Cripple Creek or in waterbodies (streams, ditches, or lakes) adjacent to the project site. Fall chinook, winter steelhead, and bull trout are Federally-listed as threatened. Coho is Federally-listed as a species of concern.

StreamNet indicates that fall Chinook, coho, winter steelhead, and bull trout may use waterways near the project site for migration only. SalmonScape shows Cripple Creek as “gradient accessible” for fall Chinook and winter steelhead. Bull trout are presumed present. The Statewide Integrated Fish Distribution (SWIFD) web map indicates Cripple Creek as “gradient accessible” for fall Chinook and winter steelhead. There is documented presence for coho and presumed presence for bull trout.

There are no other instances of known usage by other, non-fish Federally- or State-listed threatened or endangered species.

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

Yes, the site is located within the Pacific Flyway Migration Route.

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

Onsite landscape plantings will incorporate native species to provide some wildlife habitat, primarily for bird species. Wetland and stream buffer enhancement will help protect water quality and water temperature of Cripple Creek, as well as providing cover and forage for some birds and small mammals.

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

No invasive animal species are known to occur on or near the site. However, nutria and northern crayfish are potentially on or near the site.

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.

Electric, natural gas, and/or solar will be used to meet the project's energy needs for heating and cooling.

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

It is not anticipated that the proposal will affect potential use of solar energy by adjacent properties.

- 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 building will be constructed to meet or exceed applicable local, state and/or federal building and energy codes to ensure compliance with 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.

There is a slight risk of accidental spillage of fuels and oils due to equipment associated with construction. Otherwise, the proposed project will not create any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste. Measures for spill containment will be taken and will be part of the SWPPP for this proposal.

- 1) Describe any known or possible contamination at the site from present or past uses.
The site has a history of commercial and industrial use. There are four Facility/Site point that show up on or directly adjacent to the site in the Washington Department of Ecology (Ecology) Facility/Site map search database:
- **Facility/Site ID #13374 (also known as Eastside Masonry Products Monroe)**
 - **There are two Ecology Interactions:**
 - **Hazardous Waste Generator (Program ID #WAD988521472) with a start date of 5/24/1993 and an end date of 2/1/1994**
 - **State Cleanup Site with a start date of 2/15/1991 and an end date of 8/17/2000**
 - **Facility/Site ID #2751 (also known as Monroe Cold)**
 - **There are two Ecology Interactions:**
 - **Hazardous Waste Generator (Program ID #WAD988521472) with a start date of 5/24/1993 and an end date of 2/1/1994**
 - **State Cleanup Site with a start date of 2/15/1991 and an end date of 8/17/2000**
 - **Facility/Site ID #99249998 (also known as Welcome Four)**
 - **There are three Ecology Interactions:**

- **Independent Remedial Action Program (Program ID #349686) with a start date of 9/5/1997 and an end date of 10/1/1998**
- **LUST (leaking underground storage tank) Facility (Program ID #349696) with a start date of 12/7/1995 and an end date of 12/27/1995**
- **LUST (leaking underground storage tank) Facility (Program ID #349696) with a start date of 5/28/1996 and an end date of 12/31/1997**
- **Facility/Site ID #96864851 (also known as Monroe Freylands Tract 21)**
 - **There is one Ecology Interaction:**
 - **Independent Cleanup with a start date of 1/7/1998 and an end date of 3/29/1999**

- 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.

Based on prior studies and cleanup actions conducted at this site, site development activities are not anticipated to encounter any contamination.

There are no identified underground hazardous liquid or gas transmission pipelines within the project area.

- 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.
- There are no known existing hazardous chemicals being stored, used, or produced on-site. Chemicals typically used in commercial construction such as paint and cleaning chemicals will be used, managed, and regulated under the SWPPP for this proposal.**
- 4) Describe special emergency services that might be required.
- No special emergency services will be required as a result of this proposed project activity.**
- 5) Proposed measures to reduce or control environmental health hazards, if any:
- State regulations regarding safe handling of hazardous materials will be enforced during the construction process. Any site-disturbing activities will, at a minimum, comply with the provisions of 29 CFR 1926 and WAC 296-155.**

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
- The noises that currently exist in the vicinity (vehicular and railroad traffic) would not have an impact on the proposal.**
- 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.
- On a short-term basis, construction activities will increase the peak on-site noise levels. All construction will occur during City of Monroe approved hours of**

operation. The completed project would result in a slight increase in ambient noise levels in the vicinity, only during business hours.

- 3) Proposed measures to reduce or control noise impacts, if any:
Construction activity will be limited to hours as specified by City of Monroe which will mitigate the impacts of potential construction noise. Furthermore, post construction, the development will conform to Monroe Municipal Code (MMC) Section 6.04.055 – Public nuisances affecting peace.

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 parcels are currently vacant. The buildings associated with the site's former uses have been recently demolished. The parcel to the north is a thin parcel separating the site from the Burlington Northern Santa Fe (BNSF) railway. It is owned by Puget Sound Energy and contains electric powerlines. Even further to the north is Stevens Pass Highway (State Route 2). The site is surrounded on its northwest, west, and southwest side by a single parcel that contains Lake Tye Park as well as Lake Tye itself, which has its northern point directly south of the site. A portion of the loop trail surrounding the lake lies between the site and the lake. Past this parcel to the west is unincorporated Snohomish County. The parcel is zoned for and occupied by an agricultural use. The parcel to the southeast is vacant but zoned for industrial use. The parcel directly across Fryelands Blvd to the east is occupied by a gas station/convenience store. The proposed development will not affect adjacent land uses.
- 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?
The applicant is not aware of the subject site ever being utilized as working farm or forest land of long-term commercial significance.
- 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:
The proposal should not be affected by the working farmland to the west. The farmland and the site do not share access points, and the site is separated from the farmland by the city-owned parcel that contains Lake Tye Park.
- c. Describe any structures on the site.
The site does not contain any structures, as the vacant structures on site were recently demolished.
- d. Will any structures be demolished? If so, what?
There are currently no structures on site.
- e. What is the current zoning classification of the site?
The project site is zoned IT (Industrial Transition). The site is also located within Zones 2, 4, and 6 of the First Air Field airport overlay.

- f. What is the current comprehensive plan designation of the site?
The City of Monroe Comprehensive Plan Map designates the site as General Commercial.
- g. If applicable, what is the current shoreline master program designation of the site?
A portion of the site is designated within the City of Monroe Shoreline Master Program as Tye Stormwater Facility (TSW) because of its adjacency to Lake Tye.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
The City has designated a portion of the site as being with the buffer surrounding Cripple Creek that lies to the north.
- i. Approximately how many people would reside or work in the completed project?
Upon completion, the industrial facility will employ approximately 100 people.
- j. Approximately how many people would the completed project displace?
The completed project will not result in the displacement of workers or residents.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
No displacement of residents or workers will result from the proposal; therefore, no measures for avoiding or reducing displacement impacts are needed.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The proposed use will be compliant with the IT zone per MMC Title 22 – Unified Development Regulations. It will also be consistent with the goals and policies of the Shoreline Master Program and Monroe Comprehensive Plan.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
No agricultural or forest lands of commercial significance will be impacted by the proposal.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
No housing units will be provided by the project.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
No housing units will be eliminated by the project.
- c. Proposed measures to reduce or control housing impacts, if any:
No housing units will be provided or eliminated. Therefore, there will be no measures to reduce or control housing impacts.

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?
The tallest height of the proposed structure is 35'. The principal exterior siding is painted tilt-up concrete panels.
- b. What views in the immediate vicinity would be altered or obstructed?
No views in the immediate vicinity will be altered or obstructed.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
The proposed building design, design features, and building color will control aesthetic impacts.

11. *Light and Glare*

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
The completed project will generate limited light and glare as typically associated with warehousing facilities.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No, since light and glare will be limited as typically associated with warehousing facilities, it will not be a safety hazard or interfere with views. The project will also comply with any landscape buffering requirements, and there will be no upward distribution of light, as the lighting will be shielded. The lighting may contribute to the safety of the adjacent trail, but in general will not spill over the property line.
- c. What existing off-site sources of light or glare may affect your proposal?
No existing off-site sources of light and glare are expected to affect this proposal.
- d. Proposed measures to reduce or control light and glare impacts, if any:
The project will comply with any landscape buffering requirements to prevent light trespass from the site. Lights near neighboring properties will be shielded to reduce light spillover into these areas. Also, there will be no upward distribution of light.

12. *Recreation*

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Lake Tye Park lies immediately adjacent to the site. The Monroe Comprehensive Plan mentions plans to extend the Centennial Trail's route north of the site along the Steven Pass Highway right-of-way.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
The project will not displace any existing recreational uses.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
The project will not have any impacts on recreation; no recreation opportunities will be provided by the project.

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.
There are no structures on or near the site that are over 45 years old or listed in national, state, or local preservation registers.
- 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.
The applicant is not aware of landmarks or evidence of any significant historical, archaeological, scientific, or cultural resources on or next to the site.
- 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.
GIS data from the "Washington Information System for Architectural and Archeological Records Data" does not show any cultural or historic resources on or near the site.
- 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.
If any cultural evidence is encountered during construction or installation of improvements, work will be halted in the area, and a state approved archaeologist/historian will be engaged to investigate, evaluate and/or curate such resource as appropriate.

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.
The site is bordered by Fryelands Blvd SE to the east. The development will be accessed from Fryelands Blvd 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?
The site is served by Bus Routes 270, 271, and 424 with east and west bound stops at the intersection of State Route 2 and Fryelands Blvd SE. There is also a southwest bound stop of the Duvall-Monroe Shuttle located at the intersection of Fryelands Blvd SE and Tye St SE.
- 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 provide 232 new on-site parking spaces. Currently there is no existing parking on the site.
- 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).

Standard frontage improvements (driveway, curb & gutter, sidewalk, street trees, landscaping) will be required along a portions of the site's frontage of Fryelands Blvd SE.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
First Air Field is located approximately a half-mile northeast of the site, so the site is within Zones 2, 4, 6 of the airport overlay. The BNSF railroad is immediately north of the site. The project will not occur within the immediate vicinity of water transportation.
- 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 non-passenger vehicles). What data or transportation models were used to make these estimates?
According to the traffic report by JTE, the completed project is estimated to result in less traffic than the prior use. In particular it is expected this project will result in 75 net fewer PM peak hour trips. Traffic will be mixed with passenger car travel and commercial trucks as part of the manufacturing/industrial use.
- 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.
The proposal should not interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area.
- h. Proposed measures to reduce or control transportation impacts, if any:
All construction trucks entering and leaving the site will be required to use designated haul routes. The applicant will comply with MMC Chapter 3.54 – Transportation Impact Fees and pay required impact fees.

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.
There will be a slight increase in need for police, fire, and public transit services due to the proposed industrial facility.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
Proposed measures to reduce and control any direct impacts on public services will include ensuring the development will fully comply with all applicable city, state and federal permits, safety and environmental codes and standards. The applicant will also pay any required impact fees.

16. Utilities

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

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: TVall - S

Name of signee Terra Vall-Spinosa

Position and Agency/Organization Steele Development

Date Submitted: March 3, 2021