



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:

ESMI Shoreline Permit

2. Name of applicant:

The property owner ESMI is the applicant and John Bissell, AICP, at Harmsen is the contact

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

Tom Ederer
ESMP, Inc.
2111 Broadmore Drive East,
Seattle, WA 98112
tederer@mineralcreekcap.com
206-390-6424

John Bissell, AICP
125 Main Street # 204
Monroe, WA 98272
(206) 498 3610
johnb@harmssenllc.com

4. Date checklist prepared:

April 17, 2019

5. Agency requesting checklist:

City of Monroe

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

No phasing is proposed with the subject project. Construction of the proposal will begin as soon as permits can be issued.

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 currently no plans. The site is zoned for commercial use, so it is likely a future project will be developed. However, the current owner has no intention of developing the site.

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

Submitted with this application:

A critical areas report that also contains the shoreline compliance criteria has been prepared by TALASAEA CONSULTANTS, INC.

Woodinville, Washington

10 April 2019

A stormwater report has been prepared by Harmsen LLC and is submitted with this application

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known

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

Shoreline Substantial Development Permit

Grading Permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The Client proposes to demolish all the existing buildings on the Site and grade the area to provide temporary stormwater detention and treatment (**See stormwater plan and report, development plans and critical areas report**). The existing buildings and associated debris will be removed from the Site. Filling and grading will raise the elevation of the Site by up to eight feet in the southeastern corner. The proposed fill will be contoured so that all stormwater falling onto the Site will drain to the center to be collected in a temporary sedimentation pond. The limits of grading will be defined by installation of silt fencing and construction fencing. At no point will the proposed grading exceed the boundaries of the Site.

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.

Site Address:
16524 SR 2, MONROE, WA 98272

Snohomish County Tax ID Number:
28063500201900

Section, Township and Range:
NW 35 T28N R 6E

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)?

0%

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.

On site soils are generally 2-7.5 feet of fill ovetop of native silts and clays over alluvial sand and gravel at depth. The soils have been disturbed by development for decades and would not qualify as commercially significant agricultural soils.

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

No indication of unstable soils

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The purpose is to fill the site above the floodplain. The 6.94 ac site will be fully disturbed with an expected fill volume of 50,000 cy with an expected excavation of 1,000 cy. Source of fill will be an approved off-site source.

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

Erosion is always a concern when clearing and grading property. In this case the applicant proposes to use best management practices which will be reviewed by the City of Monroe to ensure that erosion creates no significant impacts to this site or the downstream area.

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

0%. The project will remove the existing impervious and leave a pervious surface.

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

The applicant proposes to use best management practices which will be reviewed by the City of Monroe to ensure that erosion creates no significant impacts to this site or the downstream area.

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.

None known

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

None Known

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

None proposed

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.

A season stream is located north the site. Lake Tye is located south of the site. Please see submitted critical areas report and development plans for more details.

- 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.

The applicant proposes to grade within 200 feet of lake Tye. A shoreline substantial development permit is submitted as an element of this application. Please see critical areas report and plan set for more details.

- 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 dredging is proposed in any wetlands, stream or lakes.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface water withdrawals or diversions are proposed.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The site is located in the 100 year floodway. West Consultants, Inc. evaluated the proposed fill to see if the action increased the flood levels on properties within the 100-year flood plain of the Snohomish River during base flood discharge (West Consultants, 14 July 2016). It was their determination that the proposed project would not result in any increase in flood levels during base flood discharges. Please see plan set and critical areas report for more details.

- 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, the project will remove the existing structures and then perform grading with clean materials.

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 ground water withdrawals are proposed.

- 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 wastewater discharge is proposed. Wastewater will be connected to the City sewage System.

c. Water runoff (including stormwater):

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

The source of runoff is direct precipitation that sheetflows to the middle of the site and into a sedimentation pond. This pond will outlet to Lake Tye. The sediment pond sizing is included in the Surface Water Pollution Prevention Plan Narrative.

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

Stormwater will be collected and cleaned using the current Department of Ecology Stormwater Manual. Therefore, it is unlikely that any waste materials from this site will enter ground or surface waters.

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

The proposal will not alter or otherwise affect any drainage patterns in the vicinity of the site.

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

The Applicant proposes to install a stormwater management system in compliance with the

current Department of Ecology Stormwater Manual. Please see submitted plans and reports for additional details.

4. **Plants**

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

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

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

The entire site will be cleared.

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

None known

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

The applicant is proposing to enhance the degraded buffers on site. Please see critical areas report for more details

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

Himalayan Blackberry

Kentucky Blue Grass

5. Animals

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

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

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

None Known

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

The entire Puget sound basin is located in the Pacific Flyway. The site is near the eastern end of the French Creek basin, a prehistoric rout of the Skykomish River. This lowland has significant habitat for migrating birds. However, the subject site is east of that significant habitat. Additionally, this site has been used for industrial and urban uses for several decades. For these reasons, this site bars no significance to the pacific flyway, and thus the proposal will not impact migrating birds.

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

Buffer mitigation is proposed to reduce impacts to the critical area buffers on the subject site. Please see the submitted critical areas report for more details.

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

None known. However, due to the nature of the site, it is likely that Norway Rats and Gray Squirrels have found habitat on the site. The proposal will remove habitat for those invasive species.

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.

No energy resources will be needed for the development as proposed.

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

The project will not affect the 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 current plans do not require energy resources. Therefore, no plans to conserve those resources are proposed.

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.

We believe that the previous industrial use of the site did not leave contamination.

- 1) Describe any known or possible contamination at the site from present or past uses.

We believe that the previous industrial use of the site did not leave contamination.

- 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.

We believe that the previous industrial use of the site did not leave contamination.

- 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.

None proposed.

- 4) Describe special emergency services that might be required.

None expected.

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

The applicant does not anticipate any environmental health hazards, and therefore no measures are proposed to reduce or control those hazards.

b. Noise

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

The site is located adjacent to both State Highway 2 and the northern tier transcendental Burlington Northern Railway.

- 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.

No noise is expected from the proposed development

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

None proposed.

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 site is occupied with abandoned industrial/warehouse buildings. The property to the west is farm land, to the south is Lake Tye, to the east is Frylands Road, and east of that is a gas station, to the north is Burlington Northern Railroad tracks, then US Highway 2, then across US Highway 2 is a Tractor Supply store and associated outdoor parking lot.

The current proposal should have no adverse impact on the surrounding uses. The removal of the derelict buildings should improve the aesthetics of the area, and thus could have a positive impact on the surroundings.

- 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 Snohomish county Tax Records indicate that the buildings on the site were constructed in 1926. The applicant does not know the use of the site prior to the construction of the buildings.

- 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:

Working farms to the west of this site have coexisted with this site at least since 1926. The applicant does not propose development activities that will create any new impacts to the farmland to the west.

- c. Describe any structures on the site.

The site is occupied by several abandoned masonry industrial and warehouse buildings.

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

All buildings and structures on the site will be removed.

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

The site is zoned LI (Light Industrial)

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

General Commercial

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

Tye Stormwater Facility

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

A stream has been located north of the subject site and Lake Tye is located south of the subject site. Because of this, parts of the site are located within critical area buffers. Please see submitted critical areas report for additional details.

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

None one will reside at the site.

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

None resides at the site now. Thus, no one will be displaced.

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

No measures are proposed to reduce displacement impacts.

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

The applicant proposes to develop the site in accordance with the City of Monroe's regulations. The City of Monroe will review the project for compliance with those regulations.

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

No agriculture or forest lands impacts are expected with this application.

9. Housing

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

No housing units are proposed

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

No housing units will be eliminated.

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

No housing unit impacts are proposed, and as such no mitigation measures are proposed.

10. Aesthetics

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

No structures are proposed at this time. The applicant intends to remove the exiting derelict buildings.

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

None

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

None.

11. Light and Glare

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

The proposal will produce no light or glare. No lighting is proposed. No access is proposed, so no headlight impact is expected.

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

Since there will no new light sources, no light or glare safety impacts are expected.

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

None.

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

None

12. Recreation

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

Lake Tye Park access trail is directly south of this project. Lake Tye extends south from the site and a larger park area and skateboard park are located at the south end of Lake Tye.

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

No. The proposed project will remove derelict buildings from the site.

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

The site will not remove recreational opportunities. The site will not employ people seeking recreational opportunities. No housing units are proposed that will house people seeking recreational opportunities. Therefore, no mitigation measures to reduce recreation 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 ? If so, specifically describe.

The buildings located on the site were constructed more than 45 years ago. However, these buildings are derelict concrete masonry building with no significance to either architectural design or historic interest. These buildings are not listed on a state, federal or local historic register.

- 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 site is in a location where habitation by Native Americans would be anticipated. However, there is no evidence of such occupation. Furthermore, the site has been manipulated by European settlement for at least 90 years, likely disturbing and removing any evidence of previous human habitation.

- 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 applicant has consulted with the State Department of Archeology and Historic Preservation on line predictive model. The subject site is located in a predicted area of moderate to high risk of pre-historic human habitation. However, due to the manipulated nature of the site, combined with the applicant's plan to fill, rather than excavate the site, we believe the risk of finding or disturbing artifacts is low.

- 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.

The site will be filled, rather than excavated. This will dramatically reduce the chances of disturbing resources. Further, the site contractor will observe and halt work and notify the proper authorities if any artifacts are found.

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 served by Frylands Road.

- 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?

East and west bound Community Transit bus stops are located at the intersection of US Highway 2 and Frylands Road, less than ¼ mile north of the site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The proposal will not provide or eliminate parking stalls.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No street or transportation improvements are anticipated.

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

The project is not served by or in the vicinity of water, rail or air 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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

No new vehicle trips are anticipated with this proposal.

- 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.

This project has no relationship to the movement of agricultural or forest products.

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

None proposed

15. Public Services

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

No new public services are anticipated with this proposal.

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

None proposed

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

f. 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.

No utility services are proposed for this project

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: John Bissell, AICP

Position and Agency/Organization: Planning Director, Harmsen LLC

Date Submitted: 4/17/2019