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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:

Medical Offices remodel into a Government Administration Building

2. Name of applicant:

JMB Investments, LLC

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

Tim Kaintz

10515 20th Street S.E., Ste. #130

Lake Stevens, WA 98258

(425) 397-0500

kaintztk@msn.com

Contact: Mark J Neal AIA
PO Box 1945
Wenatchee WA 98807
509 6636455 c 5098602410
mjn@mjnealaia.com

4. Date checklist prepared:

November 6, 2019

5. Agency requesting checklist:

City of Monroe

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

Demolition to begin Q4 2019; construction to begin Q1 2020; a 6-month construction period to end Q3 2020

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

Selected areas designated areas '2' & '3' may be minimally finished in anticipation of future tenant use; tenant improvements will be deferred until tenant needs are known

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

An asbestos survey of interior building products will be performed by an AHERA-certified building inspector prior to any interior demolition

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.

Interior non-structural demolition permit has been submitted to the City of Monroe prior to this SEPA application and the Conditional Use Permit application

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

City of Monroe demolition, building, mechanical, plumbing, fire protection system permits; State of Washington Dept. 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.)

Interior - renovation of an existing 31,200 SF building, previously used as a medical center into government administration offices

Exterior - the building is on a 2.83 acre site and will have deferred landscape maintenance, parking lot restriping, and a water line installed for a new fire suppression system in the building

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.

From downtown Monroe, travel west on US Hwy 2; approximately ½ mile past the SR 522 intersection, turn left onto 179th Avenue SE; travel south approx.. 300 feet and take 2nd right into parking lot of 14692 179th Avenue SE

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)?

2%

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 types in this area are identified as Bellingham clay loam, Edmonds sandy loam, Linden loam and Sultan clay loam from the 1937 Snohomish County soils map

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

No, site has been previously developed and shows 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.

Trenching for a new fire suppression water line will extend approximately 120-feet from 147th Street SE, northerly to the building. Source of fill will be derived from a local sand and gravel company as well as excavated soils

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No site work, other than minor landscape and parking lot improvements (install bike racks, chip seal and restripe parking lot)
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
76.94% (94,946 SF) post-construction impervious surfaces (76.69% or 94,628 SF of existing impervious surfaces)
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
None required – no site disturbance

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.
Dust from interior demolition will be contained within building; debris transferred in trash bins to large trash disposal containers will generate some dust from the construction materials
- 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:
Industry standard measures for construction. Dust mitigation with water spray

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.
None
 - 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
No
 - 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
 - 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No

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

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

None

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

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water runoff (including stormwater):

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

Rainwater from existing parking lot will utilize existing on-site detention system

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

None

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

No

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

Existing features will be preserved during and after construction; no alteration of existing drainage patterns occur in this project

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 (domestic ornamental landscaping)

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

Approximately 200 SF of landscaping will be disturbed for new water line trenching

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

None

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

Deferred maintenance of existing landscaping will be performed

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

Himalayan blackberry

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 _____

Songbirds

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.

No

- d. Proposed measures to preserve or enhance wildlife, if any:
Mitigation of on-site construction noise, majority of construction is indoors
- e. List any invasive animal species known to be on or near the site.
None known

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.
Existing electrical service and natural gas services will be used for heating & cooling, lighting, and water heating
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No
- 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:
Washington State Non-residential Energy Code will be followed

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.
None known
- 1) Describe any known or possible contamination at the site from present or past uses.
None known
 - 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.
None known
 - 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 known
 - 4) Describe special emergency services that might be required.
None
 - 5) Proposed measures to reduce or control environmental health hazards, if any:
None required

b. Noise

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

None known

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.

None known

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

None required

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.

Past use of the site was as a medical clinic (the building has been vacant for a number of years); property to the north is multi-family housing; to the west is an industrial park, to the south dental, pharmacy, and rehab center; to the east is the hospital

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?

Not in the recent past

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:

None known

c. Describe any structures on the site.

An existing 31,200 SF medical clinic has occupied the site for many years and the building has been vacant for a number of years recently

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

The interior of the existing building will be demolished and improvements made for a new governmental administration tenant

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

Current zoning classification is Mixed-use Medical (MM)

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

Current comprehensive plan designation is Mixed-use

- 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.
No
- i. Approximately how many people would reside or work in the completed project?
An estimated occupant load of 310, based upon IBC load factors for office space, for the completed building
- j. Approximately how many people would the completed project displace?
None, site has been vacant for many years
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None required as site has been vacant for many years
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Proposed building use as office space is a similar use as been vacant for many years
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
None, site has been for non-agricultural uses for many decades

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None – new use is for governmental administration, not a housing project
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None, previous use of site was for medical clinic, not housing
- c. Proposed measures to reduce or control housing impacts, if any:
None needed, previous use of site was for medical clinic, no impact to housing stock

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?
Existing medical clinic building is approximately 14-feet high and no height increase is planned for this project
- b. What views in the immediate vicinity would be altered or obstructed?

None, exterior of existing building will not be altered

- b. Proposed measures to reduce or control aesthetic impacts, if any:
Exterior of existing building will be not be impacted; deferred maintenance of existing landscape will be addressed

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
No change in light and glare is expected from previous use of site; use of exterior lighting of building and parking lot would occur in evenings and dawn
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No change in light and glare is expected from previous use of site
- 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:
No change in light and glare is expected from previous use of site; use of new technology for lighting controls and full cut-off fixtures may be used to replace defective existing devices on an as-needed basis

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Evergreen State Fair Grounds is located ¼ mile north of site, across State Route 2; new bicycle racks will be provided to accommodate cyclists
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No displacement of existing recreational uses will occur with this project
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
New bicycle racks will be provided to accommodate cyclists and offer incentive for alternative transportation and recreational cycling in the surrounding area

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.
None known

- 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; no site excavation is planned; trenching for a water line for the new fire suppression system will have minimal impact; observation and monitoring of trenching activity will be used to identify any uncovered cultural resources

- 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.

Trenching for a water line for the new fire suppression system will have minimal impact; earlier site work for the existing building would likely have uncovered potential cultural resources

- 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.

Trenching for a water line for the new fire suppression system will have minimal impact; earlier site work for the existing building would likely have uncovered potential cultural resources; observation and monitoring of trenching activity will be used to identify any uncovered cultural resources

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.

Access to the site will be via existing highways, streets and drives; no modifications to existing site or access drives are planned

- 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?

Snohomish County Community Transit services this area with commuter route #424 and local routes #270 & 271; a Park & Ride lot is located about ½ mile west, off S.R. 2

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

No parking stalls will be added or removed from the 160 existing parking stalls, 8 accessible 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 improvements to public transportation facilities; private improvements include adding 2 bicycle racks for 6 bicycles each; private parking lot improvements include re-striping and deferred maintenance of the landscape

- 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?

672 total in+out trips will be generate per day are modeled for a government office building, this is 362 less than that modeled for the existitng medical/dental office; this modeling is using Institute of Traffic Engineer 10th edition Trip Generation Manual "Government Office Building" (land use code LUC 730) for the proposed use and "Medical-Dental Office" (LUC 720) for the existing 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.

No

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

None needed; new bicycle racks will be installed to support alternative transportation opportunities

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 services expected

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

No new services required; new fire suppression system will be in support of public fire protection

16. Utilities

a. Circle utilities currently available at the site:

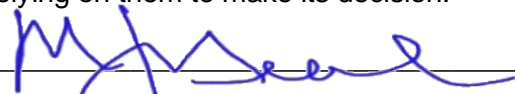
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

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.

Existing electrical service is provided by the local Public Utility District; existing natural gas is provided by Puget Sound Energy; water for new fire suppression system provided by the City of Monroe

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 Mark J Neal AIA _____

Position and Agency/Organization Architect, MJ Neal Associates _____