



City of Monroe  
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[www.monroewa.gov](http://www.monroewa.gov)

## 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:***

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:

Kiason Flats

2. Name of applicant:

Grandview, Inc

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

Grandview, Inc

c/o Scott Wammack

PO Box 159

Arlington, WA 98223

360-435-7171

4. Date checklist prepared:

10-01-25

5. Agency requesting checklist:

City of Monroe

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

Site Plan Approval Winter 2025

Construction Spring 2026

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

No.

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

Drainage Report – Harmsen, LLC.  
Geotechnical Report – GeoTest Services, Inc

- 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.

Site Plan Approval – City of Monroe  
Construction Approval – City of Monroe  
Construction Stormwater General Permit - DOE

- 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.)

Kaison Flats is a multifamily development on a 3 acre parcel consisting of two three story buildings with 75 total units. The project will have two access points from Blueberry Lane to the south and a central parking lot between the two buildings and will extend north and then east and west behind the buildings.

- 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 project is located Northwest of the intersection of Kelsey Street & Blueberry Lane and South of the railroad right-of-way, on the North side of Blueberry Lane at the 18900 block of Blueberry Lane on tax parcel 270601-001-071-00 in Section 01, Township 27, Range 06 East, W. M.

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

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)?

Approximately 10% on manmade berm slope

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.

GeoTest Services, Inc has performed soils exploration on the site and has documented the underlying soils in their report *Geotechnical Engineering Investigation – Monroe Townhouses*. In general, the soils are topsoil lying over fill over native sand and gravel Alluvium. The fill soils extend through much of the site but depths are larger towards the north of the site.

There are no agricultural soils due to past grading.

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 soils in the immediate vicinity.

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.

Filling and grading will be undertaken to achieve suitable building pads and parking over the 3 acre site with 4,800 cy of cut and 500 cy of fill expected.

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

Erosion is always a concern in site development as grading for access, building sites and utilities will be required. However, the applicant proposes a temporary erosion control plan that will use Best Management Practices to avoid erosion to the maximum

extent possible. There is no proposed discharge from the site and no sediment is expected to leave the site during construction.

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

The development plans show approximately 60%.

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

The applicant proposes to use Best Management Practices from the City adopted drainage manual in Surface Water Pollution Prevention Plan during construction. Construction cannot start until the plan is approved by the City of Monroe.

## 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:

Short term emissions would be construction vehicle exhaust and dust from exposed surfaces. Long term emissions would be typical of multi-family developments.

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

None known. Potential sources of emissions are the railroad tracks to the north with SR 2 beyond. These do not seem to negatively impact local multi-family to the west.

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

Dust control as required during construction. Structures will be constructed to current energy codes. Vehicle emissions are monitored by the Washington State Department of Licensing.

## 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.

There is a man-made lake approximate 500' to the West. This is not a critical area.

- 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:

- 1) Will ground water 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 groundwater withdrawals are proposed

- 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 material will be discharged to ground water. Stormwater will be infiltrated. This is discussed further in c. below.

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.

Source of runoff is direct precipitation, will be collected in catch basins & conveyed in storm pipe to treatment systems and then an infiltration trench. Storm water will be discharged into the subsoils. Metals, oil and sediment will be removed prior to the stormwater entering the stormwater infiltration system. Please see the attached Conceptual Drainage Plan and Report for quantities.

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

No. A storm water quality facility will be installed to treat the runoff from the pollution generating portions of the site (parking and access).

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

Stormwater design and plans will meet the City of Monroe requirements. Stormwater will be collected via catch basins and piping, and will be routed to a stormwater management system. Please see the Conceptual Drainage Plan and Stormwater Report for further information.

**4. Plants**

a. Check types of vegetation found on the site:

- deciduous tree: **alder**, maple, aspen, **other (willow)**
- 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?

Approximately 2.4 acres will be disturbed

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

None known.

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

A landscape plan has been prepared as part of the Site Plan submittal and will be finalized as part of the construction documents.

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

There are some blackberry patches on the site.

**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: crows  
 mammals: deer, bear, elk, beaver, other: dogs, cats, rabbits, rodents  
 fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

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

There are no known threatened or endangered species that would be impacted by this infill development.

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

All of the lowlands of the Puget Sound Basin are part of the Pacific Flyway. There is nothing of particular interest to migrating animals on the subject site.

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

Installation of landscaping as described above

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

None

## 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 for lighting, heating and general use, potential natural gas for heating.

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

No

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

The buildings will be constructed to the standards of the IBC/IRC and the Washington State Energy code.

## 7. Environmental Health

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

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

No known past contamination

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.

None Known

4) Describe special emergency services that might be required.

No special emergency services will be required

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

Storage of fuel and lubricants during construction shall be in accordance with the Department of Ecology Best Management Practices.

**b. Noise**

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

Traffic noise from State Route 2 to the north. Railroad tracks parallel the north boundary of the site. Standard City noises from roads and local developments.

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.

Short-term bases construction noise from the operation of heavy machinery and from the construction of houses. On a long-term basis, the site will generate noise consistent with multi-family development.

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

Construction operations will be limited to typical working hours and construction equipment will be muffled as required.

Noise from the development will be controlled by local noise ordinances.

**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 undeveloped. The property to the West is multifamily. The properties to the South, across Blueberry Lane are single family residential. The property to the East, across N Kelsey St. is a roofing company located in the Downtown Commercial. Finally, to our North, across the Burlington Northern tracks is an IHOP and commercial uses located in the GC zone.

The proposal does not alter the local land uses.

- 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, it has been vacant land for decades.

- 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

- c. Describe any structures on the site.

The site is vacant

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

No

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

R25

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

Multifamily

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.

No

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

At 2.5 people per unit, approximately 188 people would reside at the development. For on-site workers, approximately 6 staff through the day.

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

None

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

None

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

The project meets the local zoning code.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A.

**9. Housing**

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

75 multi-family units.

- 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

**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?

The maximum allowable building height is 35 feet. The proposed structures will meet zoning code requirements.

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

The construction of 3 story buildings will be visible from SR 2 as well as altering the view north from Blueberry Lane.

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

Landscaping will be planted, the buildings will be designed to be aesthetically pleasing, and the site development aligns with City of Monroe zoning.

**11. Light and Glare**

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

Glare from reflecting sun on windows during daylight hours and street and residential lighting and car headlights at night.

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

No

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

Existing Street lights, Trains, vehicles on adjacent roads and neighboring multi and single-family residential developments.

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

The development will follow the City of Monroe lighting standards in MMC 15-15.

**12. Recreation**

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

There is on-site open space. The Sky Valley Learning Center (school) lies down Kelsey Street 0.2 miles to the south. The school is opposite the Memorial Stadium with open fields. The Evergreen Fair Grounds lies to the northwest 0.6 miles walking distance. A movie theater is on Kelsey Street approximately 0.4 miles to the north.

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

No

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

The project will have internal walking paths with some amenities.

**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 located on or near the site? If so, specifically describe.

No

- 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.

No specific landmarks. The site has seen extensive past grading with no artifacts located.

- 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 State Department of Archeology and Historic Preservation GIS was consulted. That website indicates that the subject site is at high risk. Given past site development in the area and the extensive past disturbance of the site (excavation of a pond and current fill depths that reach from 4 to 11 feet); no study is proposed.

- 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.

In the unlikely even that something of cultural significance is discovered, the requirements of the state law will be followed to protect the item / area.

**14. Transportation**

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Blueberry Lane has direct access to Kelsey Street which is a major feeder to SR 2 and Main Street.

- 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.

Community Transit Route 271 runs past the site on N Kelsey Street with a listed stop near the intersection of N Kelsey Street and Blueberry Lane, on the corner of the property.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

The requirement is for 1.5 stalls per unit. With 75 units, 112.5 or 113 stalls are required. The proposal has 116 parking spaces and 6 ADA parking spaces for a total of 122. There will be no elimination of on-site parking. There is parallel parking along the western portion of Blueberry prior to the turn lane. The new access points would remove approximately 6 stalls in the right of way.

- 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).  
If so, generally describe (indicate whether public or private).

There will be no improvements to the existing street system. There will be 2 access points to Blueberry Lane.

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

Yes, railroad tracks are directly to the North of the project. No railroad access is proposed by the project.

- 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?

Based on 6.65 ADT per unit, the total projected average daily trips are 499. The total PM peak hour based on 0.62 trips per unit will be 46.5 trips.

- 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.

No

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

Payment of mitigation fees.

**15. Public Services**

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

Yes. Adding 75 multi-family units has the potential to increase the need for public services including fire, police, healthcare, utilities and schools.

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

Payment of local, state and national taxes as well as mitigation fees.

**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.

Water, Sewer, Storm - City of Monroe  
Gas - Puget Sound Energy  
Phone - Verizon  
Cable - Comcast  
Electricity – Snohomish PUD

**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.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

Signature:

A handwritten signature in blue ink, appearing to read "Justin R. Pedersen", written over a horizontal line.

Name of signee Justin Pedersen

Position and Agency/Organization Planner

Date Submitted: 10/22/2025