



City of Monroe
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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:
Klier Property

2. Name of applicant:
Tersa Tellus, Inc.

3. Address and phone number of applicant and contact person:
Bob Ford - Tersa Tellus, Inc.
PO Box 1587 Monroe, WA 98272

4. Date checklist prepared:
May 2016

5. Agency requesting checklist:
City of Monroe

6. Proposed timing or schedule (including phasing, if applicable):
Estimated Build-out Fall 2017

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No plans at this time.

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

Drainage, soil, and traffic studies; Critical Areas Reconnaissance and Letter Report;
Preliminary Civil Engineering including clearing and grading.

- 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.

Preliminary and Final PRD Approval, Clearing, Grading, and NPDES Permit.
Building permits for proposed homes on site. SEPA approval.

- 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 will develop the 25.35 acre site into 88 Single Family Units. Access
will be provided by a public road accessing Chain Lake Road. Improvements will
include construction of sewer/water services and other utility improvements to
serve 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.

Parcel #: 28073100200901, 28073100100400, 28073100100300

Address: 13407 Chain Lake Road, Monroe, WA 98272

NW 1/4 S:31 T:28 R:07

Please refer to the attached Preliminary Plat Map for complete information.

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)?

8% provided by Nelson Geotechnical Associates, Inc.

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.

Tokul gravelly medial loam

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

No

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 site will be graded to provide for road and utility construction as well as
preparing lots for construction of single family homes. Approximately 50,000
BCY of site soils will be graded for a balanced cut-fill.

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

During construction, the potential for increased erosion would be present.
Following construction, erosion potential would decrease when drainage is
controlled and cleared areas are re-vegetated.

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

Upon completion approximately 40% of the site would be impervious surface.

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

Best Management Practices would be followed. Temporary measures to
control erosion could include sedimentation ponds, filter fences, and diversion
swales; permanent measures could include landscaping, piping and armoring
of outfall areas.

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:

During construction activities there would be increased exhaust and dust added
to the ambient air. Objectionable odors could be caused by the roofing of homes
or the paving of roadways and driveways. After construction, the principal
source of pollution would be in exhaust from vehicular traffic.

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

Vehicular emissions from traffic on nearby roadways would be the primary off-site source of air pollution that could affect the proposal.

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

Should construction activities be undertaken during the dry season, periodic watering, if deemed necessary, could be used to control dust. Automobile emissions should be negligible because of the standards regulated by the Washington State Department of Licensing.

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.

Two wetlands exist on the site. One in the eastern section of parcel 28073100100400 and one at the southern section of parcel 28073100200901.

- 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.

Construction of homes, detention vault, and access roads will occur within 200 feet of the above wetlands.

- 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.

N/A

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

None is anticipated.

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

No, based on FEMA Flood Map 53061C1100E and 53061C1377E

- 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.

Post development storm water runoff containing some road pollutants, along with water-soluble household products, would be collected by the storm system.

Required water quality Best Management Practices will be implemented.

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.

Any alteration to the direction or rate of flow of ground water due to grading operations should be localized on-site.

- 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.

Low-level pollutants contained within treated storm water discharges typical for residential development may eventually reach ground water. However, state of the art pre-treatment prior to infiltration along with the natural pollutant removal properties inherent in the deep on-site soils will result in little, if any pollutants reaching ground water supplies.

c. Water runoff (including stormwater):

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

Storm water run-off from roofs, yards, driveways and streets will be directed by street gutters and yard drainage systems to catch basins and underground storm pipes. On-site infiltration and water quality treatment facilities will be utilized to prevent surface discharges from leaving the site. Storm water infiltrated into the ground may reach the Skykomish River.

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

Refer to Surface Water response #6 and Ground Water response #2. Required BMP's will be implemented.

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

A state of the art storm water system will be constructed to collect, convey and treat run-off generated from the site. The storm water infiltration and treatment facilities will be designed and constructed in accordance with current City of Monroe and Department of Ecology standards.

4. Plants

- a. Check 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?

Land clearing typically associated with urban residential development activity will occur on the site. This will include tree cutting, stump and undergrowth grubbing and removal and stripping of sod. Existing vegetation will not be removed in the wetland zones.

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

None known.

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

Development would reduce existing vegetation although as much native vegetation as practical would be retained during construction. Cleared and graded areas would

be re-vegetated with some native species and species common to urban areas.
Landscaping and Tree Retention will be provided in accordance with MMC.

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

None known.

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.

None known.

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

Pacific Flyway migration route

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

Retention of wetland areas and as many existing trees as is compatible with road, utility, and home construction will preserve wildlife habitat as well as open space areas as shown on the site plan.

- 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.

Electricity and natural gas would be the primary sources of energy for the proposal and would be used for heating, lighting, and other miscellaneous household purposes.
Wood burning and passive solar gain would be secondary sources of heat.

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

No

- 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:

The inclusion of energy conservation measures would be per the energy code and the choice of individual residents.

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.

- 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.

No special emergency services would be required by the proposed project.

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

None required or proposed.

b. Noise

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

Noise from traffic on surrounding roadways could have a minimal impact on the project.

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.

Noise levels would be intermittently high throughout construction, but should be limited to normal waking hours. After construction, residential activity and traffic noise created by daily vehicular trips would increase ambient noise levels in the vicinity.

- 4) Proposed measures to reduce or control noise impacts, if any:
Standard soundproofing materials would be used in the construction of residences.
Use of proper muffling devices and limitation of construction to normal waking
hours would minimize construction-related noise.

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 partially developed with either two single family homes and associated
outbuildings. Surrounding properties on all sides contain single family homes.

- 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 to our knowledge.

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:

No

c. Describe any structures on the site.

A single family home with outbuildings is found on two of the three parcels.
One home is currently vacant.

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

All structures will be demolished.

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

R4

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

Low Density SFR

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.

Wetlands exist in the northeast and southwest corners of the site.

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

Upon completion, approximately 273 people would reside in the development.
(3.1 per residence x 88)

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

2

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

None, owners will be purchasing a home as they wish.

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

The proposed project complies with the current Monroe Comprehensive Plan,
the current zoning code, and the City PRD requirements.

- 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.

Total of 88 homes will be constructed. These would be middle-income homes.

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

2 middle-income homes.

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

Compliance with regulatory codes and standards would reduce the housing impacts of the proposed development. Open space will be provided.

10. Aesthetics

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

The tallest height of any structure would be per the building code.

Exterior building materials are expected to be of wood, stone, and stucco.

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

Views will be improved as more open area will be provided.

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

The observance of building setbacks, retention of as much native vegetation as practical during construction and provision of ornamental and native landscaping would reduce aesthetic impacts of the project.

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 would produce light from automobile headlights, street lighting and home lighting, primarily at night.

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

Not to our knowledge. Night lighting could actually promote safety in the area.

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

Surrounding residences and traffic.

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

None proposed

12. Recreation

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

Rainier View Park is 0.4 miles to the south. Al Borlin Park is 2 miles to the south.
The Evergreen Speedway is 2.3 miles to the southwest of the site.

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

No

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

Payment of Park mitigation fees in conformance with MMC.

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

- 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

- 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.

Historic maps will be utilized to determine if any cultural significance exists.

- 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.

Construction would be temporarily halted should evidence of historic, archeological, scientific or cultural importance be discovered.

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.

Chain Lake Road will provide access to the site via a series of public roads.

- 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 nearest bus stop is located 1.3 miles away at the intersection of Highway 2 and Chain Lake Road.

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

The proposed project would have a minimum of 2 parking spaces per home or 172 spaces, plus an additional parking on the street. The existing site has 4 spaces.

- 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).

New public roads will be built off of Chain Lake Road to provide access to the proposed development.

- 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 should not generate any extraordinary use 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?

The proposal would generate approximately 828 (9.52 x 87 new units) vehicular trips per day. Please refer to the report prepared by Gibson Traffic Consultants.

- 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:

Payment of Mitigation fees for Traffic impacts will be made in accordance with
MCC.

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.

The proposal would place additional demands on public services; however,
facilities are generally in place to handle these additional demands.

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

Mitigation measures/payment of fees for schools impacts will be provided as
required. Also, residents would become part of the tax base / user group that
supports these services.

16. Utilities

a. Circle utilities currently available at the site:

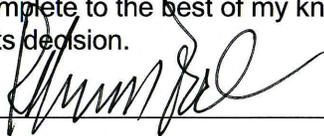
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____.

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 will be provided by Snohomish County PUD, natural gas by Puget
Sound Energy (PSE), sewer and water by City of Monroe, Cable TV by Comcast
and land-line Telephone by Verizon.

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 ROBERT H. FORD

Position and Agency/Organization Pres Tera Tello's Inc.

Date Submitted: 5 MAY 12

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.
