



City of Monroe  
806 West Main Street, Monroe, WA 98272  
Phone (360) 794-7400 Fax (360) 794-4007  
[www.monroewa.gov](http://www.monroewa.gov)

## SEPA ENVIRONMENTAL CHECKLIST

### ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### ***Instructions for Lead Agencies:***

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

**Use of checklist for 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:

River’s Edge Affordable Housing Project

2. Name of applicant:

Standard Property Company NW – Rebecca Ralston

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

1525 9<sup>th</sup> Ave, Suite 2408, Seattle WA 98101

206-486-1999

4. Date checklist prepared:

11/01/2018

5. Agency requesting checklist:

City of Monroe, WA

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

Construction to start January, 2019

\_\_\_\_\_

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

N/A

\_\_\_\_\_

\_\_\_\_\_

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

Critical Area Study and Restoration Plan  
Geotechnical Report

- 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.

Not Known

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

Shoreline Substantial Development Permit and Shoreline Variance

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

This project proposes to construct a 118 unit apartment complex with associated access, parking and management office on 8.6686+/- AC. In addition, frontage improvements are proposed along E Fremont St/S Ann St and Simons Road.

- 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.

Located in Snohomish County, Washington and Specifically in the City of Monroe.  
Parcel No. 00456000001100, 27070600302300, 27070600300600  
27070600300700, 27070600303300, 27070600300500. More Generally, the Site  
is located in the SW quarter of Township 27, Section 06 and Range 07.

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

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

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

About 50%

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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.

Deltaic outwash and kame delta deposits. Outwash consists of loose cobble  
gravel to pebbly sand, moderately to well sorted and bedded. Outwash is  
underlain by dense/stiff older pre-Vashon Alluvium, known as the Olympia Beds.  
This material may consist of sand, silt, clay, gravel, cobbles, organic silts, and  
minor peat.

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

Signs of slope instability were observed at the southeastern portion of the site.  
A more in depth analysis will be prepared, and/or any necessary slope stability  
mitigation.

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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 activities consist of excavation and removal of deleterious material,  
subgrade preparation, and utility excavation. Earthwork will be balanced  
on-site with approx. 6,500 CY of cut and fill.

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

Yes, but with appropriate BMP devices, these will minimize any construction impacts.

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

Approx. 40%

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

Silt Fence and other BMP's will be used for erosion control.

**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:

Temporary exhaust from construction vehicles during onsite construction  
Intermittent passenger vehicle exhaust, lawn mower (or similar) exhaust

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

No.

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

\_\_\_\_\_ None during initial construction

\_\_\_\_\_ None during or after construction

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**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 site is located approx. 1,200 feet NW of the Skykomish River. Woods

\_\_\_\_\_ Creek flows along the east side of the site, meeting the Skykomish River

\_\_\_\_\_ approx. 0.5 miles downstream to the south of the site.

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- 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. See site plan.

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\_\_\_\_\_

- 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.

\_\_\_\_\_ None

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

No.

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

The southeastern portion of the site is within the 100-year floodplain of the Skykomish River Watershed.

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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.

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b. Ground Water:

1) Will ground water be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

N/A

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- 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.

N/A

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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.

Stormwater runoff will be collected and routed to infiltration facilities, overflow will discharge to an existing 24" pipe, which flows into Woods Creek, and ultimately into the Skykomish River.

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

Generally, no. Closed pipes carry sanitary sewage into the City sewer lines. Stormwater runoff from the site will pipe to stormwater infiltration facilities to treat stormwater prior to releasing into the existing storm system.

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

Stormwater runoff from the site will be collected and routed to infiltration facilities which will provide the required flow control and water quality mitigation. In an overall sense, existing drainage patterns will be maintained.

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**4. Plants**

a. Check types of vegetation found on the site:

X  deciduous tree: alder, maple, aspen, other

X  evergreen tree: fir, cedar, pine, other

X  shrubs

X  grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

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

water plants: water lily, eelgrass, milfoil, other

X  other types of vegetation

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

Restoration of 16,178 SF of gravel area (area of historic disturbance), debris

Removal within the 54,708 SF area between Woods Creek and the area of

Historic disturbance, invasive species removal within the same 54,708 SF area.

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

Woods Creek provides habitat for threatened and endangered species (Chinook,

Bull trout). Woods Creek is also classified as a fish and wildlife habitat

Conservation area.

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

Native planting where invasive species are removed from the 54,708 SF area

Between Woods Creek and the area of historic disturbance. Restoration of

16,178 SF of gravel area, debris removal/invasive species removal. Split rail

Fence along the perimeter of the restored areas.

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

Invasive species within hillslope.

**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 or endangered species known to be on or near the site.

Chinook, bull trout  
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 \_\_\_\_\_  
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- c. Is the site part of a migration route? If so, explain.

Yes, Woods Creek is a migration route for multiple fish species.  
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- d. Proposed measures to preserve or enhance wildlife, if any:

Buffer restoration of the historically disturbed area, restoration on the hillslope  
 and installation of a split rail fence along the perimeter of the restored area.  
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- e. List any invasive animal species known to be on or near the site.

None known.  
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**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.

Energy use will be consistent with typical multi-family buildings, and machines  
 used during construction.  
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- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

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- d. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

See proposed building plans for specifics.

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**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.

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

None known.

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- 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:

N/A

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- 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.

Onsite use of fuel trucks providing diesel or gasoline for construction uses. A spill control plan is standard for all building and grading permits.

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4) Describe special emergency services that might be required.

Not Known  
\_\_\_\_\_  
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\_\_\_\_\_

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

It is assumed that City inspectors will enforce laws that control health hazards during construction.  
\_\_\_\_\_  
\_\_\_\_\_

**b. Noise**

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

None known  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short term: Construction vehicles, powered equipment, hand tools  
\_\_\_\_\_  
Long term: Car exhaust noise, powered lawn maintenance equipment, garbage Trucks, delivery trucks (similar to other multi-family developments).  
\_\_\_\_\_  
\_\_\_\_\_

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

Local noise ordinances per City of Monroe municipal code.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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 site has been used for industrial purposes. The surrounding properties are a mix of commercial, residential, and industrial.

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?

N/A

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:

N/A

c. Describe any structures on the site.

Structures on site include a number outbuildings used for various industrial purposes.

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

All onsite structures will be removed.

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

Downtown Commercial

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

Downtown Commercial

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

N/A

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

Flooding, Seismic Hazard, and steep slope

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

Assuming 2 persons per unit. 118 units proposed, approx. 250 will reside in the completed project.

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

None.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Site Design per local zoning code  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

m. . Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**9. Housing**

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

118 Affordable Housing units  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

None

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

None

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**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?

Max. height allowed by local code, wood, hardplank siding or other material

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Allowed by building codes.

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

None.

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

Local review by City to meet local visual standards

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**11. Light and Glare**

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

None

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

No

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

None

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

None

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**12. Recreation**

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

Two on-site areas have been proposed for recreational space totaling  
 approx. 6,800 SF. There are two potential areas near the NE corner  
 of the site totaling approx. 11,600 SF. Additionally, 90 acres of open space  
 (Al Borlin Park) is adjacent to the east of the site.

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

No

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

None

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**13. Historic and Cultural Preservation**

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

None known

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- 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.

None known

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- 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.

Local knowledge

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- 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.

None

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**14. Transportation**

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

Site access will be off E Fremont St/S Ann Street, and Simons Road.

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See Site Plan

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- 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.

There is no public transit stop in the vicinity. However, there is a bus stop  
approx. a quarter of a mile away at the intersection of Main St and Route 2

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

The project is proposing 202 parking spaces. Currently, there is no  
on-site parking.

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

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

The project proposes public frontage improvements to E Fremont St/S Ann St  
and Simons Rd along within the ROW adjacent to the site.

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

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Not known

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

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

None

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**15. Public Services**

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

Yes, there will be an increased need for all public services upon completion of the development

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

None

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**16. Utilities**

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.

Electricity – Snohomish County PUD

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Gas – Puget Sound Energy

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Water – City of Monroe

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Garbage – Republic Services

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Telephone – Comcast

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Sewer – City of Monroe

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**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 Valerie Gooding

Position and Agency/Organization Civil Engineer – Core Design, Inc.

Date Submitted: 11/2/2018