

CITY OF MONROE ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of EIS. Answer questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

Use of Checklist for Non-project Proposals:

Complete this checklist for non-project proposal, even though questions may be answered "does not apply". IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project", "applicant", and "property or site" should be read as "proposal", "proposer", and "affected geographic area", respectively.

A. BACKGROUND

1. *Name of proposed project, if applicable:* Clothier Short Plat

2. *Name of Applicant:* BACK FORTY CONSTRUCTION, LLC

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

APPLICANT:

BACK FORTY CONSTRUCTION, LLC

Michael and Shanna Clothier
27419-118th Street NE
Monroe, Washington 98272
(360) 793-2899

REPRESENTATIVE:

SHANNA CLOTHIER
27419 118th ST SE
MONROE WA 98272

4. *Date checklist prepared:* October 3 2017

5. *Agency requesting checklist:* City of Monroe Community Development

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

The applicant proposes to start construction after construction plan approval anticipated in the spring of 2018

7. *Do you have any plan for future additions, expansion, or further activity related to or connected with this proposal?*

No, there are no plans for any future additions, expansions or further activity related to or connected with this proposal.

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

Preliminary/Construction Plans and Drainage Report by Higa Burkholder Associates, LLC
Traffic Study by Gibson Traffic Consultants, Inc.
Wetland Report by Wetland Resources, Inc.

DRAINAGE & GEOTECH BY IECO

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

NO, RECENT BLA ALREADY APPROVED

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

Preliminary Short Plat Approval, Construction Short Plat Approval, Final Short Plat Approval, SEPA Threshold Determination, Building and Occupancy Permits

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

The applicant is proposing a 7 lot SHORT PLAT.

12. *Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, 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.*

The project is located at 13813 Chain Lake Road, Monroe, Washington 98272-7700, located in the Northwest Quarter of Section 31, Township 28N, Range 7E, in the City of Monroe.

B. ENVIRONMENTAL ELEMENTS

1. EARTH

- a. General description of the site (underline one): flat, rolling, hilly, steep slopes, mountainous, other _____.

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

The steepest slope on the site is 7.64%.

- 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 soil, specify them and note any prime farmland.

The general types of soils are gravelly slit loam, gravelly loam and gravelly loamy sand.

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

There are no surface indications or history of unstable soils on or in the immediate vicinity of the site.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

The purpose of the fill will be to establish the Private Road subbase and the wearing coarse. The quantity of fill will be approximately 200 CY and will be from an approved source. Approximately 1 CY of cut is proposed.

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

Yes, exposed surfaces during construction could be susceptible to erosion, though in very minor quantities.

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

The site will have approximately 0.27 acres of roads and roof area. The runoff from the buildings will be dispersed via splash blocks and the roads and driveways will be constructed of porous concrete.

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

Site grading will use Best Management Practices (BMP's) meeting the requirements of the City, State and Federal regulations. These BMP's will be designed as part of the site development construction plan and may include such BMP's as hay bales, silt fencing, temporary access, sediment ponds, or other appropriate mitigation measures. Please see the TESC plan that has been submitted as part of this application package.

2. **AIR**

- a. *What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.*

Emissions will occur from equipment and construction dust on a temporary basis during construction. Emissions from vehicles entering and exiting the site along with smoke and particulates from fireplaces or wood stoves would occur on a long-term basis.

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

Automobile emissions from traffic on adjacent Chain Lake Road may affect this proposal. However, these effects are expected to be minimal.

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

Dust control during construction including site watering and construction entrances will be used to help reduce and control emissions and other impacts to the air.

3. **WATER**

- a. *Surface:*

- 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.*

Yes, there is an existing Category 2 wetland on this site.

- 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. Please refer to submitted plans and critical area study.

- 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 will be no fill or dredge material that will be placed in or removed from any surface water or wetland.

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

No, the proposal will 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.*

No, the proposal does not lie 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.*

No, the proposal does not involve any discharges of waste materials to surface waters.

b. *Ground:*

- 1) *Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities, if known.*

No ground water will be withdrawn nor will water be discharged to ground water with the proposal of this project.

- 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) is (are) expected to serve.*

No waste material will be discharged to the ground from septic tanks or any other sources. Each new unit will have service available for water and sewer from the City of Monroe.

c. *Water Runoff (including storm water):*

- 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.*

Roof runoff will be piped to a dispersion infiltration trench at the top of the wetland buffer. The runoff from the Private Road will infiltrate into the ground through the porous concrete.

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

Waste materials will not enter the ground or surface waters, as each new home will be hooked up to a public sewer system.

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

Best Management Practices will be employed throughout all phases of construction.

4. **PLANTS**

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

 X *deciduous tree: alder, maple, aspen, other:*
 X *evergreen tree: fir, cedar, pine, other*
 X *shrubs: native undergrowth*
 X *grass*
 pasture
 crop or grain
 X *wet soil plants: cattail, buttercup*
 bulrush, 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?*

Native vegetation within proposed clearing limits will be removed as necessary in order to construct drainage facilities, building pads and driveways.

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

There are no known threatened or endangered plant species known to be on or near the project site.

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

The proposed landscaping will be installed by homeowners and will be typical of a single family residence landscape. A native growth protection tract will be established to preserve native vegetation on the site that borders the wetland.

5. **ANIMALS**

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

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, small rodents, other:

fish: bass, salmon, trout, herring, shellfish, other:

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

There are no known threatened or endangered animal species known to be on or near the project site.

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

Yes, the entire lowlands of the Puget Sound and Western Cascades are all part of the Pacific Flyway. However, there are no feeding or resting grounds provided on this site.

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

Preservation of existing wetland and buffer.

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 will be provided by the Snohomish County PUD, District #1 to meet the domestic energy demands of the completed project. Wood stoves and/or fireplaces may be utilized as an alternative heat source.

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

No, this project would not affect the potential use of solar energy by adjacent properties.

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

The proposed project will be constructed in conformance with the applicable building and energy codes.

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.*

No, there are no environmental health hazards that could occur as a result of this project.

- 1) *Describe special emergency services that might be required.*

Special emergency services would be required typical of a development of this size and nature.

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

Environmental health hazards are not expected in conjunction with the proposed development. The applicant proposes no measures to reduce or control environmental health hazards.

b. *NOISE*

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

Traffic along Chain Lake Road may have a small impact on the homes in this proposed project. However, these affects are expected to be minimal.

- 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 hour noise would come from the site.*

The completed project will add a total of three new single-family residential homes to the surrounding community. In the short-term, construction noise will occur between the hours of 7:00 AM and 6:00 PM. In the long-term, normal residential noises such as those created by televisions, radios, landscaping equipment and automobiles can be expected.

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

The project will comply with the operational rules and regulations of the City of Monroe noise ordinance code.

8. **LAND AND SHORELINE USE**

- a. *What is the current use of the site and adjacent properties? **

The site is currently developed with a single-family residence and associated out buildings. The property is surrounded by single-family residences.

- b. *Has the site been used for agriculture? If so, describe.*

It is unknown if the site has been used for agricultural purposes in the past.

- c. *Describe any structures on the site.*

A single-family residence and two associated outbuildings currently exist on the project site.

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

The two associated outbuildings will be demolished and removed from the site.

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

The current zoning classification of the site is R-4.

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

The current comprehensive plan designation of the site is R 2-5 (dwellings per acre).

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

Not Applicable.

h. *Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.*

Yes, a Category 2 wetland is found onsite. Refer to critical area study and submitted plan.

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

Assuming three people per single-family residence, the completed project would house a minimum of 12 people.

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

No one would be displaced by the completed project because the existing home will remain on the site.

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

No displacement impacts will occur as a result of this project.

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

The site is designed to comply with the codes and requirements of the City of Monroe. The project will be reviewed by the City of Monroe for compliance with codes and policies prior to issuance of any development permits, and prior to any site development work.

9. HOUSING

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

There will be a total of 7 (Six new and one existing) single-family, middle income, residences located on this project site.

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

No housing units will be eliminated.

c. *Proposed measure to reduce or control housing impacts, if any:*

The applicant and future property owners will pay a proportional share of mitigation fees and property taxes for impacts to streets, schools, parks and other potential housing impacts.

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?*

All proposed structures meet the height restrictions of the City of Monroe's zoning code. Principal building materials will consist primarily of wood and masonry.

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

Minimal views on the surrounding properties will be altered or obstructed with the proposed project.

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

The proposed development meets the applicable, aesthetic development regulations and comprehensive plan guidelines of the City of Monroe. Also, the applicant and/or future property owners will provide ornamental landscaping typical of a residential development such as this.

11. LIGHT AND GLARE

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

Light and glare will be produced from vehicles traveling along Chain Lake Road and from vehicles traveling to and from the housing units. It may also be produced from the housing units and their outdoor lighting. Light and glare will be produced in the early morning and evening hours when no other form of natural lighting is available.

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

No, light and glare from the finished project would not be a safety hazard or interfere with any views.

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

Headlights from off-site vehicles traveling along Chain Lake Road may affect this proposal. However, the affects are expected to be minimal.

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

There are no proposed measures to reduce or control light and glare impacts with the proposed project.

12. RECREATION

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

There are numerous shopping centers and restaurants located approximately a mile and a half south of the project site.

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

No, the project would not displace any existing recreational uses.

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

The applicant will pay the appropriate parks impact fees as required by the City of Monroe's Code.

13. HISTORIC AND CULTURAL PRESERVATION

- a. *Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.*

There are no known places or objects listed on or proposed for national, state or local preservation registers on or near the project site.

- b. *Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.*

There are no known landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the project site.

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

In the event that archaeological artifacts are discovered during grading of the site, activity in the area would be halted and a State Historic Preservation Officer would be contacted.

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.*

The project will take access from Chain Lake Road that is located to the northeast of the project site.

- b. *Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?*

The site is not currently served by public transit. The closest bus stop location is north of Highway 2 on Chain Lake Road. This distance is approximately over a mile south of the project site.

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

Assuming two parking spaces per single-family residence, the completed project would have a minimum of 14 parking spaces. No parking spaced would be eliminated.

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

The proposal will require a new private road to be built.

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

The project will not occur in the immediate vicinity of any water, rail or air transportation.

- f. *How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.*

According to the traffic study prepared for the project by Gibson Traffic Consultants the development will generate 57.2 Average Daily Trips (ADT) with 4.5 AM peak-hour trips (1 inbound/1 outbound) and 1.6 PM peak-hour trips (3.78 inbound/2.22 outbound). Please see attached traffic study for more information.

- g. *Proposed measures to reduce or control transportation impacts, if any:*

The applicant will pay road mitigation fees to the City of Monroe.

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 project will result in an increased need for public services typical of a residential development of this size and type.

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

Mitigation fees will be paid as part of the project approval process.

16. UTILITIES

- a. Underline 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.

Water/Sewer:	City of Monroe
Electricity:	Snohomish County PUD, District #1
Telephone:	Verizon
Refuse Service:	Waste Management

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:



Date Submitted:

October 5, 2017