TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

ENVIRONMENTAL CHECKLIST
FOR
EAGLEMONT
October 10, 2012

Project No. 2012 042

Purpose of Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21 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 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 an EIS. Answer the 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 questions do 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 designation. Answer these questions if you can. If you have problems, 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 City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

CITY OF MONROE
RECEIVED
OCT 15 2012
COMMUNITY DEVELOPMENT

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply". In addition, complete the SUPPLEMENTAL SHEET FOR NONPROJECT 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:

   EAGLEMONT

2. Name of applicant:

   RAD DEVELOPMENT

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

   Contact:
   Land Resolutions
   3605 Colby Avenue
   Everett, WA 98201
   (425) 258-4438
   Attention: Ry McDuffy

   Applicant:
   RAD DEVELOPMENT
   16531 13TH Ave. W. #A 107
   Lynnwood, WA 98037
   (425) 299-2600
   Craig Pierce

4. Date checklist prepared:

   October 12, 2012

5. Agency requesting checklist:

   City Of Monroe

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

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

Construction is proposed to start in the Summer/Fall of 2013 subject to the permit approval process. The development of this project may occur in up to three phases.

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

Plans for future additions, expansion, or further activity related to or connected with this proposal do not exist at this time; however, certain potential improvements associated with this property could include, but may not be limited to drainage, roadway improvements, water line construction, within the project and along 199th Avenue S.E., 197th Avenue S.E. and Chain Lake Road., as determined by City staff. Logging will occur on the project to clear the home sites and roadways.

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

The following information is included in this application:

- Preliminary Plat – Land Resolutions
- Wetland Report – Wetland Recourses, Inc.
- Drainage Report –SDA Engineers.
  Preliminary Grading – SDA Engineers
  Traffic Report- Gibson Traffic
  Geo Tech – Associated Earth Sciences
  Landscape – Fazio Associates Inc.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the affected geographic area covered by your proposal? If yes, explain.

None

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

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

It is anticipated that the list of required permits/approvals may include: Cut\Fill & Grade Permit, Utility Permit, Right of Way Use Permit, Access Permit, NPDES Permit, HPA, Forest Practice Permit, Preliminary & Final Plat Approval, building permits

11. Give brief, complete description of your proposal, including the proposed uses and 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.

This proposal is for the PRD subdivision of approximately 35.03 acres into 146 single-family lots located at the extension of 199th Avenue S.E. from the Sinclair Height subdivision, Monroe, Washington. The property currently has a single-family residence, which shall removed. The newly created lot sizes average 5,791 square feet. A project description, prepared by the applicant, is included in this application.

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. (Indicate if maps or plans have been submitted as part of a permit application).

The project is located at 13611 197th Avenue S.E.., Monroe, Washington 98272. The proposal is located in Section 31, Township 28 North, Range 7 East, Willamette Meridian.

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 slope of the site generally trends towards the south, predominantly ranging from 0% to 25%.

c. What general types of soils are found on the site (for example: clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Using the United States Department of Agriculture (USDA) Soil Conservation Service (SCS) Clarification System, the following soil type was observed.

- Weathered Vashon Lodgement Till
- Vashon Lodgement Till
- See Associated Earth Sciences Report dated August 8, 2012

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

None.

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

An estimated 135,000 cubic yards of material cut and fill (to be balanced on site) is needed to bring the site grade to the desired elevation. The majority of the on-site material will remain on-site, while additional material (as needed) will be imported from an approved source.

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

During construction, soil erosion may occur but will be minimal due to the gentle site grade within the building envelopes and soil type. On-site construction will utilize Best Management Practices (BMP). Following construction, the erosion potential would decrease drainage is controlled and cleared areas are re-vegetated.

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

Approximately 39.8% of the property will be covered with impervious surfaces from the constructed driveways and buildings following the full development of the property.

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

Temporary measures to control soil erosion include silt fencing, straw bales, mulching, hydroseeding, and/or other Best Management Practices (BMP) that will be utilized to minimize erosion and other impacts to the earth.

2. AIR

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

During construction activities there would be increased exhaust and dust particle emissions to the ambient air. The roofing of homes could also cause objectionable odors. The slight increase in automobiles associated with the development would contribute emissions, typical to automobiles, to the ambient air.

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

No.

c. What are the proposed measures to reduce or control emissions or other impacts to air, if any?

None.

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, and

associated wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

- There is a wetland south of our project within Sinclair Heights Development

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 Roadway, detention pond and bio swales See attached reports

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None. See attached reports.

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

Some Local diversion may occur do to the road construction. This project will not divert nor change the current surface water drainage pattern currently leaving the site.

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

None.

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.

Wastewater will be discharged into the City of Monroe Sewer system. It is not anticipated for any waste materials to discharge to the 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.

None.

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 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.

Through the construction of residences and driveways, the existing runoff pattern would be locally modified. Runoff from the proposal would be generated by building roofs, driving, and other impervious surfaces. For treatment, detention, infiltration or water quality please see the Drainage Report, prepared by SDA Engineering, for additional detail.

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

No.

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

Temporary erosion control devices would be installed during construction. See engineers report for water quality and water runoffs. The moderate permeability rate provides that surface, ground and runoff water impacts will not occur.

4. PLANTS

a. Check or circle types of vegetation found on the site:
__X__ deciduous tree: Alder, Maple, Aspen, Other
__X__ evergreen tree: Fir, Cedar, Pine, Hemlock

__X__shrubs
__X__grass
__X__pasture
_____crop or grain
_____wet soil plants, cattail, buttercup, bulrush, skunk cabbage, other (see enclosed wetland delineation and mitigation report)
_____water plants: water lily, eelgrass, milfoil, other
_____other types of vegetation.

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

Existing vegetation will be removed as necessary for the construction of driving surfaces and building pads. The majority of the building site development area will be cleared.

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

None.

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

Development would reduce existing vegetation. Cleared and graded areas would be revegetated with an approved hydroseed mixture and native species commensurate with the City's requirements.

5. ANIMALS

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

Birds: **hawk**, heron, eagle, **songbirds**, other seagulls
Mammals: **deer**, **bear**, elk, beaver, **rabbit**, other–seal, otter, whale
Fish: bass, salmon, trout, herring, shellfish, other

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

Unknown.

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

Yes. This site is part of the Pacific Northwest Flyway.

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

None.

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar), will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity and natural gas (when available) would be the primary sources of energy for this project, and would be utilized for heating, lighting, and other miscellaneous household purposes.

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.

The inclusion of energy conservation measures would be provided according to the Washington State Energy Code and at the discretion of the builder and future residents.

7. ENVIROMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, including risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? List other proposed measures to reduce or control energy impacts, if any:

No.

1) Describe special emergency services that might be required.

In the event that any special emergency services might be required at the property, law enforcement and fire protection authorities will be required to respond accordingly.

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

None.

b. Noise

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

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

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's noise would come from the site.

Noise levels would be intermittently high throughout construction. Construction would be completed in accordance with the City Of Monroe noise ordnance. Upon the culmination of construction activities, residential activity and traffic noise created by daily vehicular trips would increase ambient noise levels in the vicinity.

3) What are the proposed measures to reduce or control noise impacts, if any?

Standard construction materials would be used in the building of residences. Construction would be completed in accordance with the City Of Monroe's noise ordnance.

8. LAND AND SHORELINE USE

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

Residential to the north, south, east, and west.

b. Has the site been used for agricultural purposes? If so, describe.

No, not to our knowledge.

c. Describe any structures on the site.

Single family house and outbuildings

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

Yes single-family house and outbuildings shall be removed

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

R-4.

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

R-2-5

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

N/A.

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

None

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

146 families (approximately 474 people).

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

None.

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

None.

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

None.

9. HOUSING

a. Approximately how many units would be provided, if any?

146 new middle-income housing units would be constructed

b. Indicate whether high, middle or low-income housing.

Middle-income housing proposed.

c. What are the proposed measures to reduce or control housing impacts?

None.

10. AESTHETICS

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

The tallest height of any structure would be approximately 35 feet or what is allowed by the UBC code. The exterior building materials are expected to consist of wood siding.

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

None.

c. What are the proposed measures to reduce or control aesthetic impacts, if any?

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

11. LIGHT AND GLARE

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

The proposal would produce light from automobile headlights and home lighting, primarily occurring at night.

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. What are the 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?

None. On-site open space shall be provided.

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

No.

c. What are the proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any?

None.

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.

None known.

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

None.

c. What are the proposed measures to reduce or control impacts, if any?

None.

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 development will access through Sinclair Heights via 199th Avenue S.E. and 197th Avenue S.E. from Chain Lake Road. Standard residential road system within the development. Please see the provided Site Plan for additional detail.

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

No. Chain Lake Road approximately ¼ mile from site.

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

Off-street parking would be accommodated in residents' driveways and garages. The project will meet 2 spaces per dwelling, as the project will ultimately provide a minimum of 584 new parking spaces.

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

Yes standard city streets will be constructed to serve this subdivision

e. Will the project 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? If known, indicate when peak volumes would occur.

9.57 daily trips per lot are assumed, which equals 1397 daily trips (146 new SFR * 9.57). See Gibson traffic reports

g. What are proposed measures to reduce or control transportation impacts, if any?

None. Sight Distance and Level of Service is optimal.

15. PUBLIC SERVICES

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The proposal would place a slight increase on the demands for public services; however, these demands can all be addressed from services currently existing within the immediate vicinity.

b. What are proposed measures to reduce or control direct impacts on public services, if any?

None.

16. UTILITIES

a. Circle or underline utilities currently available at the site:

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

Electricity **Natural Gas** **Water** **Refuse Service** **Telephone**
Sanitary Sewer Septic System **Cable TV**

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 that might be needed.

Electricity, telephone, water, sewer and cable utility extensions will occur on-site per construction plan approval.

The following utilities will be providing their services to the proposed project:

- Power Snohomish County PUD No.1
- Telephone Frontier
- Cable Comcast
- Water City of Monroe
- Sewer City of Monroe

C. SIGNATURE

The above answers are true to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Date Submitted: October 12, 2012

2012042

LAND RESOLUTIONS