SEPA Environmental Checklist
Riverside Station

A. Project Background

Applicant:	Riverside Station LLC
Contact:	Mr. Emanuel Popa, Governor
Address:	307 North Madison Street Monroe, WA 98272
Phone Number:	(425) 327-5928
Agency Requesting Checklist:	City of Monroe
Date of Checklist Preparation:	March 2022

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

   Construction will begin in earnest on receipt of permits. No phasing is proposed; the project will be completed in a single phase.

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

   The application and narrative do not mention storage units as a proposed use. Please confirm use.

   There are no future additions or expansions of which we are aware at this time. It is possible that storage units within the building could be converted to a different use if there is a City-led zoning change in the future, but there are no concrete plans to do that.

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

   A soils report has been prepared for this project. There are no other environmental reports related to the project of which we are aware.

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

   We are not aware of any such approvals or proposals pending.

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

   Standard site development permit and building permits are required. A permit is required to improve the right-of-way adjacent to the site. The project is also required to undergo site plan review, according to the City of Monroe.

6. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site.

   The proposed project is a mixed-use building that consists of commercial shell space on the ground floor and residential apartment units above. The building is three stories. Surface parking will be constructed behind the building. Street improvements are included to frontages along South Ann Street and Simons Road.

7. Location of the proposal

Street Address, if assigned	135 and 143 South Ann Street Monroe, WA 98272
Parcel Number(s)	27070600300900 and 27070600301000
County	Snohomish
Abbreviated Legal Description	A portion of the Southwest Quarter of Section 6, Township 27 North, Range 07 East, W.M.
Additional Notes	

B. Environmental Elements

1. Earth

   a. General description of the site:

      Flat

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

      The steepest slope at the site is about 10 percent and is associated with a grade change along the southeast limits of the property. The total relief is less than 2 feet.

   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.

      Soils at the site are well graded coarse gravel and sand. Some fill material was found at shallow depths.

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

      We are not aware of any such indications in the project vicinity.

   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.

      Earthwork quantities are expected to be minimal and will be associated with the construction of the building and minor grade changes to the site for the surface parking. The total estimated quantity of earthwork at the site is less than 500 cubic yards. There are no significant fills and there is no need to import mass materials. Import consists of selected quarry materials for pipe bedding and infiltration trenches only.

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

      There are no unusual or above-average erosion risks associated with the project. Given the flat nature of the site, erosion risk is quite low.

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

      About 78 percent of the site will be impervious following construction.

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

This project will employ typical and normal erosion control practices throughout construction. The plan will be prepared by a licensed engineer qualified to prepare such plans.

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.

      This project would generate emissions typical of residential construction. Temporary impacts are anticipated to include those associated with construction equipment and operations during the construction phase. Long-term emissions would be those typical of urban and suburban residential use, such as passenger vehicle exhaust. These types of emissions would also be associated with passenger vehicles arriving at the site for the commercial uses in the first level of the building.

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

      None are known at this time.

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

   There are no unusual or special measures or controls proposed with respect to emissions or potential impacts to air quality beyond those that are ordinary and customary (i.e., meeting local emissions standards for vehicles).

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.

         The nearest surface water body to the site is Woods Creek. It is located approximately 560 feet south of the site. Woods creek is a permanent, year-round watercourse that drains to the Skykomish River which is about a half-mile south of the project site. Woods Creek is listed by the Washington Department of Fish and Wildlife SalmonScape mapping as a fish-bearing stream.

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 project will not require any such work.

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.

There is no fill or dredge material or in-water work associated with this project.

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

The project does not require any surface water withdrawals or diversions.

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

The project is not located within a 100-year floodplain.

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 are no such discharges associated with this project.

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 any wells.

The project will discharge stormwater runoff to groundwater through the use of infiltration features.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any.

No discharge of waste material to groundwater is anticipated for this project. All of the residences will be connected to a sewer utility.

c. Drainage and Stormwater

1) Describe the source of runoff (including stormwater) 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 will be generated by the project's impervious surfaces. This includes the public sidewalk improvements, private driveways and sidewalks, and roof surfaces.

Runoff from the private impervious surfaces will be collected, treated, and discharged into the ground and underlying groundwater aquifers.

Runoff from the surfaces in the public right-of-way is associated with street improvements required by the City of Monroe. The runoff from these surfaces will be collected, treated, and discharged into the ground and underlying groundwater aquifers.

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

There are no unusual or atypical risks of this type associated with this project.

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

Prevailing drainage patterns and topographic trends will not be altered by the project.

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

The project is required to meet City of Monroe stormwater management codes. The City of Monroe uses the 2019 Department of Ecology Stormwater Management Manual for Western Washington. For this project, the following measures are implemented:

- *Runoff from impervious surfaces will be collected, treated, and discharged to groundwater. The applicable standards are as follows:*
    - *Flow control – Fully forested, historic conditions*
    - *Water Quality – Enhanced treatment (private)*
    - *Water Quality – Basic (right-of-way)*

4. Plants

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

		Notes
☒	Deciduous trees	
☒	Evergreen trees	
☒	Shrubs	
☒	Grass	
☐	Pasture	
☐	Crop or grain	
☐	Orchards, vineyards, other permanent crops	
☐	Wet soil plants	
☐	Water plants	
☐	Other types of vegetation	

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

      The only significant vegetation at the site is large trees. The trees are a mixture of deciduous and coniferous. No specific study was completed regarding trees at the site. Observations suggest that species include bigleaf maple and Douglas Fir.

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

      There are no threatened or endangered species known to be at or near the site. However, no specific studies were commissioned to search for them.

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

      The project will meet the City of Monroe's requirements for commercial landscaping of the site. The project will also plant street trees on its frontages.

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

      No specific noxious or invasive species are known to exist at the site. However, no study was conducted specifically looking for these species.

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:

      No special observations have been made with respect to animal species present at the site. At this time we do not have information to suggest that any animal species beyond those

typically associated with urban and suburban areas are present at the site. We anticipate small animals such as squirrels, rabbits, racoons, etc. may periodically visit the site. We also anticipate typical bird species visiting such as common sparrows, finches, starlings, etc.

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

There are no threatened or endangered species known to be at or near the site.

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

The site is not known to be part of a migration route.

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

No specific measures are proposed to preserve or enhance wildlife at or near the site.

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

No specific invasive species are known to exist at the site. However, no study was conducted specifically looking for these 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.

The new building will be connected to a power utility. The ultimate source of energy for the homes will vary as the power generation portfolio of the providing utility changes.

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

The proposed project will not negatively impact the ability of any nearby property to make use of solar power.

c. What kinds of energy conservation features are included in the plans of this proposal?

No specific or unusual energy conservation features are included in the proposal. The new building will meet the version of the energy code in effect at the time of building permit submittal.

List other proposed measures to reduce or control energy impacts, if any:

There are no specific or unusual energy conservation measures taken by the proposal outside

of those which are ordinary and customary (i.e., meeting energy codes).

7. Environmental Health

   a. Toxicity

      1) 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 are no such hazards associated with this proposal.

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

         No contamination is known to exist at the site. However, no studies specific to this matter were commissioned for the project. The site has a history of use as an industrial storage yard. The nature of stored materials is not known.

      3) 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.

         There are no such factors or conditions that would affect project development or design of which we are aware.

      4) 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 such chemicals anticipated to be associated with this project.

      5) Describe special emergency services that might be required.

         No special emergency services are anticipated to be required.

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

   There are no specific measures to reduce or control environmental health hazards. The project does not pose any significant risk to environmental health.

b. Noise

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

Noise in the project vicinity consists of typical ambient urban and suburban noise. Neither of the streets fronting the project is known to support especially heavy traffic.

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.

Construction noise would be generated by the project, but would be a temporary impact. No permanent unusual noise impacts are generated by the project. Noise generation includes that typically associated with normal residential land use. There are no abnormal noises anticipated associated with the commercial uses. The hours of operation for the commercial uses are not known at this time, and would be dependent on the type of commercial tenants. This can vary throughout the life of the building.

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

No specific or unusual noise mitigation is needed for this project. The project does not generate abnormal levels or types of noise or noise at unusual 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 current use of the site is somewhat difficult to define. There is a single-family residence on each of the existing parcels. However, the use does not appear to be single-family. The northerly property includes a large, covered storage area that appears to serve, or have served at one time, as an ad-hoc warehouse of sorts. The southerly parcel includes a large paved area suggesting that it was used as a parking lot.

The proposal does not affect land uses on nearby or adjacent property. The property immediately adjacent to the project on the east and south is in use as multi-family residential. The proposal would be consistent with that use. Property across the street on the north and west appear to be in use for industrial purposes.

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 non-farm or non-forest use?

Our access to historical aerial photography of the site is limited. From what little we could find, the property and the surrounding area appear to have been developed for a long time. The age of the buildings on the site suggests that the property was developed a long time ago, at least in the 1930s and probably prior to that given the construction. We cannot say with certainty if the property was ever in use for agricultural or forestry purposes and if it was, how recently. However, all indications suggest that it has not been in such use for decades if it ever were in such use.

c. 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:

There is no working farm or forest land in the project vicinity.

d. Describe any structures on the site.

There is one single-family residence structure on each parcel. The home is the only building on the south parcel. The north parcel includes two outbuildings and some ad-hoc covered storage areas that appear to have served at one time as a warehouse.

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

All of the buildings on both parcels will be demolished.

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

The current zoning is downtown commercial. The property is part of the East Downtown neighborhood/sub-zone.

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

The current comprehensive plan designation of the site is downtown commercial.

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

The site is not part of a shoreline master program.

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

No part of the site or surrounding area has been classified as a critical area to our knowledge.

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

The completed building will provide 16 units of housing. The type of housing units would

comfortably support up to three people each. The commercial uses are not yet defined but could include retail or office space. The exact number of employees is not known.

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

The project would displace two families if the single-family homes are in use as single-family residences.

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

There are no specific measures associated with reducing displacement impacts.

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

The proposed project is categorically compatible with the surrounding uses and the City's zoning and comprehensive plan designations for the site. The City has targeted this site and the general vicinity for the exact type of development proposed by the project.

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

There are no impacts to agricultural or forest land. The project does not displace any residents.

9. Housing

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

The project will provide housing for 16 small families. The apartment units will be market-rate.

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

Two units of single-family housing will be eliminated by the project.

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

The proposed project is a net benefit to housing by providing 16 units of new housing for small families. There is a severe shortage of housing in the area and in the country.

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 building is approximately 40 feet tall. Siding materials are masonry and "wood-look" board and batten.

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

       The project is not anticipated to negatively affect views. It is not located within a view-sensitive district.

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

    The type of architectural features will be selected to be consistent in character and appearance to the surrounding neighborhood. These features will be subject to City of Monroe review and approval at time of building permit application.

11. Light and Glare

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

       No unusual sources of light or glare will be generated by the project. The project will include only light sources typical of residential single-family land use. It is possible that commercial spaces could use window lighting (e.g., 'open' signs in neon).

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

       No.

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

       There are no existing off-site light sources that would have any significant impact on the proposal.

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

    The project does not have any unusual or atypical features with respect to light and glare. Safety will be improved by the project with the addition of site lighting and lighting mounted on the exterior of the building.

12. Recreation

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

       There are no formal recreational opportunities in the immediate project vicinity. Informal recreational opportunities would include walking in the neighborhood.

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

       No.

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

    There are no negative impacts to recreational opportunities as a result of the project. The project could be said to provide informal recreational opportunities by improving the connectivity of the pedestrian network in the project vicinity.

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 two homes located on the site are over 45 years old. It is not known whether they are eligible for listing in national, state, or local preservation registers. The homes are typical of early 20th Century construction. They appear to be relatively intact from the exterior, although it is evident that some historical architectural features have been modified or replaced (such as windows).

    b. Are there any landmarks, features, or other evidence of Native American or historic use or occupation? This may include human burials or old cemeteries. Is 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.

       No such indicators are known to exist at the property. However, no formal studies that pertain specifically to such matters were completed.

    c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

       No formal studies that pertain specifically to such matters have been completed.

Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to cultural resources. Please include plans for the above and any permits that may be required.

No specific measures related to cultural resources are proposed for the project at this time.

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 project site has frontage along South Ann Street and Simons Road. Current access is from South Ann Street for the southerly parcel and from Simons Road for the northerly property. However, access points are not well defined because vehicles can enter or leave the site in multiple locations. The City's classifications for each street are unknown to us.

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 not served by transit. There do not appear to be any transit stops in the immediate or extended vicinity (1/4 mile) of the project.

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

Site Plan currently shows 31 on site parking stalls. Please revise.

The completed project has 28 parking stalls on private property and at least four parallel parking stalls in adjacent public right-of-way. The number of parking stalls on the site in its existing condition is poorly defined. For purposes of analysis, the existing site could reasonably be said to provide at least four parking stalls.

d. Will the proposal require any new streets, pedestrian, bicycle, or state transportation facilities, or make improvements to existing facilities? Do not include driveways. If so, generally describe and indicate whether public or private.

The project is required to construct public street improvements that take the form of pedestrian enhancements. The project's frontage provides a missing link between two larger sections of sidewalk to the east and south. This completion is significant because it provides a direct and accessible pedestrian connection to recently completed street improvements to the south. It is a significant enhancement to the connectivity of the pedestrian network in the project vicinity.

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 non-passenger vehicles. What data or transportation models were used to make these estimates?

A traffic study or traffic impact analysis was not conducted for the project.

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. There are no sources or consumers of such products in the project vicinity.

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

The project is required to construct street improvements that enhance the connectivity of the pedestrian network in the project vicinity and improve the movement of vehicles. Vehicular access points to the site will be restricted to only two locations and each of these locations is separated from the intersection by the maximum possible distance.

Improvements at the intersection of South Ann Street and Simons Road include a stop sign, bulb-out, and accessible pedestrian crossing. The enhancements will improve safety at the intersection and represent typical industry best practices for minimizing the risk of conflicts at the intersection.

15. Public Services

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.

The construction of new apartment homes in the area would place an increased incremental demand on such public services.

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

The project will make investments in the nearby public infrastructure as is typical and customary through the City of Monroe's development review process.

16. Utilities

Utilities currently available at the site:

		Provider
☒	Drinking Water	City of Monroe
☒	Sanitary Sewer	City of Monroe
☒	Storm Drainage	City of Monroe
☒	Power	Snohomish County Public Utility District
☒	Natural Gas	Puget Sound Energy
☒	Telecommunications	Comcast, Others
☒	Fire Response	Snohomish County Fire District No. 7
☐	Other	

Update to Snohomish Regional Fire & Rescue

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.

The project will be able to make direct connections to existing public utility mains and lines that are directly adjacent to the project. No public main extensions or upgrades to main lines are anticipated to be needed to serve the 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  MARCH 26 2022.
Date

Printed Name Mr. Emanuel Popa, Governor
Title/Organization Riverside Station LLC