



ENVIRONMENTAL CHECKLIST

Cooper Ridge Preliminary Plat
19785 17th Street SE
Monroe, Washington

Parcel No. 28073100203800

Prepared for:
Prospect Development, LLC
2913 5th Avenue NE, Suite 201
Puyallup, WA 98372

June 9, 2021

Our Job No. 21609



SEPA ENVIRONMENTAL CHECKLIST

A.1 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.

A.2 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.

A.3 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.

A.4 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.

B. BACKGROUND

1. Name of proposed project: **Cooper Ridge Preliminary Plat**
2. Name of Applicant: **Prospect Development, LLC**
3. Address and phone number of applicant and contact person:
Justin Holland, 2913 5th Avenue NE, Suite 201, Puyallup, WA 98372
4. Agent: **Cara Visintainer - Barghausen Consulting Engineers, 18215 72nd Avenue South, Kent, WA 98032**
5. Location of Project: **19785 137th Street SE, Monroe, Washington**
6. Tax Parcel: **28073100203800**
7. Date checklist prepared: **June 9, 2021**
8. Agency requesting checklist: **City of Monroe, Washington**
9. Proposed timing or schedule:
Preliminary Plat Approval – Winter 2021
Site Development Approval– Spring / Summer 2022
Construction Completion and Final Plat – Spring 2023
10. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No, there are no further plans for expansion or additions.
11. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
 - **Preliminary Stormwater Report, prepared by Barghausen Consulting Engineers, dated June 9, 2021**
 - **Preliminary Grading and Drainage Plan, prepared by Barghausen Consulting Engineers, dated June 9, 2021**
 - **Traffic Impact Analysis, prepared by Gibson Traffic Consultants, dated May 2021**
 - **Geotechnical Engineering Study, prepared by Earth Solutions NW, dated April 2021**
 - **Wetland and Fish and Wildlife Assessment Report prepared by Soundview Consultants, dated June 2021.**

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

There are no other pending governmental approvals affecting the subject property.

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

SEPA Determination, Preliminary Plat Approval, Construction Permit Approval, and Final Plat Approval.

14. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site.

The applicant proposes to subdivide approximately 8.35-acres of R4 zoned land into 33 single family lots through the preliminary subdivision process in the City of Monroe. The project will incorporate public roads, utilities, stormwater mitigation, open spaces, and landscaping. Public water and sanitary sewer will be provided by the City of Monroe Public Works.

15. Location of the proposal.

To access the subject site from I-5 North, take Washington- 522 East from the Bothell area and take the US-2 East exit after 5.6 miles. After 0.4 mile, turn left onto 195th Avenue Southeast/Chain Lake Road. Continue for 0.9 mile—straight through the traffic circle—and turn left onto Rainier View Road Southeast. Proceed for 280 feet and turn right onto 199th Avenue Southeast. After 0.2 mile, turn left onto 137th Street Southeast, where the subject property will be located at the end of the public roadway.

C. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

Rolling— 8% to 15%

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

The steepest slope on the site is approximately 15 percent and occurs over most of the existing 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.

The Official Soil Survey of Snohomish County identifies this site has having Tokul gravelly medial loam soils. Glacial till soils were confirmed onsite by the geotechnical evaluation of the property prepared by Earth Consultants, Inc.

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

None identified. The geotechnical engineering study evaluated onsite soils and determined that the onsite soils are stable.

- 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.
Approximately 34,500 cubic yards of cut and 22,500 cubic yards of fill will be required to accomplish the final elevations within the project. The applicant intends to balance earthwork to the greatest extent feasible.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Upon removal of vegetation, exposed soils will be susceptible to erosion; however, by implementing normal required erosion control measures pursuant to City of Monroe regulations, the applicant will mitigate all potential erosion during and after construction.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 60 percent of the site will be covered with impervious surfaces after completion as allowed by the City of Monroe Municipal Code. This area includes the proposed public roadway prism, driveways and building surfaces within the site boundary.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
As required, the applicant will provide temporary erosion control facilities and Best Management Practices (BMPs) during and after construction, to mitigate the potential for erosion.

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.
Increased dust and exhaust from construction equipment during land clearing and infrastructure installation is expected. Those types of emissions are expected to be short-term.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
The site is surrounded by residential development with emissions from fireplaces and vehicles. These emissions are typical of urban communities will not have any impact on the proposal.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Unwanted dust particulate can be controlled, to a certain extent, by the application of water before and during construction activities. All vehicles will be operated in accordance with regulations established by the State of Washington Department of Ecology (DOE). There are no measures proposed to control emissions as a result of vehicles using the site after construction.

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 offsite Wetland 'E' is located approximately 250-feet to the south of the site. The existing wetland was previously identified in 2004 as a Category IV wetland with a 35-foot buffer.

- 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 project will require work within Rainier View Road, which is adjacent to, or within 200-feet, of the offsite wetland.

- 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 amount of fill or dredge will be placed or removed from surface waters or wetlands adjacent to the site.

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

No, the project does not include any surface water withdrawals or diversions.

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

The project is not located within any 100-year floodplain.

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

No, the proposal does not include discharges of waste materials to any existing surface water.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

There will be no groundwater withdrawals, but stormwater will be discharged to the ground water table.

- 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.

The proposal does not include discharges of waste materials to 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.

The primary source of runoff will be from stormwater. Minimal water runoff is anticipated to occur due to landscape watering and other maintenance activities. The proposed stormwater conveyance system will be designed to collect and convey stormwater runoff from within the project, convey it to the proposed stormwater facilities for water quality treatment and flow control in accordance with the City of Monroe Standards. All stormwater runoff will discharge at the natural location as in the existing condition.

2) Could waste materials enter ground or surface waters? If so, generally describe.
To our knowledge, there are no known sources of contaminants associated with this proposal.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
The proposed stormwater design will maintain natural drainage patterns per City of Monroe requirements.

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

The proposed project will collect surface water runoff with the use of an enclosed storm drainage system, which will convey runoff to a combined detention and water quality wetvault for stormwater treatment and detention, then discharge in the natural discharge location.

4. *Plants*

a. Check the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

Existing trees and vegetation will be removed within the proposed clearing limits for the development.

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

To our knowledge, there are no threatened or endangered plant species on or near the site.

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

Landscaping will incorporate native plant species in accordance with City of Monroe Municipal Code.

- e. List all noxious weeds and invasive species known to be on or near the site.
None identified.

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: **Crow, songbirds**

mammals: **None**

fish: **None**

- b. List any threatened and endangered species known to be on or near the site.
None

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

All of Western Washington is within the Pacific Flyway for migratory birds.

- d. Proposed measures to preserve or enhance wildlife, if any:
None identified.

- e. List any invasive animal species known to be on or near the site.
None identified.

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.

The primary energy source required to meet the energy needs of the proposed project is electricity. Sufficient amounts of which would be used to maintain a comfortable lifestyle and environment. The electricity would be used to for heating and lighting purposes.

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

No, not to our knowledge.

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

The proposed homes will utilize energy efficient materials based on current industry standards for homebuilding. All future homes will be designed in accordance with the Washington State Energy Code.

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.

The project will not result in any environmental health hazards.

- 1) Describe any known or possible contamination at the site from present or past uses.
No known possible contamination at the site from present or past uses.
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
There are no known hazardous chemicals/conditions that might affect the 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.
During construction, typical materials for construction oil, petroleum or grease may be used and stored on-site and properly disposed of in accordance with the required stormwater pollution prevention plan. No chemicals will be produced.
- 4) Describe special emergency services that might be required.
No special emergency services will be required for the project.
- 5) Proposed measures to reduce or control environmental health hazards, if any:
All construction will be in accordance with applicable laws including OSHA safety regulations for machinery and proper storage, care, and handling of any hazardous materials during construction.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Noise exists from the existing neighboring residential dwellings and the adjacent roadways. However, it is not anticipated that the noise will adversely impact the proposed project.
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
During the short-term, construction activity at the project site will vary as the construction progresses and create short-term daytime impacts to noise levels from the operation of heavy equipment and truck traffic as well as from construction tools. Noise associated with construction operations on the site will

occur roughly between the hours of 7:00 a.m. to 8:00 p.m., Monday through Friday.

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

All equipment and construction operations will comply with applicable City of Monroe noise ordinances and construction times.

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.

Current use of the site is a residential dwelling.

North: Residential properties

East: Residential properties

West: Park and Open Space

South: Residential properties

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

To our knowledge the project site has not been used as working farmlands or working forestlands.

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:

To our knowledge, the adjacent parcels are not currently used for agriculture or forestry.

c. Describe any structures on the site.

The site currently contains a residential structure and associated outbuildings.

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

Yes, all existing structures will be demolished for the proposed development.

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

Community Business – R4

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

Low Density SFR

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

The project site is not in an area designated as a shoreline.

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

None identified.

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

The project will provide 33 lots and housing for approximately 99 residents.

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

Approximately three.

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

None are proposed. The project will increase middle income housing opportunities in City of Monroe, consistent with the City's comprehensive plan.

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

The proposed single-family project is adjacent to other similar single family residential uses.

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

To our knowledge, the adjacent parcels are not used for agricultural or forest lands.

9. Housing

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

It is assumed the market rate housing units will be in the middle-income range.

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

One – Middle income

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

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?

Maximum proposed building height is 35 feet.

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

No views in the immediate vicinity would be altered or obstructed.

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

The proposed project will include architecturally compatible homes. After home construction, the grounds will contain landscaping. The interior public roadway will be built to City of Monroe Road Standards.

11. Light and Glare

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

Light and glare will result from reflective surfaces, exterior building lights, and

streetlights. Interior lighting may be noticeable. The occurrence of light impacts is anticipated from dusk to dawn.

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

It is highly unlikely that glare or light from the project site will interfere with views or affect wildlife. Streetlights and other outdoor lighting are intended to promote safety rather than create a safety hazard.

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

Off-site sources of light or glare that may be noticeable would be the result from reflective surfaces, exterior building lights, streetlights, and interior lighting from the surrounding properties. The occurrence of light impacts is anticipated from dusk to dawn and are not anticipated to affect the project.

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

The exterior building lights and streetlights will be of low intensity, typically used for safety and security purpose.

12. Recreation

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

There are several designated and informal recreational opportunities that are in the immediate vicinity of the proposed site. Some of these opportunities include Rainier View, Evergreen Equestrian Park, Evergreen Speedway, Emerald City Athletics, Al Borlin Park, and Lake Tye Park.

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

No, the project will not displace any recreational opportunities.

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

Passive and active recreation space will be provided within the project site, which include an open space with passive and active recreation 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? If so, specifically describe.

To our knowledge, there are none.

- 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.

To our knowledge, there are none.

- 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.

No formal studies have been conducted to assess cultural or historic resources associated with the site.

- 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.

There are no measures proposed to reduce or control impacts. However, if objects are unearthed during site work that may be culturally significant, the Washington State Office of Archaeology and Historic Preservation will be notified.

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 project site will be accessed from Interstate 5, State Route 405, SR 522, US-2, Rainier View Road, and 137th Street Southeast.

- 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?

Not directly. A review of the Community transit regional bus schedule indicates that transit service is provided within 1-mile of the site. The nearest bus stop is located at Chain Lake Road and US-2.

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

The project will provide a minimum of two onsite parking spaces within the garages and 2 parking spaces in each driveway totaling 132 off-street parking spaces. In addition, onsite street parking will be allowed on one side of the new public roadway.

- 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).

Approximately 1400 linear feet of new public roadways are proposed within the project site. No additional offsite road improvements are required.

- 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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

It is estimated the project will generate approximately 302 average daily trips with approximately 24 AM peak-hour trips and 32 PM peak-hour trips.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

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

The proposed measure to offset any transportation impacts will be the payment of traffic Mitigation fees to the City of Monroe.

15. Public Services

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

Yes. Whenever a residential development is constructed, the need for public services, such as police and fire protection, increases. Monroe School District 103, Monroe Police Department, and Snohomish County Fire District 07 serve the site.

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

Impacts will be controlled by the increase in tax base and tax assessments paid to the public services as well as impact fees.

16. Utilities

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

Adjacent to the site are electricity, gas, water, stormwater, refuse service, telephone, and sanitary sewer.

- 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 proposed project anticipates using the following utilities:

Electricity, water, sanitary sewer, refuse service, gas, telephone/cable/internet, and stormwater.

D. 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: Cara Visintainer

Name of signee Cara Visintainer

Position and Agency/Organization Senior Project Engineer, Barghausen Consulting Engineers

Date Submitted: 6/9/21