



SEPA ENVIRONMENTAL CHECKLIST

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.

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: Suschik Residence
2. Name of applicant: Michael Suschik
3. Address and phone number of applicant and contact person: 13232 Chain Lake Rd, Monroe, WA 98272 – 206-930-4616
4. Date checklist prepared: 10/09/2019
5. Agency requesting checklist: City of Monroe
6. Proposed timing or schedule (including phasing, if applicable): Spring 2020 to break ground, earlier if possible.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Wetland studies have been performed by Confluence (2019) and Perteet (2019). There is a wetland classified as a category III in the center of the lot. The wetland study findings and recommendations have been submitted to the City.

Confluence (Confluence Environmental Company). 2019. Chain Lake Road Critical Areas Study. Prepared for Michael Suschik, Monroe, WA by Confluence Environmental Company, Seattle, WA.

Perteet. 2019. Suschick Residence – City of Monroe Critical Areas Verification and Reasonable Use Assessment Initial Review. Prepared for City of Monroe, WA by Perteet, Everett, WA.

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.

City of Monroe has expansion plans along Chain Lake Road (sidewalks) – this has been acknowledged and paperwork has been signed by the applicant that a portion of his land has been deeded over to the City of Monroe. Otherwise, no governmental proposals that we are aware of.

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

Only reasonable use/variance approval is needed to our knowledge.

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 is proposing a 2200 square foot single-family residence on a 1.31-acre property located in Monroe. A site plan is included with the reasonable use and variance applications, along with this SEPA checklist, for more details.

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.

This proposal is located at 13290 Chain Lake Rd, Monroe, WA 98272 (tax parcel #28073100200200), an undeveloped property, SEC 31 TWP 28 RGE 07E 149.99FT OF W 209.99FT OF TH PTN N1/2 NE1/4 NW1/4 LY SLY OF CO RD. Single family residence project will be taking place on the south end of the above mentioned property. A site plan is included with the reasonable use and variance applications for a more precise location of the proposed residence on this property. Vicinity map included below:



B. Environmental Elements

1. Earth

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

This property is generally flat with a slight slope facing east.

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

Topographic survey data shows approximately an 8% grade (12' slope on 150' length) at the steepest point.

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 are mapped as Tokul gravelly medial loam (NRCS 2018).

USDA (U.S. Department of Agriculture) NRCS (National Resources Conservation Service). 2018a. Web soil survey. U.S. Department of Agriculture, NRCS, Soil Science Division, Washington D.C. URL: <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm> (accessed on January 24, 2018).

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

No surface indications or history of unstable soils were observed.

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.

No significant fill is required during construction of the proposed plan; landscaping will require specific soil that will be purchased after construction is completed. No significant grading is needed. The proposed residential footprint is 4,331 square feet, which will require excavation.

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

No, soils will be exposed for a short amount of time for excavation/construction that is not significant enough for erosion to occur.

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

According to site plan estimates, approximately 16% of the property will be covered with impervious surfaces after project construction.

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

Silt fence and temporary covers will be installed/used when needed to control soils and water onsite.

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.

Emissions will occur during the course of construction from construction machines and equipment (diesel fumes). This includes, but is not limited to: excavators, grading equipment, foundation pouring machines, delivery trucks and contractor vehicles. Dust is also to be expected. The quantities should not exceed a standard single-family project (exact quantities unknown).

- 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:

Emissions will be limited to only necessary construction, operation, and maintenance of the project. Measures will be taken to limit the amount of emissions – turning off equipment when not in use, and working efficiently to limit the length of time using the equipment. Applicant will be overseeing the project from beginning to end to make sure such measures are taken into consideration.

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.

There is a seasonal wetland (Category III) in the center of the lot. Please refer to the wetland study packet for more information (submitted January 2019 for building permit).

- 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. The proposed project is within 200 feet of the wetland described above, specifically on the south side of the property. Site plan is included with the reasonable use/variance applications.

- 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.

No fill would be placed in the wetland.

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.

No.

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.

The site is currently undeveloped, with no runoff. Water from the wetland discharges into the ditch associated with Chain Lake Road.

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

No. Construction waste and debris will be properly disposed of to avoid any entrance into waterways or cause any water quality degradation.

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

The project would not affect drainage patterns.

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

Given the size of the project with under 10,000 Sf of new total impervious, and 4,718 Sf of that being driving surface, the project is using LID BMP's to mitigate, reduce and control runoff impacts per the required DOE manual. BMP's selected include BMPT5.10B with downspouts dispersion and BMP T5.12 with driveway being dispersed to sheetflow to match current flow paths. No drainage pattern impacts are proposed as noted above.

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

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

One tree, an evergreen, will need to be removed on the project property to make room for the proposed project. Other vegetation that will be removed includes grass and shrubs/blackberry bushes along the property boundaries.

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

No threatened and endangered plant species to be on or near the site.

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

No landscaping is proposed.

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

Some Himalayan blackberry (*Rubus armeniacus*) is found along the boundaries of the property.
Japanese knotweed (*Polygonum cuspidatum*) is found on the adjacent property near Chain Lake Road.

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: coyotes, squirrels, mice, garter snakes, raccoons

fish: bass, salmon, trout, herring, shellfish, other: (none)

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

No threatened and endangered species are known to be on or near the site.

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

No.

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

None.

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

No invasive animal species occur on site.

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. Electric (heating), natural gas/propane (stove), and water will be used after the proposed project's completion.

- 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:

Energy conservation items required by the WSEC are being applied to get 3.5 credits per that code. These credits include Options 2a, 3b, 5a and 5c from WSEC Table 406.2. This includes Air leakage control and efficient ventilation and high efficiency HVAC equipment and efficient water heating options.

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 environmental health hazards are expected to occur as a result of this proposal.

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

No known or possible contamination at the site from present or past uses.

- 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.

No known hazardous chemicals/conditions are known to be located within the project area and vicinity.

- 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.

Besides the normal scope of household chemicals and fuels (cleaners, fuels, paint, etc), no toxic or hazardous chemicals will be stored, used or produced during the project's development or construction.

- 4) Describe special emergency services that might be required.

No special emergency services are anticipated to be used/needed.

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

If any contamination is found onsite, construction will be stopped and the appropriate authorities will be contacted.

b. Noise

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

Existing noise in the area includes traffic on Chain Lake Road and noises associated with residential development. These noises will not affect this project.

- 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.

Short-term: construction noise, including traffic noise from contractor vehicles and machine use, during normal working hours (7am-7pm, or what is allowed). Long-term: no long-term noise is anticipated in the long-term

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

Applicant lives nearby and will monitor/manage the project from beginning to end. All noise-generating equipment and machines will be shut off when not in use and after hours. Work will occur only during permitted work hours.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The proposed site is an undeveloped lot with no current use. The adjacent properties are all residential. The proposed site is not anticipated to affect current land use on nearby or adjacent properties.

- 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?

No.

- 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.

There are no structures onsite.

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

No, there are no structures onsite.

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

Current zoning is R4.

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

Residential use (single-family).

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 a critical area by the city or county? If so, specify.

Yes, the wetland study report done by Confluence and provided to the City at an earlier time found a Category III seasonal wetland on the property.

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

Approximately 3-4 people 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 - No displacements will occur.

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

No proposed measures; the proposal is within the limits of the existing zoning.

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

No proposed measures; no agricultural or forest lands are located onsite or surrounding area.

9. Housing

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

Proposed project is for one single-family residence for a middle-income household.

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

None.

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

None proposed; no housing impacts to occur.

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?

Approximately 24 feet is the tallest height on the proposed plan; it is a single-family, one-story (rambler) home. The exterior material will be primarily Hardie siding and the entry will include natural stone.

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

No views in the immediate vicinity would be altered or obstructed. The size, shape, and location of the property would not alter or obstruct any views for neighbors.

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

None.

11. Light and Glare

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

The proposed completed project will produce only the typical electric lighting that a normal household would use during dark hours (nighttime/sunset).

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

No.

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

None.

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

None.

12. Recreation

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

A neighborhood dog park is located about 100 feet west of the proposed project (MainVue homes/Eaglemont).

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:

No proposed measures as there no impacts to occur.

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.

No, there are only residential properties in the vicinity of this proposed property.

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.

No, there is no evidence of Indian or historic use or occupation.

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.

Research was done on Washington Information System for Architectural and Archeological Records Data, an online database for architectural and archeological reports.

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.

No proposed measures are needed since no evidence of Indian or historic use was found. However, if any archeological evidence is found during construction of proposed project, all construction work will stop and the appropriate authorities will be immediately notified – local law enforcement, Washington's Department of Archaeology and Historic Preservation (DAHP), City of Monroe, and any affected Native American tribes.

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.

Chain Lake Road is the public access road to the proposed project. A driveway will be created and paved from Chain Lake Road for further access to the single-family residence.

- 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?

No public transit is currently running on Chain Lake Road; the closest transit stop is approximately 2-3 miles south, on Highway 2/Chain Lake Road (in front of Ixtapa restaurant), or on N Kelsey Street/Galaxy Way (in front of local theater).

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

The completed proposed project would provide a two-car garage for residential use, and one Recreational Vehicle (RV) garage. It would also have additional parking space for approximately 2 more vehicles onsite (in front of garages in driveway).

- 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.

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

No.

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

A rough estimate would be 5 vehicular trips (roundtrip) per day to be generated by the completed project or proposal. Peak volumes would occur in the early morning (4-5 am) and evenings (5-7 pm). This is based on the applicant's (the owner) current vehicular patterns and allowing a buffer for additional lifestyle/recreational trips.

- 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.

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. This is a single-family residence project and would not create a difference significant enough to call for increased need for public services.

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

Applicant/owner plans to install and maintain fire sprinkler system, and private security cameras during and after completion of proposed project.

16. Utilities

a. Circle utilities currently available at the site:

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

(Electricity is available and water is available via Chain Lake Road. A septic system has been approved.)

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.

The project will require electricity, water, septic (or sewer), and natural gas/propane tank.

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 Michael Suschik

Position and Agency/Organization Owner/Builder

Date Submitted: 10/15/2019