



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

1. Name of proposed project, if applicable:

Trombley Hill Subdivision

2. Name of applicant:

Trombley Hill Joint Venture

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

P.O. Box 1930
Woodinville, WA 98072
(425) 773-5362
Attn: Logan Gregg

4. Date checklist prepared:

September 22, 2025

5. Agency requesting checklist:

City of Monroe

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

Proposed project timing will consist of the following:

Pre-Application Meeting:	Q2 2025
Formal Subdivision Application:	Q3 2025
Final Construction Approval:	Q2 2026
Clearing and Grading:	Q3 2026
Installation of Site Improvements:	Q2 2027
Home Construction	Q3 2027

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

No plans for future additions, expansion or future activity related to or connected with the Project.

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

The proposed project will include the following environmental information:

1. Critical Areas Report
2. Geotechnical Report
3. Transportation Impact Analysis
4. SEPA Checklist
5. Preliminary Storm Drainage Report

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.

There are no known pending governmental approvals that could potentially impact the project.

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

1. SEPA - City of Monroe
2. Preliminary Subdivision – City of Monroe
3. Engineering / Construction Plan Approval (clearing, grading, storm drainage, utility construction, etc.) – City of Monroe
4. Building Permits (demolition, retaining walls, storm vaults, residential buildings) – City of Monroe
5. General Construction Stormwater Discharge Permit – Washington State Dept. of Ecology
6. Emergency Access Spacing Deviation Approval

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 proposes to subdivide and redevelop an existing property of approximately 7.9 acres into forty (40) new individual fee-simple single family residential lots along with nine (9) new attached fee-simple townhome lots in accordance with the City's municipal code provisions for a residential subdivision. The Project includes associated site improvements such as public roads,

private access tracts, utilities on and off-site, along with clearing, grading and removal of ornamental trees. Following recording of final subdivision, construction of single family homes will commence. The Project will be separated into two phases with Phase One being construction of Lots 1-8 and 13-49 along with associated public right of way, utilities, etc. Phase Two being construction of Lots 9-12 along with associated tracts, utilities, etc.

As part of Proposal, the existing wireless structure in NE corner of site will be subdivided into a separate fee-simple lot of approximately 6,000 square feet, with amendment to its existing ingress, egress and utility easement to provide direct access to 191st Avenue SE.

A site plan and other preliminary development plans providing additional information regarding the Project proposal accompany this checklist.

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.

The Subject Property is Snohomish County Tax Parcel #28063600101200 with street address being 13224 191st Ave SE. The Property is located within the municipal boundary of the City of Monroe, Washington.

More generally, the Property is located within the portions of the Northwest quarter of the Northeast quarter of Section 36, Township 28N, Range 6 East of the Willamette Meridian in Snohomish County, WA.

Full legal description of Property:

Snohomish County Tax Parcel #28063600101200 (consisting of approximately 7.93 acres), and legally described as:

That portion of the East Half of the Northwest Quarter of the Northeast quarter of Section 36, Township 28 North, Range 06 East, W.M., lying North of that certain 60.00 foot strip of land conveyed to Beverly Development Company and Arther L. Fleenor and Ethel E. Fleenor by Statutory Warranty Deed filed May 9, 1974 under Auditor's File Number 2339324 in Volume 775, Page 480, records of Snohomish County, Washington, said strip described as follows:

A strip of land 60 feet wide, being 30 feet on each side of a parallel with a centerline described as follows:

Commencing at a point on the East line of the Northwest quarter of the Northeast quarter of Section 36, Township 28 North, Range 06 East, W.M., which is 738.71 feet South of the Northeast corner thereof;

Thence West at right angles to said East line, for 228.71 feet;

Thence Northwesterly to the Southeast corner of the Northwest quarter of the Northwest quarter of the Northeast quarter (being also the Northeast corner of the Southwest quarter of the Northwest quarter of the Northeast quarter), of Section 36, Township 28 North, Range 06 East, W.M.;

EXCEPT that portion thereof described as follows:

Commencing at the Northeast corner of the Northwest quarter of the Northeast quarter of Section 36, Township 28 North, Range 06 East W.M.,

Thence South 500 feet, along the East line of said quarter, to the True Point of Beginning;

Thence continuing South, along the East line of said quarter, 208.71 feet;

Thence at right angles to said East line, 228.71 feet;

Thence North and parallel to said East line, 208.71 feet;

Thence East, at right angles, to said East line, 228.71 feet, more or less, to the True Point of Beginning;

ALSO EXCEPT that portion thereof described as follows:

Beginning at the Northwest corner of the East Half of the Northwest quarter of the Northeast quarter of Section 36, Township 28 North, Range 06 East, W.M.;

Thence East, along the North line of said subdivision for 208.71 feet;

Thence South, at right angles to the North line of the Northeast quarter of said Section 36, for a distance of 208.71 feet;

Thence West, parallel with the North line of the Northeast quarter, for 208.71 feet to the West line of the East half of the Northwest quarter of the Northeast quarter of said Section 36;

Thence North along said West line for 208.71 feet to the Point of Beginning,

Less County Road.

Subject to and together with easements of record.

Situate in the City of Monroe, County of Snohomish, State of Washington.

A site plan, vicinity map, title guaranty, and topographic map of the property is included in the accompanying Preliminary Subdivision application.

B. Environmental Elements

1. Earth

a. General description of the site:

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

The site is comprised of modest slope with the top of slope being the Northeast corner and the toe of slope being the Southwest corner. The site generally consists of actively used overgrown pasture land with a few ornamental trees. No geologically critical areas are known at this time per report from Earth Solutions NW.

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

The steepest grade on the site is approximately 8% and encompasses the majority of the Project.

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 site is generally composed of glacial till. See Earth Solutions NW report attached.

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

No indications of unstable soils were observed nor is there a known history of unstable soils existing on or in the immediate vicinity of the site.

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 Project proposes to clear and grade the entire site to complete the construction of the site improvements necessary for the construction of single family homes. Approximately, 14,900 cubic yards of cut and 12,500 cubic yards of fill for a net 2,400 cubic yards of export is estimated to be the total earthwork required for the Project based on preliminary grading designs. These quantities are estimates and will ultimately be adjusted through the life of the Project. If at a later date fill is required, the source of fill is not known at this time, but will come from an approved source. Any export, if necessary, will be removed and deposited on a receiving site.

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

Erosion and minor sedimentation during construction activities may occur while the re-graded soils are exposed and roadway and utilities infrastructure are being constructed. Localized erosion on the residential lots during home construction is possible. Permanent site improvements, including storm drainage systems and landscaping, installed with the Project will make long term erosion unlikely.

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

Based upon the site plan submitted as part of the subdivision application, approximately 58% (4.67 acres) of the site will be covered with impervious surfaces comprised primarily of roadway pavement, sidewalks, driveways, and building roofs. The Project is proposing a total of 4.99 acres of impervious surfaces (site area + additional improvements within the existing ROW). Proposed impervious surface areas may change throughout the life of the Project but will not exceed maximum amounts as allowed by City of Monroe Municipal Code.

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

The Project will implement temporary erosion control best management practices (BMPs) including silt fence, catch basin inlet protection, temporary sediment traps and/or ponds, and interceptor collection ditches in accordance with City clearing, grading, and erosion control standards. In addition, the Project will be constructed in accordance with geotechnical engineering recommendations and provisions of an approved storm water pollution prevention plan (SWPPP).

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.

The Project will create temporary emissions normal and typical of construction machinery during site development work which is standard in residential development site work such as dust, pollen and vehicle emissions. Emissions typical of single family residential neighborhoods including vehicular emissions, residential furnace and drying machine emissions, etc., are anticipated with the completed development. Quantities of emissions are not known at this time.

- 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 odor that may affect the proposal.

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

No measures are planned or are expected to be required to reduce or control emissions from the proposed single family residential development.

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.

No surface water bodies exist on or near the Subject Property.

See attached critical areas determination letter from Wetland Resources.

- 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.

No such waters exist per answer above.

- 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 surface waters or wetlands exist per answer above.

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

No. The Project does not propose any surface water withdrawals or diversions.

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

No. The Project does not lie within a 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 Project will not involve any discharge or waste materials to surface waters.

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 withdrawal of ground water from a well for drinking water or other purposes.

- 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.

No waste materials are anticipated or proposed to be discharged into 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.

Surface water runoff from the developed site will travel mostly as sheet and shallow concentrated flows over roofs, paved surfaces, lawns and other landscape areas. These runoff volumes will be collected and conveyed by new public and private storm water drainage systems comprised of catch basin inlets and below-grade pipes to an onsite storm water detention vault in the southwest portion of the site. The detention vault will provide flow control and water quality treatment in accordance with current City of Monroe development standards. Discharge from the vault will be released by flow control structures / risers to the improved street drainage system along the frontage of 134th St. SE where it runs downstream to the west. The proposed outfall location will maintain the existing drainage pattern of the site.

See downstream analysis and Project Narrative attached to subdivision proposal for additional information.

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

The proposed single-family residential development is not expected to result in waste material discharge to either ground or surface waters.

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

The Proposal is not anticipated to change or alter drainage patterns within the vicinity of the site. As described above, sheet flow will be collected in a system of public and private catch basins, then collected, detained and released into the existing City

stormwater system within 134th St. SE. The Proposal will not affect the existing storm water flows.

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

The development of the project will be provided with new public sanitary sewer, water, and storm water infrastructure improvements designed and constructed in accordance with City of Monroe Development and Public Works standards. These infrastructure improvements would include extension of existing public sanitary sewer mains, and onsite storm water flow control and water quality treatment facilities.

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

Vegetation consists primarily of pasture grasses and invasive Himalayan blackberry thickets. Ornamental trees and shrubs were planted near the existing structure for landscaping purposes.

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

All existing vegetation is proposed to be removed.

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

There are no listed or endangered plant species known to be on the site.

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

Street trees and other vegetative cover consistent with City of Monroe approved planting list. Preliminary landscape plans are included with the application materials that accompany this application.

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

As noted in question 4a, Himalayan Blackberry thickets encumber portions of the Property.

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 _____

Although the applicant has not been aware of any animal observation, with the exception of pet pasture horses, it is possible species such as deer and songbirds may be present on or near the site. Property Owner is aware of pet pasture horses buried on site during ownership. Due to historical farming activities characteristic of properties such as these, there may be rats and mice inhabiting the various storage outbuildings/barns. An approved rodent control program will be implemented per City of Monroe municipal code prior to demolition of existing structures.

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

There are no listed or endangered animal species known to be on the site.

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

The site lies within the Pacific Flyway for migratory birds. No other migration routes are known to exist.

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

The Project will provide landscaping and open space as required under City of Monroe municipal code.

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

No invasive animal species are known to be on or near the site.

6. Energy and Natural Resources

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

Electricity and / or natural gas will be used by future residents for heating and typical powering of household appliances. The Project will meet all applicable building and energy codes.

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

No known solar energy use is known to exist in the immediate vicinity of the Project that could be adversely impacted. The Project will comply with all bulk and dimensional requirements of the City of Monroe.

- d. 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 Project will meet all applicable building codes related to energy conservation for a residential housing subdivision.

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.

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

There are no known contaminants 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.

Excepting gas easements the Applicant is not aware of any other hazardous chemicals / conditions located on the Property or within the Project area or in the vicinity that might affect the Project.

See survey and Title Commitment for gas pipeline easement.

- 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.

No toxic or hazardous chemicals are known or expected to be used, stored, or produced during the development process. Once homes are constructed it is probable that home owners or residents store consumer household chemicals and cleaners normal and usual to residential use.

- 4) Describe special emergency services that might be required.

The Project will create the normal and usual amount of residential emergency services for subdivisions of similar size and type in the City of Monroe such as police, fire, and paramedic will be needed. No special emergency services are anticipated to be required.

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

The Project will comply with all conditions of City of Monroe's land use approvals.

b. Noise

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

Sources of existing noise in the area include vehicle traffic on nearby roadways and neighborhoods. It is anticipated that these noise levels will not have a negative effect on the project.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

The Project will create normal and typical short-term changes in noise levels associated with site improvement and construction of single family homes during allowable City of Monroe working hours. Additionally, vehicular traffic from traveling site workers on and offsite could potentially create additional noise in the short-term.

The completed Project will create normal and typical noise levels associated with residential subdivisions. No long term construction or operations are being proposed.

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

Construction activity will comply with City of Monroe regulations. No additional noise mitigation measures are currently proposed for the Project.

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 site is currently occupied with one large-lot, single family residential parcel along with associated outbuildings and pasture land. The site is bordered by road to the east and south, a residential subdivision to the west, and an older large-lot rural subdivision to the north under Snohomish County jurisdiction. There is a personal wireless facility, previously approved by the City, on the site's NE corner. A secondary personal wireless facility is located adjacent to the project's NW corner on a neighboring property. No changes are proposed to the operation of the onsite personal wireless facility except changes in ingress, egress and utility easement locations.

- 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?

The site has not been used as working farmlands or forest lands of long-term commercial significance. There is no portion of the site that will require conversion from farm / forest designation for development.

- 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. The Proposal will not be affected or affect surrounding working farms or forest land business operations.

- c. Describe any structures on the site.

There is one single family home approximately 1,100 sq. ft. constructed in 1923 along with an attached carport. Outbuildings include a storage building and a storage barn. The residential structure is serviced by a septic tank and public water. None of the structures have historical economic or cultural value.

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

All existing structures are proposed to be demolished.

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

The current zoning of the site is R-7 under the jurisdiction of the City of Monroe.

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

The current comprehensive plan designation for the property is "Moderate Density Single Family".

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

The site is not located on or near a shoreline.

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

No portion of the site has been classified as a critical area by either the city or the county.

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

Assuming 2.79 residents per housing unit, approximately 134 will live on site. 2.79 residents per household is based on the average household size for Monroe, WA provided in the 2023 ACS 5-Year Estimates by the US Census Bureau. An additional, 2.79 residents may reside here if the existing personal wireless facility is removed. There are currently no plans to change or remove the personal wireless facility.

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

One (1) person.

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

No measures to avoid or reduce displacement of persons are anticipated to be necessary. The current resident is a proponent of the Project.

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

The preliminary subdivision is proposed consistent with the provisions of the underlying R-7 zoning designation under the City's current zoning and Comprehensive Plan, recently updated in December 2024. The Project has been designed and will be constructed in accordance with current City of Monroe municipal code and development standards. No special mitigation measures are proposed or expected to be necessary to ensure the Proposal is compatible with existing and projected land uses and plans.

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

No measures are proposed or expected to be necessary. As noted previously, no such agricultural or forest lands of long-term commercial significance are known to exist on or near the site.

9. Housing

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

Thirty-nine (39) new market rate single-family residential units and nine (9) middle-income single-family residential units, for a total of forty-eight (48) residential units will be provided with the Project.

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

One middle-income single-family residential unit is proposed to be replaced as a result of the Project.

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

No measures are proposed or expected to be necessary to reduce or control housing impacts from the planned single-family residential development.

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?

Building heights will conform to the maximum 35-foot building height allowed by City of Monroe municipal code section 18.10.140. The exterior building materials are not yet known, but are expected to be conventional wood, stone, and brick typical of modern day single-family residential structures in the region.

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

The proposed single-family residential community will modify the current appearance of the site and may result in alteration of the views from some portions or vantages of neighboring residential areas. Alterations of the existing site view corridor is generally similar to and consistent with other nearby adjacent and recently developed residential subdivisions.

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

The Project will comply with all design requirements listed in City of Monroe's municipal code.

11. Light and Glare

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

The Project will result in the normal and usual light and glare associated with residential subdivisions.

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

Potential light or glare resulting from the proposed single-family residential development is not anticipated to be a safety hazard or interfere with views. Such light or glare is anticipated to be normal and typical of the surrounding developed residential neighborhoods in the immediate vicinity of the Project and consistent with City of Monroe development standards.

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

None anticipated.

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

No additional special measures to reduce or control light and glare impacts are proposed above and beyond the City's adopted standards for residential development. The Project will be designed in compliance with PRD lighting standards as provided in the City of Monroe's municipal code.

12. Recreation

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

The site is across the street from Trombley Park, a City owned dog park and open space area.

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

The Project 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:

The Project is currently providing open space.

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.

The existing structures are not identified on any historical preservation records or inventories and have no economic or historic value.

- 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 known or observed landmarks, features, or other evidence of Native American or historic use or occupation of the site.

- 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.

The Washington State Department of Archaeological and Historical Preservation (DAHP) online research tool was used to identify if there were any Historic Property Inventories (HPI) identified on or near the Project. No records or findings appeared on or in the near vicinity of the Project according to this assessment resource. The City's typical SEPA process includes consultation with outside agencies, including potentially affected Native American tribes, to assess possible impacts to or existence of cultural and historic resources. No additional assessment efforts are proposed or expected to be necessary for this Project.

- 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.

No specific measures above and beyond the City's Code requirements are proposed to be taken to avoid, minimize, or compensate for loss, changes to, and disturbance to resources are expected to be necessary.

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 site currently abuts 134th St. SE to the south and 191st Ave SE to the east. Vehicular access is proposed only to 134th St. SE to the south. It is proposed that internal roads in compliance with City of Monroe municipal code be created for additional residential vehicular access.

- 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 public transit near or adjacent to the site that applicant is currently aware of.

- 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 proposes approximately four (4) parking stalls per new residential structure for approximately one hundred ninety two (192) and will eliminate approximately 4 existing parking spots. No change in use is proposed for Lot 49 which is currently a personal wireless facility.

- 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 Project is proposed to result in frontage improvements to the North side of 134th St. SE. In the southeast corner of the site an area that is less than 1 SF of additional ROW is being dedicated along 134th St SE to accommodate 134th St SE centerline horizontal curve conformance.

191st Avenue SE is substandard in width along the Project's Eastern frontage. The Project is proposed to result in dedication of land to 191st Avenue SE along the entirety of the Project's East frontage. Proposed actions may result in credits to Traffic Mitigation Fees.

The Project will also result in new internal public roads, alley, and private access tracts.

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

No. The Project will not use water, rail or air transportation with the exception of potential transportation of raw materials to the site for the purposes of constructing new single-family residential homes. No new water, rail or air transportation routes are proposed due to said construction.

- 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 Project consists of a total of forty-nine (49) single-family residential building lots. There is currently one existing single-family residence of record on site that will be removed and credited to the Project's traffic mitigation fees. Consequently, analysis resulted in 47 net new single-family residential units. The Project will result in an estimated 642 new average weekday daily trips (632 net new average weekday daily trips). Of these daily trips, an estimated 44 would occur during the PM Peak Hour period as reported by the Project traffic engineer Transpo Group. None of these trip volumes would include commercial trucks.

See attached Traffic Impact analysis (TIA) performed by Transpo Group.

- 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.

The Project is not proposed to affect or be affected by the movement of agricultural and forest products on public rights of way.

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

The Project includes frontage improvements to 134th Street SE and construction of onsite public roads in general accordance with City of Monroe Public Works standards to facilitated safe vehicular and pedestrian travel. Additionally, the Project will include traffic impact mitigation fees for 47 new single-family units as required by City of Monroe municipal code (48 total less existing residential structure). The existing personal wireless facility is to be subdivided into a residential lot, but a use change is not proposed at this time and therefore is not subject to mitigation.

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 Project will result in an incremental increase in population within the City's jurisdiction, and create incremental need for fire, police, health care, transportation, and school service areas. The associated impacts to public services are typical of residential development projects of this type and size.

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

No special measures to reduce or control direct impacts on public services are necessary. The Project will pay mitigation fees (e.g., school, park, traffic, etc.) as applicable and provided by current City of Monroe municipal code.

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,

other _____

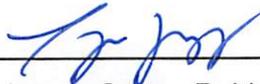
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The public utilities expected to be available and that would require extension in accordance with the applicable purveyors' standards are as follows:

- Storm drainage, sanitary sewer, and public water (City of Monroe)
- Electrical power (Snohomish County PUD)
- Communication and cable (Comcast, Zply, CenturyLink)
- Natural gas (Puget Sound Energy)
- Refuse / Garbage (Waste Management)

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:  9.22.2025

Name of signee: Logan Gregg, Reid Development Group, LLC

Position and Agency/Organization Representative:

Date Submitted: _____

D. Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet 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.

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.