

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 [\[HELP\]](#)

1. Name of proposed project, if applicable:

Sayah Cabins

2. Name of applicant:

Ray Sayah & Renee Uribe

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

Ray Sayah & Renee Uribe
PO Box 1373
Monroe, WA 98272

4. Date checklist prepared:

February 7, 2024

5. Agency requesting checklist:

City of Monroe

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

Begin construction as soon as permits are approved.

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

None known.

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

Critical Areas Study prepared by Altmann Oliver Associates, LLC
Mitigation Plan prepared by Altmann Oliver Associates, LLC

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 known.

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

City of Monroe permit 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 client seeks to construct a total of 7 cabins and 10 associated parking stalls, plus a 30' x 30' detached garage with upper dwelling unit. In addition to the structures, the client is also proposing a new 20' wide driveway and a 10' expansion of the existing access and utilities easement connecting to 179th Ave SE.

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.

13626 179th Ave SE, Monroe, WA 98272
Tax Parcel Number: 007778-000-003-00

LOT 3 OF CALVARY CREEK, AS PER PLAT RECORDED IN VOLUME 49 OF PLATS, PAGES 265 AND 266, RECORDS OF SNOHOMISH COUNTY AUDITOR;

SITUATE IN THE CITY OF MONROE, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

NE 35-28-06

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

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

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

> 33% on northern stream bank

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.

17 Everett very gravelly sandy loam, 0 to 8 percent slopes	42.7%
32 McKenna gravelly silt loam, 0 to 8 percent slopes	18.4%
72 Tokul gravelly medial loam, 0 to 8 percent slopes	38.5%

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

No.

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.

50 cy of cut and 50 cy of fill is proposed as a part of the grading. All fill will be sourced onsite.

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

No erosion is anticipated.

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

25%

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

BMPs will be developed to be compatible with the site using the best available science provided by the Department of Ecology, the Municipality, and any other applicable regulatory agencies.

2. Air [\[help\]](#)

- 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.

Traditional construction activities are anticipated; This will include exhaust from vehicles associated with a construction site, dust kick up, volatile carries from paints or adhesives may be present in small quantities, however, any emissions to the air is expected to be managed via best management practices.

If necessary, water may be sprayed to decrease the chances of air pollution caused by the disturbance of dust, exhaust, and other chemicals expected to be present at the construction site.

Emissions from associated residences such as heating furnaces or water systems is to be expected. Bar-be-ques, fireplaces, cigarette smoke or vape may accompany residential use. Pollens from landscaping may also be present.

No quantities are defined, but all quantities are expected to be small and usual for this type of activity in this type of zoning.

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

The site is located less than a quarter mile away from industrial and commercial land uses such as the Evergreen Fairgrounds, and Monroe Airport. At certain times during the year, the Evergreen Fairgrounds hosts animal related events that increase surrounding odors; however, this is not anticipated to affect the proposed development. Emissions from the airport are also not anticipated to affect the proposed development.

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

If necessary, water may be sprayed to decrease the chances of air pollution caused by the disturbance of dust, exhaust, and other chemicals expected to be present at the construction site.

3. **Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 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 four stream segments (Stream Segments 1, 2, 3, and Flying F Creek) were identified and delineated on and directly adjacent to the site. Wetland A consists of a Sloped Hydrogeomorphic (HGM) class wetland that contains forested and scrub shrub plant communities.

- 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.

- 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 Water: [\[help\]](#)

- 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.

No. City of Monroe is the water purveyor.

- 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. City of Monroe is the sewer purveyor.

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.

On-site rainfall is expected to be the sole source of stormwater runoff. Stormwater management will be per the DOE and Snohomish County, and will demonstrate compliance to the applicable codes prior to approval of the development permit.

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

None expected.

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

No.

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

All stormwater management must comply with DOE and applicable code in order to receive approval prior to any clearing or construction.

No changes to the drainage pattern are expected and any runoff from the construction area is expected to be attenuated in the vegetated areas on the parcel.

4. **Plants** [\[help\]](#)

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?

Incidental removal of crops or low herbaceous vegetation may occur during development, 3 deciduous trees, 5 hemlock trees and 3 cedar trees.

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

No threatened or endangered species are known to be on or near the site.

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

The Landscaping Plan will be developed to be compatible with the site using the best available science provided by the Department of Ecology, the Municipality, and any other applicable regulatory agencies.

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

Rubus bifrons (Himalayan Blackberry) is the primary invasive species on the site.

5. **Animals** [\[help\]](#)

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

Examples include:

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

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

None known.

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

All of Washington, including the subject parcel, is part of the Pacific Flyway.

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

The Mitigation Plan will be developed to be compatible with the site using the best available science provided by the Department of Ecology, the Municipality, and any other applicable regulatory agencies.

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

No invasive animal species are known to be in the area.

6. Energy and Natural Resources [\[help\]](#)

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 is expected to be the principal energy source.

Traditional resources for residential use are expected for the future development.

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

No negative impact for solar use anticipated.

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:

As this is new construction, common household fixtures will be modern and more efficient such as low flow toilets and shower heads, LED lighting, and better heat and sound insulation.

7. Environmental Health [\[help\]](#)

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 expected.

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

None known.

- 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.

None known.

- 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.

Products common with short term lodging activities are to be expected to be used or stored over the course of the project such as fuels, paints, fertilizers, solvents, herbicides/pesticides, ect. The quantity of these products would be task specific as opposed to stored in bulk. Various construction products that may be toxic, flammable, or both are also to be expected to be used or stored on-site in task specific quantities.

Fuel oils and lubricants are also anticipated to be found on-site; however, it would most likely come from temporary/visiting vehicles as opposed to on-site storage.

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

No special emergency services are expected to be required.

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

OSHA and L&I standards will be followed.

b. Noise

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

The site is in close proximity to the Monroe Airport and Evergreen Fairgrounds which both produce noise, however, this noise is not expected to affect 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.

Standard construction noise is anticipated, such as those from vehicles, motors, generators, pneumatic nailers, saws, and materials dropping.

Working hours will fall within the time limited by City code.

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

Proposed measures include limiting working hours to those outlined in county code, as well as moving most of the construction inside once the buildings are roofed and enclosed.

8. Land and Shoreline Use [\[help\]](#)

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 property is currently vacant while the surrounding properties consist of residential land use. This proposed project is not anticipated to affect current land uses on nearby or adjacent properties.

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

No agricultural or forest land of long-term commercial significance will be converted to other uses as a result of this proposal.

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 affect anticipated.

c. Describe any structures on the site.

Existing structures on site include a derelict treehouse. No additional structures are present.

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

The treehouse will be demolished and removed from the site.

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

Tourist Commercial (TC)

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

Tourist Commercial (TC)

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

Not applicable

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

Wetlands and streams have been identified and delineated on the property by Altmann Oliver Associates, LLC.

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

7 cabins which will be rented out and one office above a garage for an employee are proposed. The cabins could be vacant and would be able to hold up to 6 people. The office would typically have 1 employee.

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

None

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

Not applicable.

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

The proposed project requires approved permitting per current regulations, and will only be approved if all permits and plans are up to standard and in order.

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

The proposed project requires approved permitting per current regulations, and will only be approved if all permits and plans are up to standard and in order.

9. Housing [\[help\]](#)

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

7 short term lodging cabins and one office space is proposed. Income level is not considered for this type of development.

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

None.

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

None proposed.

10. Aesthetics [\[help\]](#)

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

No building will be over 35'

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

No views in the immediate vicinity are expected to be altered or obstructed.

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

The proposed project must conform with the building rules and regulations outlined in the City code, only then will the project be approved. Aesthetics of the ultimate development are expected to promote land value and fit in with the Tourist Commercial zoning.

11. Light and Glare [\[help\]](#)

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

Traditional light and glare from similar short term lodging structures would be expected; such as light from windows, security lights, or headlight shine from vehicles.

Glare would be expected from the glass windows on the proposed structures, or from vehicles under proper circumstances.

No consequences from light or glare are anticipated.

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

Not anticipated

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

The site is in close proximity to the Monroe Airport and Evergreen Fairgrounds which both produce light, however, this light is not expected to affect the project.

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

On-site lighting is expected to illuminate per code with as little light noise escaping as is practical. Light hoods or directional lighting may be used. Landscape lights (if used) are expected to be low power and decorative in nature. Any residential security lighting (if used) is expected to illuminate parking and drive areas on-site, not shine outwardly.

12. Recreation [\[help\]](#)

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

The Evergreen Fairgrounds is located less than 0.25 miles from the site.

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

No – the proposed project is anticipated to enhance the existing recreational uses by providing additional lodging opportunities for patrons.

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

None proposed.

13. Historic and cultural preservation [\[help\]](#)

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.

None identified.

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

None identified.

- 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.

In conducting research for this proposed project, the Department of Archeology and Historic Preservation's web based searchable map (WISAARD) was utilized.

- 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.

The site is located in a developed area where no record of cultural resources have previously been identified, however, in the event a resource is found, the proper authorities will be contacted

14. Transportation [\[help\]](#)

- 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.

Access is currently provided by a private drive that connects to 179th Ave SE: a paved arterial road that runs north to Robinhood Ln and south to Hwy 2. No formal driveway is constructed at this time.

- 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?

The site is not currently served by public transit. The nearest transit stop is located at Hwy 2 & 179th Ave SE, approximately 0.5 miles south of the site.

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

10 parking spaces are proposed to service the 7 cabins and the one additional dwelling unit.

- 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).

Yes - a new 20' wide driveway to access the site is proposed, as well as a 10' expansion of the existing private drive and utilities easement that connects to 179th Ave SE.

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

The proposed project does not utilize water. The project is in the immediate vicinity of rail and air transportation.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The proposed project, based on ITE data would be .74 average trips per day per lodge and 2.71 average trips per day for the employee office.

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

No impact is expected

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

None proposed.

15. Public Services [\[help\]](#)

- 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.

None expected.

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

None proposed.

16. Utilities [\[help\]](#)

- 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.

Sanitary Sewer will be proposed for the project.

C. Signature [\[HELP\]](#)

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

Signature: 

Name of signee: Amy Johnson

Position and Agency/Organization: Planning Technician / Harmsen LLC

Date Submitted: 02/15/24

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(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.