

STATE OF WASHINGTON ENVIRONMENTAL POLICY ACT  
ENVIRONMENTAL CHECKLIST

**A. BACKGROUND**

1. Name of proposed project, if applicable:

*HENRIQUEZ 5-LOT SHORT PLAT*

2. Name of applicant:

*ARCELIA & RAMON HENRIQUEZ*

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

*ARCELIA HENRIQUEZ  
17267 149TH PLACE SE  
MONROE, WA 98272  
425 268-2263*

4. Date checklist prepared:

*MARCH 21, 2024*

5. Agency requesting the checklist:

*CITY OF MONROE PLANNING & COMMUNITY DEVELOPMENT*

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

*CONSTRUCTION OF NEW HOMES UPON SHORT PLAT APPROVAL. BECAUSE THERE ARE TWO EXISTING LOTS, IT IS CONCEIVABLE THAT TWO HOMES COULD BE STARTED PRIOR TO FINAL PLAT APPROVAL.*

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.

*A GEOTECHNICAL REPORT WAS PREPARED FOR THE SITE THAT ADDRESSED STORMWATER MITIGATION, STRUCTURAL REQUIREMENTS, ETC.*

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

*NO.*

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

*PRELIMINARY & FINAL PLAT APPROVAL*

*BUILDING PERMITS*

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.)

*DEVELOP THE TWO PARCELS INTO A 5-LOT SHORT PLAT.*

*THE EXISTING PRIVATE DRIVE WILL BE IMPROVED WITH AN ASPHALT OVERLAY, PLUS NEW CURBS/SIDEWALKS.*

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.

*149<sup>TH</sup> PLACE SE, MONROE, WA*

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

- a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other.  
*THE SITE IS ESSENTIALLY FLAT.*
- b. What is the steepest slope on the site (approximate percent slope)?  
*0 - 4%*
- 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 prime farmland.  
*NEAR-SURFACE SOILS TEND TO BE MEDIUM SANDS WITH VARYING DEGREES OF SILT AND COMPACTION.*
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.  
*NO*
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.  
*Cut Volume ..... 750 CY*  
*Fill Volume ..... 500 CT*
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
*MINOR LOCALIZED EROSION MAY OCCUR WITHIN EXCAVATIONS.*
- G. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
*RESIDENTIAL LOTS .....50% MAX IMPERVIOUS COVERAGE*  
*PRIVATE ROADWAY TRACT..... 74%*

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

*TYPICAL EROSION CONTROL MEASURES WILL APPLY.*

*PLEASE REFER TO THE STORMWATER POLLUTION PREVENTION PLAN AND THE CIVIL DESIGN DOCUMENTS.*

## **2. Air**

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

*MINOR DUST AND EQUIPMENT EXHAUST FROM CONSTRUCTION VEHICLES DURING CONSTRUCTION.*

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

*NO*

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

*COVERING THE SITE WITH STRAW, PLASTIC, ETC. AND WATERING THE SITE TO REDUCE DUST, AS NEEDED.*

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

*A DRAINAGE CANAL IS LOCATED IMMEDIATELY NORTH OF THE SITE. OWNED BY THE CITY OF MONROE, THIS CONVEYS RUNOFF FROM THIS AREA TO LAKE TYE TO THE WEST.*

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.

*A STORM DRAIN LINE WILL DISCHARGE RUNOFF FROM THE CUL-DE-SAC DIRECTLY INTO THIS CANAL. ALSO, RUNOFF FROM THE WESTERN PORTION OF THE PRIVATE ROADWAY WILL DISCHARGE TO THE STORM SYSTEM IN 171<sup>ST</sup> AVENUE SE, WHICH IS CONNECTED TO THE DRAINAGE CANAL.*

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.*

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

*NO.*

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

*NO*

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

*NO*

b. Ground

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

*ROOF RUNOFF WILL BE ROUTED TO INFILTRATION TRENCHES.*

- 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 Run-off (including storm water)

- 1) Describe the source of run-off (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.

*STORMWATER RUNOFF WILL BE GENERATED FROM THE EXISTING ROADWAY, THE NEW SIDEWALK ALONG 149<sup>TH</sup> PLACE SE, DRIVEWAYS/WALKWAYS AND ROOFS.*

*THE EXISTING SITE IS LANDSCAPED WITH TREES, SHRUBS AND GRASS, WHICH WILL BE WHAT THE PROPOSED LOTS WILL BE, AS WELL.*

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

*UNLIKELY. ACCIDENTAL SPILLS OF CHEMICALS (e.g.; GASOLINE SPILLS WHILE FILLING A LAWN MOWER) MAY OCCUR FROM RESIDENTIAL USES OF THE SITE.*

- d. Proposed measures to reduce or control surface, ground, and run-off water impacts, if any:

*NONE.*

4. Plants

- a. Check or circle the types of vegetation found on the site.

*Deciduous Trees:*

- Alder  
 Cottonwood  
 Maple  
 Other:

*Evergreen Trees:*

- Cedar  
 Fir  
 Pine

*Other Upland Plants*

- Shrubs  
 Grass  
 Pasture  
 Crop or Grain

*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?

*LAWN AREAS WILL BE DISTURBED/REMOVED TO MAKE WAY FOR NEW SIDEWALK, HOMES, ETC.*

- c. List threatened or 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:  
*LANDSCAPING TYPICAL OF THE NEIGHBORHOOD WILL BE PLANTED AFTER THE NEW HOMES ARE CONSTRUCTED.*

## **5. Animals**

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:  
*Birds: SPECIES TYPICAL OF THE PACIFIC NORTHWEST*  
*Mammals: SPECIES TYPICAL OF THE PACIFIC NORTHWEST*  
*Fish: NONE.*
- b. List any threatened or endangered species known to be on or near the site.  
*NONE KNOWN*
- c. Is the site part of a migration route? If so, explain.  
*THIS AREA IS PART OF THE LARGER PACIFIC FLYWAY.*
- d. Proposed measures to preserve or enhance wildlife, if any:  
*NO SPECIFIC MEASURES KNOWN AT THIS TIME. WILL LEFT TO INDIVIDUAL HOME OWNERS TO DECIDE.*

## **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, GAS, PHONE, CABLE, INTERNET, ETC.*
- 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:  
*NEW HOMES WILL MEET THE UNIFORM 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.  
*NONE KNOWN*
- 1) Describe special emergency services that might be required.  
*SERVICES CONSISTENT WITH URBAN RESIDENTIAL DEVELOPMENT*
- 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 LEVELS TYPICAL OF URBAN RESIDENTIAL AREAS*

- 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.

*NOISE LEVELS TYPICAL OF URBAN RESIDENTIAL AREAS*

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

*NONE*

**8. Land and Shoreline Use**

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

*MEDIUM DENSITY URBAN RESIDENTIAL*

- b. Has the site been used for agriculture? If so, describe.

*UNKNOWN.*

- c. Describe any structures on the site.

*THERE ARE FOUR STRUCTURES: TWO RESIDENCES AND TWO OUTBUILDINGS*

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

*ALL STRUCTURES WILL BE REMOVED*

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

*R4*

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

*MEDIUM DENSITY URBAN RESIDENTIAL*

- 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 an "environmentally sensitive" area? If so, specify.

*NO*

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

*FIVE NEW HOMES WILL BE BUILT.*

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

*RESIDENTS IN TWO HOMES*

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

*THE PROPOSAL INCREASES RESIDENTIAL INVENTORY*

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

*THE PROPOSAL MEETS ALL CODE REQUIREMENTS*

## **9. Housing**

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

*FIVE NEW HOMES WILL BE BUILT*

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

*TWO EXISTING HOMES WILL BE REMOVED.*

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

*THE PROPOSAL INCREASES RESIDENTIAL INVENTORY*

## **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?

*35 FOOT MAXIMUM HEIGHT PER CITY CODE.*

*HOMES WILL BE TYPICAL OF THOSE FOUND IN THE NEIGHBORHOOD*

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

*NONE*

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

*NONE*

## **11. Light and Glare**

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

*LIGHTING TYPICAL OF URBAN RESIDENTIAL DEVELOPMENT*

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

*NOT LIKELY*

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

*NONE.*

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

*NONE.*

## **12. Recreation**

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

*THE CITY AND COUNTY HAVE NUMEROUS PUBLIC PARKS AND OTHER RECREATIONAL AREAS, INCLUDING A PEDESTRIAL TRAIL IMMEDIATELY NORTH OF THE SITE*

- b. Would the proposed project displace any existing recreational uses? If so, describe.  
*NO*
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any?  
*N/A*

### **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.  
*NO*
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.  
*NONE KNOWN*
- c. 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 SITE IS SERVED BY 149<sup>TH</sup> PLACE SE (PRIVATE) WHICH IS CONNECTED TO 171<sup>ST</sup> AVENUE SE.*
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
*SNOHOMISH COUNTY COMMUNITY TRANSIT SERVES MONROE WITH ROUTE #279 ON HIGHWAY 2.  
DIAL-A-RIDE IS AVAILABLE WITHIN THE CITY LIMITS.*
- c. How many parking spaces would the completed project have? How many would the project eliminate?  
*2-3 PER LOT. NO ON-STREET PARKING IS PROPOSED ALONG 149<sup>TH</sup> PLACE SE, PER CITY.*
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).  
*THE EXISTING 149<sup>TH</sup> PLACE SE ROADWAY WILL BE OVERLAID WITH ADDITIONAL ASPHALT DEPTH TO MEET STRUCTURAL DEMANDS FOR EMERGENCY VEHICLES.*
- 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.  
*ASSUME 10 VEHICLE TRIPS PER DAY PER LOT*
- g. Proposed measures to reduce or control transportation impacts, if any:  
*NONE*

**15. Public Services**

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

*INCREASED NEED BASED ON ADDITION OF THREE (NET) NEW HOMES.*

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

*PROPERTY TAXES HELP PAY FOR EMERGENCY SERVICES*

**16. Utilities**

- a. Check utilities currently available at the site:

*Electricity*

*Natural Ga*

*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.

*ALL UTILITIES LISTED ABOVE ARE CURRENTLY AVAILABLE ON SITE AND WILL BE EXTENDED TO THE NEW HOMES.*

**C. SIGNATURES**

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

Signature:



DAVID A. LERVIK (for Arcelia Henriquez)

Date Submitted: 22 MARCH 2024