



City of Monroe  
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[www.monroewa.gov](http://www.monroewa.gov)

## SEPA ENVIRONMENTAL CHECKLIST

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

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

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

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

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

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

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

***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

**A. BACKGROUND**

1. Name of proposed project, if applicable:

*Garibaldi PRD*

2. Name of applicant:

*Garibaldi Lake, LLC*

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

*Applicant:*

*Melanie Davies*

*Garibaldi Lake, LLC*

*1010 Market Street*

*Kirkland, WA 98033*

*(425) 576-9390*

*mdavies@westcotthomes.com*

*Contact (Agent for Applicant):*

*Matthew J. Hough, PE*

*CPH Consultants*

*11431 Willows Road NE, Suite 120*

*Redmond, WA 98052*

*(425) 285-2390*

*matt@cphconsultants.com*

4. Date checklist prepared:

*December 5, 2018*

5. Agency requesting checklist:

*City of Monroe, Washington*

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

*Site development activities including clearing, grading, and construction of the required private and public infrastructure for the project is proposed to commence immediately upon completion of the land use and final engineering permits which is expected to be late winter or early spring of 2019. Site development is expected to take between 12 and 18 months. Home building will begin upon recording of the final plat, which is expected to be in early 2020. Phasing of this project is not currently anticipated but may be implemented as required to accommodate market conditions.*

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

*No future additions, expansions, or further activity related to or connected with this proposal are planned.*

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

*Critical Areas and Traffic Impact Analysis reports have been prepared for the project and are included with this application. The Critical Areas report includes discussion of the wetland area and stream located in the southeast corner of the site. A geotechnical engineering report will be prepared in support of the final engineering design and permitting of the site development improvements.*

## 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.

*The City of Monroe has a proposed capital roadway project to extend the existing trail on the west side of the Chain Lake Road right-of-way. This public roadway is funded for construction and the City is in the process of acquiring the necessary right-of-way to complete that project. Construction of these trail improvements will affect the property as it fronts Chain Lake Road within the limits of that project. There are no other applications pending for governmental approvals of other proposals directly affecting the properties that are the subject of this application.*

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

1. *SEPA – City of Monroe*
2. *Preliminary Subdivision – City of Monroe*
3. *Planned Residential Development (PRD) – City of Monroe*
4. *Engineering Review (clear, grade, storm drainage, and utilities construction) – City of Monroe*
5. *Tree Harvest Plan – City of Monroe*
6. *Building Permits (retaining walls, storm vaults, residential buildings) – City of Monroe*
7. *General Construction Stormwater Discharge Permit – Washington State Dept. of Ecology*

## 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 project proposes to subdivide and redevelop an assemblage of three (3) residential parcels totaling approximately 13.8 acres into 61 new individual single-family residential lots in accordance with the City's municipal code provisions for a Planned Residential Development (PRD). It includes the construction of new public roadways, storm drainage, and utility infrastructure to support the new residential community. The development of the site will be in general accordance with applicable Public Works standards and City of Monroe Municipal Code (MMD) under its current low density residential (R4) zoning designation. A site plan and other preliminary development plans providing additional information regarding the project proposal accompany this checklist.*

- 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.

*A legal description, site plan, vicinity map, and topographic map of the properties is included in the accompanying Preliminary Subdivision and PRD Application plan set. The subject properties are referenced by the Snohomish County Assessor's office as tax parcel numbers: 2807310020-0800, -1600, and -3900. Street addresses for two of these parcels are 13424 and 13624 Chain Lake Road and the other has no postal address. All parcels are located within the municipal limits of the City of Monroe, Washington. More generally, the properties are located within portions of the northeast and southeast quarters of the northwest quarter of Section 31, Township 28N, Range 7 East, Willamette Meridian in Snohomish County, Washington.*

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

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

*The site has a fairly regular and moderately steep grade from higher elevations in the northwest corner sloping downward toward the south and east boundaries. There is a steeper portion in the very southeast corner of the site that slopes southeast.*

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

*The steepest grade on the site is on the order of 50% and it occurs in the southeasterly portion of the site.*

- 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 on the site are generally characterized as Tokul gravelly medial loam, 0 to 8 and 8 to 15 percent slopes by the Natural Resource Conservation Service (NRCS). A project-specific geotechnical report will be prepared for submittal with final civil engineering plans.*

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

*No indications of unstable soils were observed nor is there a known history of unstable soils existing or in the immediate vicinity of the site.*

- 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 project proposes to clear and grade approximately 12.1 acres of the site to complete the construction of the roadway, storm drainage, and utilities infrastructure and individual lot pads necessary for the single-family residential subdivision. Approximately 33,600 cubic yards (cy) of cut and 45,900 cy of fill for a net 12,300 cy of fill (import) is estimated to be the total earthwork required for the project based on preliminary grading designs. The source of fill is not known at this time, but will come from an approved commercial source.*

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

*Erosion and sedimentation during construction activities is possible, primarily while the re-graded soils are exposed and roadway and utilities infrastructure are being constructed. Localized erosion on the residential lots during home construction is possible. Permanent site improvements, including storm drainage systems and landscaping, installed with the project will make erosion unlikely.*

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

*Approximately 47% ( 6.4 acres) of the site will be covered with impervious surfaces comprised primarily as roadway pavement, sidewalks, driveways, and building roofs.*

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

*The project will implement typical temporary erosion control best management practices (BMPs) including silt fence, catch basin inlet protection, temporary sediment traps and/or ponds, and interceptor collection ditches all in accordance with City clearing, grading, and erosion control standards. In addition, the*

*project will be constructed in accordance with geotechnical engineering recommendations and provisions of an approved storm water pollution prevention plan (SWPPP).*

**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:

*Construction machinery will produce exhaust during site development work. Emissions typical of single-family residential neighborhoods including vehicular exhaust, fire place smoke, etc. are likely with the completed development.*

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

*There are no known sources of off-site emissions or odor that would affect the proposal.*

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

*No measures are planned or are expected to be required to reduce or control emissions from the proposed single-family residential development.*

**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.

*An unclassified stream is located within a Category III wetland located in the southeastern corner of the site. This stream, wetland, and associated critical area buffers are protected in a separate common open space tract. The stream flows to a culvert inlet approximately 50 feet downstream and continues downstream through a series of wetland areas and culverts that discharges into Woods Creek and then the Skykomish River within the Snohomish River Watershed, WRIA 7.*

- 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.

*The standard critical area buffer for the onsite wetland is 165 feet. The regulatory buffer of the stream lies within the area of this wetland buffer.*

*The project will require work within 200 feet of the subject stream and wetland. Work within 200 feet will be conducted with the coordination of a project ecologist and in accordance with applicable City standards.*

- 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 or dredge material will be placed or removed from surface water or wetlands with the project.*

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

*No, the project does not propose 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 project 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 project will not involve any discharge of waste materials to surface waters.*

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.

*No, there will be no withdrawal of ground water from a well for drinking water or other purposes.*

- 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.

*No waste materials are anticipated or proposed to be discharged into the ground.*

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.

*Surface water runoff from the developed site will travel mostly as sheet and shallow concentrated flows over roofs, paved surfaces, lawns, and other landscape areas. These runoff volumes will be collected and conveyed by new public and private storm drainage systems comprised of catch basin inlets and below-grade pipes to an onsite storm water vault in the southeast limits of the site. This detention vault provides both flow control and water quality treatment in accordance with current City of Monroe development standards. Discharge from the vault will be released by flow control structure(s)/riser(s) to either the buffer area of the onsite wetland or to an improved street drainage system at the frontage of Chain Lake Road. These two outfall locations will maintain the existing drainage patterns of the site.*

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

*The proposed single-family residential development is not expected to result in waste material discharge to either ground or surface waters as all infrastructure, including sanitary sewer and storm water systems, will be designed and constructed to City of Monroe development/public works standards.*

- 3) Proposed measures to reduce or controls surface, ground, and runoff water impacts, if any:

*The development of the project will be provided with new public sewer, water, and storm water infrastructure improvements designed and constructed in accordance with City of Monroe development/public works standards. These infrastructure improvements would include extension of existing public sanitary sewer mains, and onsite storm water flow control and water quality treatment facilities.*

**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?

*This development will involve clearing of trees, ground cover, pasture and residential lawn areas to facilitate grading and infrastructure improvements. The mostly forested stream and wetland, and associated buffer areas are expected to remain mostly undeveloped. Project plans include wetland restoration, buffer replacement, and/or offsite mitigation banking credits as necessary.*

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

*There are no listed or endangered plant species known to be on the site.*

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

*Roadway planter strips will be planted with street trees and other vegetative cover consistent with City of Monroe approved planting list. The native tree and vegetative cover within the stream and wetland critical area and buffer will remain undisturbed where feasible and will be placed in a protective tract within the subdivision. The park and recreation areas on the site will be planted consistent with the programmed active and passive uses. Preliminary landscape plans are included with the application materials that accompany this application.*

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

*No noxious weeds or invasive species are known to be on or near the site.*

**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, songbirds**, other:  
mammals: **deer**, , other:  
fish: *N/A*

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

*There are no listed or endangered animal species known to be on the site.*

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

*The site lies within the Pacific Flyway for migratory birds.*

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

*The existing stream and wetland area in the southeast corner of the site is planned to be placed in an open space and critical area tract, this will remain forested and mostly undisturbed to maintain use by wildlife. No other specific measures are proposed or expected to be necessary to preserve or enhance wildlife.*

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

*No invasive animal species are known to be on or near the 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.

*Electricity and/or natural gas will be used by future residents for heating and typical household appliances.*

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

*No, the project will not affect the potential use of solar energy by adjacent properties.*

- 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:

*Building insulation and energy codes will ensure some energy conservation.*

## 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.

*There is no known 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:

*There are no existing hazardous chemicals/conditions known to be located within the project area or in the vicinity that might affect project development and design.*

- 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.

*No toxic or hazardous chemicals are known or expected to be stored, used, or produced.*

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

*Standard residential emergency services such as fire and paramedic will be needed, but no special emergency services would be required.*

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

*Project improvements proposed will be designed in accordance with the specifications of the City of Monroe Public Works standards and Washington State Department of Ecology manual.*

**b. Noise**

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

*Typical residential neighborhood and vehicular noise from established and planned single-family communities in the vicinity of the site will be heard by future home-sites within the project.*

- 4) 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 from construction equipment during allowable City working hours would occur with the project on a short-term basis. Traffic to and from the site during its construction could also be a potential short-term change in noise level. Construction hours and practices shall be in general accordance with the applicable provisions of MMC. Hours of construction will be limited to between 7am and 7pm on weekdays and from 9am to 6pm on*

*weekends. Long-term noise will be limited to typical pedestrian and vehicular activities of a single-family residential neighborhood.*

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

*Construction noise will be limited by City of Monroe working hour restrictions. No additional noise mitigation measures are proposed.*

## 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 currently occupied by three large-lot, single-family residential parcels. Two of these parcels have occupied private homes and the other is mostly cleared pasture with some limited livestock use. The properties immediately west of and adjacent to the site are private single-family lots recently developed to the City's R4 zoning and PRD standards. The size and configuration of these urban lots are similar in size to those of this project proposal. The properties north and south of the site are large-lot single-family residential lots similar to those of the current project site. The adjacent properties have the same R4 zoning as the subject site. The project proposal will not affect the current land uses on nearby 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 non-forest use?

*The project site has not been used as working farmlands or forest lands of long-term commercial significance. There is no portion of the site that will require conversion from farm/forest designation for development.*

- 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, the proposal will not be affected or affect surrounding working farms or forest land.*

- c. Describe any structures on the site.

*Two single-family residential homes, associated detached garages, a barn and riding area and misc. other outbuildings exist on the site.*

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

*Yes, all of the existing structures on the site will be removed with the project.*

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

*The site is current zoning classification of the site is UR9600. An application to rezone the property to an R4 - PRD zoning accompanies and is the subject of this SEPA checklist.*

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

*The current comprehensive plan designation for the property is "Low Density Single-family Residential (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.

*An existing wetland and small stream are located in the southeast limits of the site. The wetland has been classified by the project biologist as a Category III and the stream has not been classified. These existing critical areas have not been identified/classified by the City or County.*

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

*The 61 new single-family residential homes are expected to be owner-occupied. At an average 3 persons per household, 183 people would reside in the project.*

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

*There are two (2) existing residences on the site. An estimated 5 people live in these existing residences that are to be removed, and these people will be displaced to new residences off-site.*

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

*No measures to avoid or reduce displacement of persons are proposed or expected to be necessary.*

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

*The preliminary subdivision and Planned Residential Development (PRD) are proposed consistent with the applicable provisions of its R4, low density single-family residential designation under the City's current zoning and Comprehensive Plan. The project has been*

*designed and will be constructed in accordance with current City of Monroe municipal code and development standards. No special mitigation measures are proposed or expected to be necessary to ensure the proposal is compatible with existing and projected land uses and plans.*

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

*No measures are proposed or expected to be necessary to ensure compatibility with any agricultural or forest land areas. This single-family residential development as proposed is consistent with currently allowed uses and are not incompatible with nearby agricultural and forest lands of long-term commercial significance.*

## 9. Housing

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

*61 new middle-income single-family residential homes will be provided with the project.*

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

*Two middle-income single-family residential units would be eliminated with the project.*

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

*No measures are proposed or expected to be necessary to reduce or control housing impacts from the planned single-family residential development.*

## 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?

*Building heights will conform to the maximum 35-foot building height allowed by City of Monroe municipal code section 18.10.140. The exterior building materials are not yet known, but are expected to be conventional wood, stone, and brick typical of single-family residential structures in the area.*

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

*The proposed single-family residential development will result in alteration of the views from neighboring residential areas from its current sparse forested and pasture areas to cleared and improved residential facilities including roadways, sidewalks, parks, trails, and houses. No views would be obstructed by the project, in part because the site is located at lower elevations on the existing sloped topography.*

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

*No additional measures to reduce or control aesthetic impacts of this single-family residential development other than compliance with any applicable City of Monroe development standards are expected to be necessary.*

## 11. Light and Glare

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

*Neighborhood lighting and vehicle headlights will produce some level of light or glare during non-daylight hours.*

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

*The potential light or glare resulting from the proposed single-family residential development would not be a safety hazard or interfere with views. It would be typical of similar and surrounding residential neighborhoods and consistent with City standards.*

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

*Ambient lighting from adjacent single-family residences, street lights, and vehicle headlights from Chain Lake and local access roads in the vicinity of the site could potentially affect the proposal.*

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

*No additional special measures to reduce or control light and glare impacts are proposed nor are they expected to be necessary. The project will be designed in compliance with PRD lighting standards as provided for in MMC 15.15.*

## 12. Recreation

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

*The City's Comprehensive Plan and recent conversations with City Public Works staff indicate that a public trail will be extended along the west frontage of the site within an expanded Chain Lake Road right-of-way. Rainier View Park is located approximately 1,000 feet south of the site on Chain Lake Road. No other designated or informal recreation opportunities are in the immediate vicinity of the site.*

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

*No, the project will 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 project proposes to dedicate and develop three park and recreation areas within the site. These dedicated recreation and open space areas are contained in the proposed Tracts B, C, and D which total approximately 72,640sf (1.67 acres). These park and recreation tracts will be improved with a variety of active and passive recreation facilities for the residents of the new community. Other open space, landscape, and critical area tracts will be included with the proposed site/community plan for active and passive uses.*

### 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.

*There are no existing buildings and structures on the site that are likely more than 45 years old or are expected to be eligible for listing in national, state, or local preservation registers. The Washington State Department of Archaeology and Historic Preservation (DAHP) online research tool was used to confirm that none of the existing structures on the property are listed for historic preservation.*

- 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.

*There are no known or observed landmarks, features, or other evidence of Native American or historic use or occupation of the site.*

- 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.

*The Washington State Department of Archaeological and Historical Preservation (DAHP) online research tool was used to identify if there were any Historic Property Inventories (HPI) identified on or near the site. No records/findings appeared on or in the near vicinity of the site according to this assessment resource. The City's typical SEPA process includes consultation with outside agencies, including potentially affected Native American tribes, to assess possible impacts to or existence of cultural and historic resources. No additional assessment efforts are proposed or expected to be necessary for this project.*

- 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 specific measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources are expected to be necessary.*

#### 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 site will be served by Chain Lake Road at the east boundary of the site. New public roadways (Roads A, B, and C) will extend west and north into the proposed PRD as shown on the accompanying Preliminary Subdivision and PRD Site Plan.*

- 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, the site is not currently served by public transit. The nearest public transit stop is more than a quarter mile south and east of the site.*

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

*The proposed onsite local access and collector roads will be provided with a width sufficient for parallel parking on one side. Off-street/on-lot parking will also be provided by garages and private driveways for each residential lot. The minimum parking standard for this single-family project is 2 stalls per dwelling unit, and that standard will be exceeded as the site plan is currently proposed.*

- 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).

*A new public street network designed and constructed in general accordance with City standards is planned to serve the site and each of the new homes and to connect to Chain Lake Road. Pavement widening, planter strip, and sidewalk frontage improvements are also planned along Chain Lake road to complete that public roadway connection. These improvements are supported by the project-specific Traffic Impact Analysis (TIA) that accompanies this application.*

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

*No, the project will not use (or occur in the immediate vicinity 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

*The 61 residential dwelling units for the project will result in an estimated 576 average daily vehicular trips (9.44 trips/unit). Of these daily trips, an estimated 45 would occur during the AM Peak Hour period (0.74 trips/unit) and 60 would occur during the PM Peak Hours (0.99 trips/unit) based on ITE Land Use Code 210, Single-family Detached Housing, as reported by the project traffic engineer Gibson Traffic Consultants, Inc. (November 2018). The peak hours for these occurrences are 7 to 9 am and 4 to 6 pm respectively. None of these trip volumes would include commercial trucks.*

*A project-specific Traffic Impact Analysis (TIA) was performed and accompanies this checklist. It includes historical traffic data available from agency resources or previous studies by others as well as current traffic counts collected for this project specifically. Traffic counts were collected at target intersections that were identified by the City in direct coordination with project traffic engineer.*

- 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, the proposal is not expected to interfere with, affect, or be affected by the movement of agricultural and forest products on the roads in the area.*

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

*The proposal includes frontage improvements and the construction of onsite public roads in general accordance with City Public Works standards to facilitate safe vehicular and pedestrian travel for the new residences. Additionally, the project will make payment of traffic impact mitigation fees for 59 new single-family lots as required by the City of Monroe municipal code.*

## 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 increase population within existing fire, police, health care and school service areas with the addition of 59 new single-family residences.*

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

*No special measures to reduce or control direct impacts on public services are necessary. The project will pay public services mitigation fees (e.g., school, park, traffic, etc.) as applicable and provided by current City of Monroe municipal code.*

**16. Utilities**

a. Circle utilities currently available at the site:  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_.

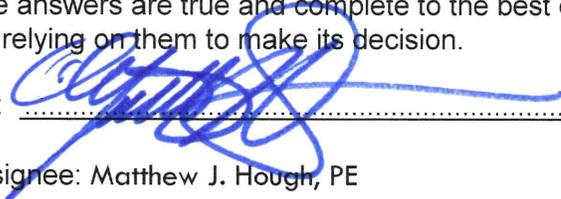
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.

*The public utilities expected to be available and that would require extension in accordance with the applicable purveyor's standards would be:*

- storm drainage, sanitary sewer, and water (**City of Monroe**)
- electrical power (**Snohomish County PUD**)
- communication and cable (**Comcast, Verizon, CenturyLink**)
- natural gas (**Puget Sound Energy**)

**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: Matthew J. Hough, PE

Position and Agency/Organization: President, CPH Consultants, LLC (Agent for Applicant)

Date Submitted: December 5, 2018