



SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

[Find help answering background questions²](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)

1. Name of proposed project, if applicable:

Monroe 30

2. Name of applicant:

South Lake Ridge, LLC

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

10515 20th St SE, STE 202, Lake Stevens, WA 98258

Contact: Ryan C. Larsen

4. Date checklist prepared:

July 1, 2025

5. Agency requesting checklist:

City of Monroe

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

- Apply for preliminary subdivision / planned residential development approval – Summer 2025
- Complete Land Use Approvals – Winter 2026
- Complete Engineering Approvals – Winter 2026
- Begin clear and grade in – Spring 2026
- Complete site work – Winter 2026/2027
- Complete final plat recording – Winter 2027
- Begin home construction – Winter 2027
- Complete home construction during – 2029

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

No future additions or expansions.

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

- Critical Areas Assessment
- Geotechnical Report
- Traffic Study

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

- Preliminary Drainage Report (TIR)

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.

None

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

- Preliminary Plat Approval.
- SEPA threshold determination
- Preliminary Civil engineering plan approval for all site improvements
- Construction Plan Approval
- Water and Sewer plan approval
- Snohomish County PUD Electric Plan approval
- National Pollutant Discharge Elimination System General Permit
- Storm Water Pollution Prevention Plan
- Grading permit
- Right-of-Way Use permit
- Road closure permit (if deemed necessary)
- Haul route permit (if deemed necessary)
- Traffic control plan
- Rockery permits
- Vault permit
- Building permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The project is redeveloping the site with new 179 single family residential lots and 34 townhomes, stormwater improvements, retaining walls along with associated access and utilities. The site is comprised of nine tax parcels (28062600400100, 28062600400900, 28062600401100, 28062600400500, 28062600401200, 2806200401700, 28062600401300, 01038000099900, 28062600400700) on approximately 28.72 acres. Two access points will be provide to 175th Ave SE and on will be added to Robinhood Land. A future access point has been added to the southeast corner of the site. The site is semi vegetated and consists of several single family residential structures surrounded by lawn.

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.

Parcel No. - 28062600400100, 28062600400900, 28062600401100, 28062600400500, 28062600401200, 2806200401700, 28062600401300, 01038000099900, 28062600400700

Site Address: 12611,12517,12425 175th Ave SE; 12410 178th Dr SE

B.Environmental Elements

1. Earth

[Find help answering earth questions](#)³

a. General description of the site:

Site has rolling hills/hilly areas.

Circle or highlight one: Flat, **rolling, hilly**, steep slopes, mountainous, other:

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

The NRCS has mapped the soils in the proposed development of the site as Tokul gravelly medial loam 0 to 8 percent slopes and Tokul gravelly medial loam 8 to 15 percent slopes. Site topography consists of a slope that descends from the east to the west with a gradient of approximately 10 percent and an overall relief of approximately 130 feet.

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 NRCS has mapped the soils in the proposed development of the site as Tokul gravelly medial loam 0 to 8 percent slopes and Tokul gravelly medial loam 8 to 15 percent slopes.

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

There are no indications or history of unstable slopes on the Subject Property or in the immediate vicinity of the Subject Property.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The site will be cleared of lawn, trees and brush. The site will then be graded to create the lots and Right-of-Way. Select import fill material will be imported from permitted gravel pits.

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

The quantities have been calculated as follows (see grading plan):

- Cut: 134,888 CY
- Fill: 134,096 CY
- Net: 20,000 CY (Fill)

Disturbed Area: 1,325,273SF (30.42 AC)

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

Using the above criteria, and considering the site slopes are less than 15 percent, it is our opinion that the subject site has a low erosion hazard. However, the site soils would be susceptible to some erosion when exposed during construction. Proper implementation and maintenance of Best Management Practices for erosion prevention and sediment control would adequately mitigate the erosion potential in the planned development area.

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

Site impervious cover shall not exceed the allowable 75%

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

Comply with all conditions of approval and erosion control conditions set forth in the Preliminary Plat approval and all approved site improvement construction plans.

2. Air

[Find help answering air questions⁴](#)

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.

The Project will create temporary emissions to the air during site improvement and housing construction normal and typical with subdivisions of similar type and size. These emissions to the air may include dust, pollen, and exhaust from site improvement equipment. Approximate quantities are not known or quantifiable.

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

There are no known sources of off-site emissions or odors that may affect the proposal.

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

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

Comply with dust control measures or conditions of approval; comply with hours of construction as set forth within City regulations.

3. Water

[Find help answering water questions](#)⁵

a. Surface:

[Find help answering surface water questions](#)⁶

- 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.**

One wetland (Wetland A) and an associated stream (Stream A) were identified in the western portion of the site. Wetland A is a Category III wetland with a habitat score of 6 and therefore requires a 110-foot buffer per Monroe Municipal Code (MMC) 22.80.090.D.4. This buffer is increased to 150 feet if the impact minimization measures of MMC Table 22.80.090(D)(2) are not implemented. Stream A is a Type Ns stream and requires a 50-foot buffer per MMC 22.80.100.D.6.

- 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 – project site improvements (curb, gutter, sidewalk, road, drainage, water, and sewer, as well as dry utilities). In addition, there would be an extension of the southern road to the west, requiring the necessary spanning of the 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.**

None

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

The project will not require or result in surface water withdrawals or diversions.

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

The Subject Property is not located within a 100-year floodplain.

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

- 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.**

The project will not involve any discharge of waste materials to surface waters.

b. Ground:

[Find help answering ground water questions](#)⁷

- 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 a general description, purpose, and approximate quantities if known.**

The project will not create withdrawal of groundwater from a well for any purpose.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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 project will not result in waste material being discharged to the ground from any source. The existing residence is connected to an on-site septic system; this septic system will be abandoned and removed from the site as part of site improvements

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 project will create sources of surface water run-off from a) the roofs, driveways, and walkways of single-family homes/townhomes; and b) from the streets constructed on site. Both sources of surface water run-off will be collected and flow westerly to the storm detention vault in the SW corner of the Subject Property, for water quality treatment and flow control purposes.

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

The project will not result in waste materials entering ground or surface waters.

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

The proposed plat does not alter or otherwise affect drainage patterns in the vicinity of the Subject Property

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

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

Comply with all aspects and conditions of preliminary plat approval and site improvement construction plan approval. Surface water runoff from improved site areas will be collected and conveyed to onsite detention and/or water quality treatment facilities prior to discharge to downstream systems. Typical construction measures including silt fence, sediment traps, and interceptor ditches will be implemented across the site and in conjunction with the installation of all onsite and offsite improvements

4. Plants

[Find help answering plants questions](#)

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?

All existing vegetation is proposed to be removed as part of site improvement except those areas within the required buffer for the wetland

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

No threatened or endangered species are known to exist on or near the subject.

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

The landscaping plan proposes use of native sustainable plants where appropriate. Please refer to the landscaping plan and the preliminary plat application for additional information

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

None Known.

5. Animals

[Find help answering animal questions](#)⁸

- a. **List any birds and other animals that 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: rodents**
- Fish: bass, salmon, trout, herring, shellfish, **other:**

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

Washington State Department of Fish and Wildlife does not identify any threatened or endangered species associated with this site

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

Western Washington is in the migration path of a wide variety of non-tropical songbirds, waterfowl, including many species of geese. The site is not known to be part of any specific migration route but is located within the Pacific Flyway

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

None proposed

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

No threatened or endangered species are known to be associated with this site.

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

- 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.**

Following development of townhome, the site will utilize electricity.

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

To the best of the applicants knowledge, the developed plat will not affect the potential use of solar energy by adjacent properties.

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

- 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.**

Comply with energy code requirements in the construction of all new residential structures constructed on the site.

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

There are no environmental health hazards that are known to have a probability of occurrence as the result of the platting of the Subject Property

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

The Applicant is unaware of any known contaminants or possible on the subject property resulting from the present or prior / 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 existing hazardous chemicals or conditions on the Subject Property that may affect the project.

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.**

To the best of the Applicants current knowledge, no toxic or hazardous chemicals are planned to be stored, used, or produced during the plats development or construction or thereafter.

4. **Describe special emergency services that might be required.**

The project will result in the normal and typical use of special emergency services for similar size single family subdivisions in the City of Monroe, such as police, fire and medical aid

5. **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 in areas where a spill could be quickly contained and where the risk of hazardous material entering surface water is minimized. Hazardous material containment equipment will be located onsite.

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

b. Noise

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

There are no known noises in the immediate vicinity of the Subject Property that may affect the plat or use thereof, excepting vehicular traffic noise from roadways and exiting neighborhoods.

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)?

The Project will create short term noise associated with construction of site improvements and single-family residences in a subdivision of similar size in the City of Monroe. Following construction of site improvements and single-family residences, the site will create the normal and usual amount of noise associated with single family residential subdivisions and vehicular traffic accessing same.

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

Working during allowable construction hours as allowed per City code. Standard construction procedures would be used in the remediation and building construction process. Construction would be done in accordance with the City of Monroe Noise Ordinance

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

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.

East- Residential
North- Residential
West- Residential
South- Residential

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 because 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 the best of the Applicant's knowledge, the site has not been used for hobby farming and has not been used as working forest lands. No agricultural or forest land of long-term significant will be converted to other uses as a result of the plat no acres of farmland or forest land tax status will be converted to non-farm or non-forest use.

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

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?

The plat will not affect or be affected by surrounding working farm or forest land; nor will be the proposal affect or be affected by farm or forest land business operations.

c. Describe any structures on the site.

Two single family residential structures, one mobile home, and several outbuildings.

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

All structures existing on the site as of the date of this SEPA checklist will be demolished.

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

Single-family Residential – 7 units per acres (R7).

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

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 a critical area by the city or county? If so, specify.

No portions of the site has officially been classified as critical areas, as such terms are defined and codified by the City of Monroe. However, there is a Category III wetland and associated stream on-site in the western portion of the site. See critical areas assessment

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

Assuming approval of one-hundred seventy-nine (179) single family lots and 2.5 persons per residential structure, approximately four hundred forty-seven (447) / thirty-four (34) townhome lots and 2.5 persons per residential structure, approximately eight-five (85) people are anticipated to reside in the completed plat. Total expected 532 residences. It is not known and cannot be forecasted with accuracy as to how many of these people may or may not work from home.

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

There are 3 residential units on the Property at this time; thus approximately 7.5 people will be displaced.

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

Property is being purchased from residence.

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

Comply with the regulations to which the plat application is vested and all conditions of approval of plat approval.

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

The Subject Property is not located adjacent to or near agricultural or forest lands of long-term commercial significance. Therefore, no measures or approval conditions are necessary to ensure compatibility with same, as no nexus exists between the proposed plat and agricultural or forest lands of long-term commercial significance.

9. Housing

[Find help answering housing questions](#)¹²

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

The proposal will result in a total of one hundred seventy-nine (179) single family residential structures and thirty-four (34) townhomes of middle-income nature

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

Three middle income single family residential structure

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

Comply with all conditions of the plat approval; specifically, the additional number of housing units created by the platting of the Subject Property

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

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

Structures to be constructed as a result of the plat approval will have a height not to exceed the maximum prescribed under the City of Monroe zone that the Subject Property is located withing (i.e., 35 feet for sfr and 35 for townhomes).

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

No views in the immediate vicinity will be altered or obstructed as a result of the proposed plat.

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

Comply with terms of the plat approval

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

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

The plat and constructed buildings therein will create or produce the normal and usual type of light and glare associated with a single-family and townhome subdivisions of similar size and type in the City of Monroe. Light and glare may occur during evening hours or as reflected from windows during daylight hours and applicable weather conditions.

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

Light or glare from the finished project are not anticipated to be a safety hazard or interfere with views.

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

There are no known sources of light or glare in the vicinity of the Subject Property that may affect the plat or the use of building lots thereon.

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

Comply with design guidelines for construction of residential structures within the subarea, as determined applicable.

12. Recreation

[Find help answering recreation questions](#)

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

There are no parks in the immediate vicinity. However, Monroe Fair Grounds is south of the site.

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

The development of the site will not displace any existing recreational uses.

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

Comply with all terms of plat approval.

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- 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.**

There is one structure on the site older than 45 years, but they are not in any or eligible for listing on a national, state, or local preservation registers

- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

There are no landmarks, features, or other evidence of Indian or historic use or occupation of the Subject Property, including but not limited to human burials or old cemeteries. There is no material evidence, artifacts, or areas of cultural importance known to be on or near the subject property. No professional studies have been conducted at the site or researched to identify such resources.

- 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.**

Reviewed the City of Monroe published documentation including but not limited to the Comprehensive Plan, City codes, and regulations. Also, there are no mapped sites on the Washington State Department of Archaeology and Historic Preservation (DAHP) GIS locate near 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.**

Construction would be temporarily halted should evidence of historic, archeological, scientific, or cultural importance be discovered.

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- 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 site is being served by 175th Ave SE to the west and Robinhood Lane to the east. SR2 is the nearest state highway providing service to this area from the south.

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

- 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?**

There is no immediate access to public transportation for this project.

- c. 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 subdivision will not require or create a need for new improvements to existing roads, streets, pedestrian, bicycle or state transportation improvements. However, frontage improvements will be required along 175th Ave SE.

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

No.

- e. 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?**

The proposed *Monroe 30* project is estimated to generate 1,881 net new weekday daily trips with 135 trips occurring during the weekday AM peak hour (34 in, 101 out) and 183 trips during the weekday PM peak hour (114 in, 69 out).

- f. 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.**

The Subject Property is not located near agricultural or forest land. Therefore, the plat is not anticipated to interfere with, affect or be affected by the movement of agricultural or forest products on roads or streets adjacent to or near the Subject Property.

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

Comply with mitigation measures and conditions of plat approval.

15. Public services

[Find help answering public service questions¹⁷](#)

- 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 Project may result in an incremental need for public services (such as fire protection, police protection, public transit, health care, schools, etc.) normal and typical with other recent subdivisions in City of Monroe.

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

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

Comply with mitigation measures and conditions of plat approval

16. Utilities

[Find help answering utilities questions¹⁸](#)

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**
- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Electricity: Snohomish County PUD

Water: Roosevelt Water District

Sanitary Sewer: City of Monroe

Telephone/ Cable: Ziplly Fiber/ Comcast, Wavebroad Band

Refuse: Waste Management

C. Signature

[Find help about who should sign¹⁹](#)

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.



Type name of signee: Ryan C. Larsen

Position and agency/organization: VP Land Development, Land Pro Group, Inc.

Date submitted: 7/7/25

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²⁰](#)

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

- **Proposed measures to avoid or reduce such increases are:**

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

3. How would the proposal be likely to deplete energy or natural resources?

- **Proposed measures to protect or conserve energy and natural resources are:**

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

- **Proposed measures to reduce or respond to such demand(s) are:**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.