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CITY OF MONROE

SEPA ENVIRONMENTAL CHECKLIST: EAGLEMONT Div. 8 Short Plat

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:

Please adjust the format of this template as needed. 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:

- **Eaglemont Division 8 Preliminary Short Plat**

2. Name of applicant:

- **MainVue WA LLC**

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

- | | |
|--|--|
| <ul style="list-style-type: none"> • <u>MainVue Homes</u>
Vanessa Normandin, President
121 3rd Avenue
Kirkland, WA 98033
(425) 646-4022 | <ul style="list-style-type: none"> • <u>Barghausen Consulting Engineers</u>
H. George Newman, AICP
18215-72nd Ave. So.
Kent, WA
(425) 251-6222 |
|--|--|

4. Date checklist prepared:

April 18, 2022

5. Agency requesting checklist:

- City of Monroe, Community Development

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

- The 7-lot subdivision will be developed in one phase. It is anticipated that the proposed project will be constructed in early 2023.

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.

Supplemental to this SEPA Checklist are the following technical studies:

- **Preliminary Stormwater Site Plan Report** prepared by Barghausen Consulting Engineers dated April 8, 2022
- **Preliminary Grading and Drainage Plan** prepared by Barghausen Consulting Engineers dated April 12, 2022

- **Geotechnical Engineering Study** prepared by Earth Solutions NW dated January 4, 2022
- **Critical Area Determination Report** prepared by Wetland Resources; Inc. dated December 15, 2021

Each of the above documents is hereby incorporated by reference into this Checklist.

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.

No other pending applications.

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

- | | |
|-------------------------------------|-----------------------------------|
| • Preliminary Short Plat Approval | City of Monroe |
| • SEPA Threshold Determination | City of Monroe |
| • Plat Construction Plan Approval | City of Monroe |
| • Clearing & Grading Permits | City of Monroe |
| • NPDES Permit | Washington State Dept. of Ecology |
| • Public Water Extension Approval | City of Monroe |
| • Sanitary Sewer Extension Approval | City of Monroe |
| • Final Short Plat Approval | City of Monroe |
| • Residential Building Permits | City of Monroe |

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 proposed 7-lot preliminary short plat is an assemblage of 3 parcels with a total area of 1.75 acres located at 13325 191st Avenue SE. Plat construction will include an extension of the 133rd Street SE road stub at the east boundary to 191st Avenue SE at the west boundary creating road connectivity in this developing area. All lots will take access from this new extension of 133rd Street SE. The drainage detention facility will be located in Tract 999 in the southwest corner of the short plat. The short plat will be served by sanitary sewers and public water from the City of Monroe. Adjacent land use consists of urban density single-family residential development.

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.

Environmental Elements

1. Earth

a. General description of the site:

- The site is currently occupied by one single-family residence and associated improvements. Remaining portions of the site consist of grass landscaping areas with scattered trees. The existing topography gently descends from north to south, with about 16 feet of total elevation change across the site.

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other:

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

- Less than 15%.

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.

- NRCS soil survey identifies the underlying soils as Tokul Gravelly Medial Loam, which is common throughout the region and is generally considered to be a glacially consolidated till. This type of soil is typically characterized as a dense "hardpan" soil, with moderate runoff rates and low permeability. For further reference please refer to the Geotechnical Report by Earth Solutions NW LLC, dated January 4, 2022.

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

- Based on the fieldwork performed at the subject site and ESNW's site-specific observations, it is the geotechnical engineer's opinion that the site does not contain geologically hazardous areas recognized by the MMC.

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.

- Grading for this residential development will be required for roads, storm drainage, utility infrastructure, and home sites. A preliminary estimate is that there will be approximately 1,600 cubic yards of cut and 1,200 cubic yards of fill. The ultimate fill quantities will be determined during final engineering. No clearing or grading activity will start until the necessary permits are obtained.

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

- Limited erosion could occur as a result of the initial construction on-site. However, erosion control measures will be utilized during the construction phase to minimize potential erosion impacts. Temporary erosion and sedimentation

control plans will be submitted to and approved by the City of Monroe prior to any clearing or grading activity.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
- Total impervious area is estimated at about 0.95 acres (41,380 SF or 54% of the total site).
 - Roads and Sidewalks: 17,420 SF (0.40 AC)
 - Lots (50% coverage): 23,960 SF (0.55 AC)
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
- A temporary erosion and sedimentation control plan, designed in accordance with City of Monroe standards, will be employed during the construction phase of this project. Said plan will be prepared in conjunction with the recommendations of the geotechnical report.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
- During project construction, heavy equipment operation and workers' vehicles would generate exhaust emissions into the immediate vicinity. Construction activity on the site could also stir up exposed soils and generate dust and particulate matter into the local air. The completed project would result in a minor increase in the amount of emission-related pollutants in the local air from project related traffic.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
- There are no known off-site sources of emissions or odors that are likely to impact this project.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
- Watering of the site as necessary during the construction phase of the project will help control dust and other particulates.

3. Water

- a. Surface Water:
- 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.

- No wetlands or streams were identified. Please refer to the Critical Area Determination Report prepared by Wetland Resources, Inc. dated December 15, 2021.

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.

- No.

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.

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

- No.

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

- No.

Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

- The short plat with 8 new homes will have new impervious surfaces including a paved road, sidewalks, driveways, and roof areas. A conveyance system consisting of catch basins and storm pipes will be constructed in the roadways to collect drainage from impervious surfaces and lots, then routed to a drainage detention facility which will have a StormFilter for water quality.

b. Ground Water:

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.

- The proposed development will be served by public water from the City of Monroe. Therefore, no ground water will be withdrawn via wells to serve future residences.

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. The proposed development includes the extension of public sewer and water to the subject site. Therefore, this proposal is not expected to add any discharge from septic tanks or other sources into the ground. The existing drainfield system will be decommissioned in accordance with Snohomish Health District standards.

c. Water runoff (including stormwater):

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 entire site lies within a single drainage basin, with the topography falling moderately to the south. Surface runoff can generally be expected to follow the existing topography, and discharge overland toward the south. Surface runoff from the developed project site will be collected via an underground pipe network and routed to the detention vault located at the southwest corner of the site. After detention in Tract 999, runoff will be treated by a StormFilter vault located immediately downstream of the detention vault. Runoff will be conveyed south through a storm line extension and discharge into the existing ditch along the east side of 191st Avenue SE. Site drainage designs are based on the 2012 Stormwater Management Manual for Western Washington (2014 SWMMWW), as Amended in December 2014. Please refer to Section 5.5 of this Stormwater Site Plan for further details regarding the drainage facility design.

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

- Due to the native soil condition being glacially consolidated till, infiltration is not feasible therefore Low Impact Development (LID) requirements become impractical for the site. The developer has opted not to meet the LID Performance Standard for Flow Control; therefore, the project will be providing the individual lot BMPs. All soil in the lawn and landscaped areas for the site will be amended to meet the Post-Construction Soil Quality and Depth requirement. Each individual lot will have a perforated stub-out connection for rooftops.

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

- The existing site topography slopes south at a moderate grade. Surface runoff can generally be expected to follow existing ground topography and discharge towards the south. Runoff from the existing site is collected by the conveyance

system within the Eaglemont 4 Plat to the south and is eventually routed to the south along 191st Avenue SE. The project proposes to collect surface runoff and provide flow control via a detention vault located near the southwest corner of the site. Runoff will then be conveyed through a proposed storm line extension along 191st Avenue SE and discharged into the existing ditch located on the east side of the road. Runoff along this ditch eventually converges with the outlet system of the Eaglemont 4 plat.

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

Flow Control for the site is provided by a detention vault which is sized by matching Developed discharge durations to forested durations for the range of pre-developed discharge rates from 50 percent of the two-year peak flow up to the full 50-year peak flow, as required by the 2014 SWMMWW. See Stormwater Site Plan Report prepared by Barghausen Consulting Engineers updated April 8, 2022.

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

- Dominant vegetation on the subject property is mostly formal landscaping and lawn with the exception of along its boundaries where native vegetation and Himalayan blackberry are present. These areas are dominated by big-leaf maple, western red cedar, red alder, black locust, Himalayan blackberry, Osoberry, and salmonberry, and bracken fern.

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

- Due to the grading required for roads, ADA landings and lot pads, most of the site will be cleared and graded.

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

- None known.

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

- The ultimate development of new single-family residences will provide new landscaping including such features as lawns, shrubs and ornamental trees. Please refer to the preliminary landscape, street tree and irrigation plan on Sheets 7-8 in the preliminary plat set.

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

- None known.

5. **Animals**

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other: mammals: deer, bear, elk,
beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

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

- None known.

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

- Not to our knowledge.

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

- Landscaping per landscape plan.

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

- None known.

6. **Energy and Natural Resources**

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

- Electric and/or natural gas will be used to meet the primary energy needs of the new homes.

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 homes will be constructed to meet current adopted local, state, and international building codes to ensure compliance with energy conservation standards.

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.

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

- None known.

Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

- None known.

Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

- None projected during construction and ultimate residential use of the property.

Describe special emergency services that might be required.

- No special emergency services associated with a single family residential neighborhood. Standard fire or medical emergency response provided by Monroe Fire District No. 3.

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

- State regulations regarding safety and the handling of hazardous materials would be enforced during the construction process. Equipment refueling areas would be located in areas where a spill could be quickly contained, and where the risks of the hazardous material entering surface water are minimized.

b. Noise

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

- The surrounding land use and immediate vicinity is a medium-density urban/suburban residential neighborhood, occupied and under development which would minimally affect the subject property on a routine basis.

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.

- Construction activities on the site would temporarily increase the peak on-site noise levels. All construction would be during the City of Monroe's approved hours of operation. The completed project would result in a slight increase in ambient noise levels in the vicinity.

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

- Construction activity will be limited to hours as specified by the City of Monroe, which will help to mitigate the impacts of potential construction noise.

8. Land and Shoreline Use

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

- The subject property is on the west perimeter of a growing single family residential community. To the northeast is the 36-lot plat of Skyview Ridge and the 6-lot plat of Eaglemont 6. Directly to the east and southeast is the 65-lot plat of Eaglemont 4B. It is within Eaglemont 4B that 133rd Street SE stubs to the east boundary of the short plat property. This public road will be extended to 191st Avenue SE through this short subdivision. To the west, on the opposite side of 91st Avenue SE is a lower density residential area.

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?

- Not to our knowledge.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

- No.

c. Describe any structures on the site.

- An existing house and shed.

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

- Yes. The existing house and shed will 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?

- The current City Comprehensive Plan land use designation is Low Density SFR (Single Family Residential).

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

- Not within a designated shoreline environment. Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

- No. Please refer to Critical Area Determination prepared by Wetland Resources, Inc. dated December 15, 2021.

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

- Using the average number of persons per housing unit type listed in 20.10.070 MMC, approximately 2.7 persons would live in each of the new 7 homes. It is estimated that an additional 19 persons would reside in the built-out community.

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

- The existing single family residence will be removed. At 2.7 persons per household, approximately 3 persons would be displaced. However, with the creation of 8 new units, housing for an approximately 22 persons would be provided.

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

- Provision of 7 new market rate, single family housing units.

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

- Proposed compatible densities. Landscaping per landscape plan.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
- Not applicable.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
- Seven market-priced, single-family units will be constructed in this new community.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
- The existing single family residence will be removed.
- c. Proposed measures to reduce or control housing impacts, if any:
- The project will provide needed detached single-family housing to a diminishing residential inventory in Monroe and Snohomish County.

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?
- Maximum building height will be limited to 35 feet as specified in the R-4 zoning requirements. Exterior building materials will be wood, stone or composites.
- b. What views in the immediate vicinity would be altered or obstructed?
- Development of the site would change the visual character of the site for the nearest existing residences from that of a semi-wooded suburban area to that of a planned medium density single-family residential development.
- e. Proposed measures to reduce or control aesthetic impacts, if any:
- The layout of the subdivision conforms to the City of Monroe's preliminary plat and PRD requirements. The design and variety of the MainVue homes will also add an aesthetic appeal to this community.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
- The completed project will generate limited light and glare typically associated with residential development (i.e., security and/or street lighting).
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
- None known.
- c. What existing off-site sources of light or glare may affect your proposal?
- None known.
- d. Proposed measures to reduce or control light and glare impacts, if any:
- Landscaping as proposed in the Preliminary Landscape Plan

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
- Rainier View Park is located 0.8 miles to the south.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
- The project would not displace any existing recreational uses.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

What are we showing on the site plan?

- Tract 999 will contain an underground detention vault which will be covered by topsoil and lawn as proposed in the preliminary landscape plan. This will create 4,457 SF of passive open space at the entry from 192st Avenue SE.
- In addition, park impact fees are required by 3.52.070 MMC. Currently for detached single family housing, the park impact mitigation fee is \$2,479.00 per unit.

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.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
- None known.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
- Snohomish County Cultural Resource Inventory associated with the AMANDA permit system database.
- 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.
- If any other historic or cultural evidence was encountered during construction or installation of improvements, an archaeologist/historian would be engaged to investigate, evaluate and/or move or curate such resources as appropriate.

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.
- The existing house currently has driveway access to 191st Avenue SE. With the public road stub abutting the proposed short plat at the east property boundary, it will be extended through the property to 191st Avenue SE and provide access to all 8 lots plus providing road system connectivity.
- 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, not in close proximity. Approximately a half mile away.
- 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 project will provide at least two off-street parking spaces per residential unit in the garage with additional two guest off-street parking spaces in the driveway. The proposed project will not eliminate any parking spaces.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

- The new 131st Street SE road extension with 5-foot sidewalk and 6-foot planting strip sidewalks on both sides for pedestrian connectivity, will be dedicated as public right-of-way with acceptance and recording of the final short plat.
- 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?
- The 7 new units (with credit for the existing house) are anticipated to generate approximately 66 net new vehicular weekday daily trips with 5.25 trips occurring during the weekday AM peak hour and 7 occurring during the weekday PM peak hour.
- 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:
- Traffic impact mitigation fees will be required by the City of Monroe.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
- The completed project would result in a slight increase in need for police and fire protection, as well as emergency medical service. Also, a slight increase in school enrollment will result from this proposal.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
- School impact mitigation fees for Monroe School District No. 103 are currently \$3,803 per single family unit and are required to be paid at the building permit stage (3.50.100 MMC). The project will be designed and constructed with adequate water pressure, properly located fire hydrants, and a new public road with two access points to allow adequate access and turn-around for aid, fire, and police protection vehicles. The project will also generate real estate excise tax at point of sale and annual property taxes to help pay for public services.

16. Utilities

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

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.

- Sanitary Sewer: City of Monroe
- Water: City of Monroe
- Electricity: P.U.D. No. 1 of Snohomish County
- Natural Gas: Puget Sound Energy
- Fire Protection: Fire Protection District #7

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: H. George Newman, AICP Applicant's Agent

Position and Agency/Organization: Sr. Project Manager, Barghausen Consulting Engineers

Date Submitted: April 18, 2022