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CITY OF MONROE



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City of Monroe
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SEPA ENVIRONMENTAL CHECKLIST: EAGLEMONT DIV. 7

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:

- **Egglemont Division 7**

2. Name of applicant:

- **MainVue WA LLC**

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

- | | |
|--------------------------------|---|
| • <u>MainVue Homes</u> | • <u>Barghausen Consulting Engineers</u> |
| Lisa Cavell, General Manager | H. George Newman, AICP |
| 1110 - 112th Ave.NE, Suite 202 | 18215-72nd Ave. So. |
| Bellevue, WA 98004 | Kent, WA |
| (425) 646-4022 | (425) 251-6222 |

4. Date checklist prepared:

- March 20, 2019

5. Agency requesting checklist:

- **City of Monroe Community Development**

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

- The subdivision will be developed in one phase. The project has two parcels: The south parcel of 8.49 ac. is the approved Gilmartin Plat. The north parcel of 1.05 ac. was recently annexed to the City of Monroe. Both parcels are subject to a Development Agreement established with the City on November 28, 2018. The proponent will begin construction upon receiving all necessary preliminary plat and final engineering approvals and permits. It is anticipated that the proposed project will be constructed in 2020.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
- No, other than the annexation of the northerly 1.05 ac. parcel.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A Determination of Nonsignificance (DNS) was issued for the approved preliminary plat of Gilmartin on April 3, 2017. There were no comments or appeals on the DNS.

Supplemental to this SEPA Checklist are the following technical studies:

- **Stormwater Site Plan Report** prepared by Barghausen Consulting Engineers dated March 19, 2019
- **Preliminary Grading and Drainage Plan** prepared by Barghausen Consulting Engineers dated March 19, 2019
- **Traffic Impact Analysis, Eaglemont 7** prepared by Gibson Traffic Consulting dated March 6, 2019
- **Geotechnical Engineering Report** prepared by Earth Solutions NW dated July 31, 2018
- **Wetland and Stream Evaluation** prepared by Wetland Resources, Inc. dated August 3, 2015

Each of the above documents is hereby incorporated by reference into this Checklist.

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.
- Annexation of the northerly 1.05 acre property which became effective on March 4, 2019.
 - Development Agreement with the City of Monroe to establish vesting for the subject 2 parcels. This was approved by the City Council on November 27, 2018 through Resolution No. 026/2018. A Determination of Non-Significance (DNS) was issued by the SEPA Responsible Official on October 29, 2018. There were no appeals of the DNS.
10. List any government approvals or permits that will be needed for your proposal, if known.
- Development Agreement, November 27, 2019 City of Monroe
 - Annexation effective March 4, 2019 City of Monroe & Snohomish County
 - Preliminary Plat / PRD Approval City of Monroe
 - SEPA Threshold Determination City of Monroe
 - Plat Construction Plan Approval City of Monroe
 - Clearing & Grading Permits City of Monroe
 - NPDES Permit Washington State Dept. of Ecology
 - Public Water Extension Approval City of Monroe
 - Sanitary Sewer Extension Approval City of Monroe
 - Final Plat Approval City of Monroe
 - Residential Building Permits City of Monroe

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.

The subject property is an assemblage of two tax parcels totaling 9.54 acres in the north portion of the City of Monroe east of 191st Avenue S.E. The northerly 1.05 acres was annexed effective March 4, 2019. The applicant is proposing to develop the property as a residential neighborhood for 46 detached single family homes on individual lots. A concurrent preliminary plat with PRD site plan is proposed. This is consistent with most other residential developments in the immediate neighborhood and with the approved subdivisions of Eaglemont Divisions 1, 2, 3, 4, 5 and 6 immediately south and west.

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.

Tax Parcel #	Address
280731-002-023-00	13511-191st Ave SE, Monroe
280730-003-013-00	13107-197th Ave. SE, Monroe



Figure 1. Vicinity Map
A Portion of the SW 1/4 of Sec. 30, Twp. 28 N., Rng. 07 E. and
A Portion of the NW 1/4 of Sec. 31, Twp. 28 N., Rng 07 E, 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 15%.

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.

- NRCS soil survey identifies the underlying soils as Tokul Gravelly Medial Loam, which is common throughout the region and is generally considered to be a glacially consolidated till. This type of soil is typically characterized as a dense "hardpan" soil, with moderate runoff rates and low permeability. All onsite drainage calculations were modeled as till soils.

Please also refer to Stormwater Site Plan Report prepared by Barghausen Consulting Engineers dated March 19, 2019 and Geotechnical Engineering Report prepared by Earth Solutions NW, Inc. dated July 31, 2018.

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.

- Grading for this residential development will be required for roads, storm drainage, utility infrastructure, and home sites. A preliminary estimate is that there will be approximately 38,000 cubic yards of cut and 43,000 cubic yards of fill. The ultimate fill quantities will be determined during final engineering. No clearing or grading activity will start until the necessary permits are obtained.

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

- Limited erosion could occur as a result of the initial construction on-site. However, erosion control measures will be utilized during the construction phase to minimize potential erosion impacts. Temporary erosion and sedimentation control plans will be

submitted to and approved by the City of Monroe prior to any clearing or grading activity.

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

- Total impervious area is estimated at about 6.5 acres, or 68.1% of the total site.

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

- A temporary erosion and sedimentation control plan, designed in accordance with City of Monroe standards, will be employed during the construction phase of this project. Said plan will be prepared in conjunction with the recommendations of the geotechnical report.

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:

- During project construction, heavy equipment operation and workers' vehicles would generate exhaust emissions into the immediate vicinity. Construction activity on the site could also stir up exposed soils and generate dust and particulate matter into the local air. The completed project would result in a minor increase in the amount of emission-related pollutants in the local air from project related traffic.

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

- There are no known off-site sources of emissions or odors that are likely to impact this project.

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

- Watering of the site as necessary during the construction phase of the project will help control dust and other particulates.

3. Water

a. Surface Water:

a. 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 wetlands or streams were identified. Please refer to Wetland and Stream Evaluation prepared by Wetland Resources, Inc. dated August 3, 2015.

- b. 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.
- c. 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.
- d. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
- No.
- e. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
- No.
- f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
- The site lies within two drainage basins that are delineated by a high point adjacent to 133rd PI SE on the western property line with the topography falling towards the north along Chain Lake Road drainage ditch and east towards the adjacent property, then towards Chain Lake Road drainage ditch. Surface runoff can generally be expected to follow the existing topography, and discharge overland toward the north and east. The threshold discharge areas do not meet within one-quarter mile of the site requiring two drainage basins. Surface runoff from the developed project site will be collected and conveyed via an underground pipe network into two stormwater drainage facilities, located within Tract A. Water quality treatment will be provided by two Baysaver Bayfilter vaults downstream of each detention facility.

Due to native soil condition, Tokul Gravelly Medial Loam, and the project being constructed on fill, the Low Impact Development (LID) requirements become impractical for the site. Therefore the developer has opted to not meet the LID Performance Standard for Flow Control. As a result, this project will be providing the individual lot BMPs. All soil in the lawn and landscaped areas for the site will be amended to meet the post-Construction Soil Quality and Depth requirement. Each individual lot will have a perforated stub-out connection for rooftops.

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.

- The proposed development will be served by public water from the City of Monroe. Therefore, no ground water will be withdrawn to serve future residences.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example, domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

- None. The proposed development includes the extension of public sewer and water to the subject site. Therefore, this proposal is not expect to add any discharge from septic tanks or other sources into the ground. Existing drainfield systems will be decommissioned in accordance with Snohomish Health District standards.

- c. Water runoff (including stormwater):
 - 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

 - The new plat roads, future home rooftops and driveways will create additional impervious surfaces. Increased stormwater runoff will occur as a result of the home construction and paved roadways. See Stormwater Site Plan Report prepared by Barghausen Consulting Engineers dated March 19, 2019.

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

 - Minimal pollutants normally associated with this type of development could enter the surface water. However, the amount would be minimal since the on-site drainage will include the use of treatment facilities in conformance with current City of Monroe standards. The proposed plans for stormwater and run-off control are expected to minimize entry of waste materials or pollutants to groundwater resources and/or surface waters.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
 - See Stormwater Site Plan Report prepared by Barghausen Consulting Engineers dated March 19, 2019. Surface runoff from the developed project site will be collected and conveyed via an underground pipe network into two stormwater drainage facilities, located within Tract A. Water quality treatment will be provided by two Baysaver Bayfilter vaults downstream of each detention facility.

Due to native soil condition, Tokul Gravelly Medial Loam, and the project being constructed on fill, the Low Impact Development (LID) requirements become impractical

for the site. Therefore the developer has opted to not meet the LID Performance Standard for Flow Control. As a result, this project will be providing the individual lot BMPs. All soil in the lawn and landscaped areas for the site will be amended to meet the post-Construction Soil Quality and Depth requirement. Each individual lot will have a perforated stub-out connection for rooftops.

4. Plants

a. Check types of vegetation found on the site:

deciduous tree: red alder, big-leaf maple, aspen, other (vine maple)

evergreen tree: Douglas fir, western red cedar, pine, other

shrubs

grass

pasture

crop or grain

orchards, vineyards or other permanent crops.

wet soil plants: creeping buttercup, bullrush, skunk cabbage, other (reed canary grass)

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

- Due to the grading required for roads, ADA landings and lot pads, most of the site will be cleared and graded.

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:

- The ultimate development of new single-family residences will provide new landscaping including such features as lawns, shrubs and ornamental trees associated with the existing houses. A landscape plan and street tree plan has been proposed in accordance with the PRD and Landscape code requirements. See Landscape Sheets L1 through L4 of the PRD plan set.

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

- None known.

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

- Refer to Wetland and Stream Evaluation prepared by Wetland Resources, Inc. dated August 3, 2015 for additional information.
- b. List any threatened or endangered species known to be on or near the site.
- None known.
- c. Is the site part of a migration route? If so, explain.
- Not to our knowledge.
- d. Proposed measures to preserve or enhance wildlife, if any:
- Landscaping per landscape plan. See Landscape Sheets L1 through L4 of the PRD plan set.
- e. List any invasive animal species known to be on or near the site.
- None known.

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.
- Electric and/or natural gas will be used to meet the primary energy needs of the new homes.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
- No.
- 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 homes will be constructed to meet current adopted local, state, and international building codes to ensure compliance with energy conservation standards.

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.

- Under normal working conditions, it is unlikely that environmental health hazards would be encountered. All project related construction will meet all current local, county, state and federal regulations.

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.

- None projected during construction and ultimate residential use of the property.

4) Describe special emergency services that might be required.

- No special emergency services associated with a single family residential neighborhood. Standard fire or medical emergency response provided by Monroe Fire District No. 3.

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

- State regulations regarding safety and the handling of hazardous materials would be enforced during the construction process. Equipment refueling areas would be located in areas where a spill could be quickly contained, and where the risks of the hazardous material entering surface water are minimized.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?
 - The surrounding land use and immediate vicinity is a medium-density urban/suburban residential neighborhood, occupied and under development which would minimally affect the subject property on a routine basis.

- 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.
 - Construction activities on the site would temporarily increase the peak on-site noise levels. All construction would be during the City of Monroe's approved hours of operation. The completed project would result in a slight increase in ambient noise levels in the vicinity.

- 3) Proposed measures to reduce or control noise impacts, if any:
 - Construction activity will be limited to hours as specified by the City of Monroe, which will help to mitigate the impacts of potential construction noise

8. Land and Shoreline Use

- b. 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.
 - To the west, the developed single family plat of Eaglemont 3; to the south, the developed single family plat of Eaglemont 2; to the east, undeveloped property within the City of Monroe; and to the north, unincorporated Snohomish County outside the UGA and zoned R-5 (Rural 5 Acres).

- c. 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?
 - Not to our knowledge.

- c. 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.

- d. Describe any structures on the site.
 - Each of the two parcels formerly had a single family residence which were recently removed.

- e. Will any structures be demolished? If so, what?
- Each of the two parcels formerly had a single family residence which were recently removed.
- f. What is the current zoning classification of the site?
- R-4. The 1.05 ac. parcel annexed on the north was also zoned R-4 through the annexation process.
- g. What is the current comprehensive plan designation of the site?
- Current City Comprehensive Plan land use designation is Low Density SFR (Single Family Residential).
- h. If applicable, what is the current shoreline master program designation of the site?
- Not within a designated shoreline environment. Not applicable.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
- No. Please refer to Wetland & Stream Evaluation dated August 3, 2015 prepared by Wetland Resources, Inc.
- i. Approximately how many people would reside or work in the completed project?
- Using the average number of persons per housing unit type listed in 20.10.070 MMC, 2.7 persons would live in each of the new 46 homes. It is estimated that an additional 124 persons would reside in the built-out community.
- j. Approximately how many people would the completed project displace?
- Each of the two parcels formerly had a single family residence which was recently removed. At 2.7 persons per household, approximately 5 persons were displaced. However, with the creation of 46 new units, housing for an additional 124 persons would be provided.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
- Provision of 46 new market rate, single family housing units.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
- Landscaping per landscape plan. See Landscape Sheets L1 through L4 of the PRD plan set.

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

- Not applicable.

9. Housing

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

- Forty-four market-priced, single-family units will be constructed in this new community.

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

- Each of the two parcels formerly had a single family residence which were recently removed.

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

- The project will provide needed detached single-family housing to a diminishing inventory in Snohomish County.

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?

- Maximum building height will be limited to 35 feet as specified in the R-4 zoning requirements. Exterior building materials will be wood, stone or composites.

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

- Development of the site would change the visual character of the site for the nearest existing residences from that of a semi-wooded suburban area to that of a planned medium density single-family residential development.

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

- The layout of the subdivision conforms to the City of Monroe's preliminary plat and PRD requirements. The design and variety of the MainVue homes will also add an aesthetic appeal to this community. In addition, a 10-foot PRD landscape buffer is proposed along the east perimeter of the plat.

11. Light and Glare

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

- The completed project will generate limited light and glare typically associated with residential development (i.e., security and/or street lighting).

- b. Could light or glare from the finished project be a safety hazard or interfere with views?
 - None known.

- c. What existing off-site sources of light or glare may affect your proposal?
 - None known.

- d. Proposed measures to reduce or control light and glare impacts, if any:
 - Landscaping as proposed in the Preliminary Landscape Plan, Sheets L1 through L4 of the PRD plan set.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
 - Rainier View Park is located 0.8 miles to the south.

- b. Would the proposed project displace any existing recreational uses? If so, describe.
 - The project would 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 would provide passive and active recreational opportunities onsite in accordance with the City's PRD requirements A PRD requires a minimum of 900 SF per dwelling unit of useable open space (46 units x 900 SF = 41,400 SF, or 0.95 acres). Tract A is the recreation tract where 1.04 acres is provided. The creation of the centralized common Tract A with park improvements shall provide recreational opportunities for the new neighborhood. A rockery wall is proposed to assure that the upper and lower terraced park will be relatively flat and useable. In addition, there is a proposed pedestrian tract which would connect to the dog park in Eaglemont 2 immediately to the south.

In addition, park impact fees are required by 20.10.070 MMC. Currently for detached single family housing, the park impact mitigation fee is \$2,479.00 per unit.

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.
- None known.
- 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.
- Snohomish County Cultural Resource Inventory associated with the AMANDA permit system database.
- 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.
- If any other historic or cultural evidence was encountered during construction or installation of improvements, an archaeologist/historian would be engaged to investigate, evaluate and/or move or curate such resources as appropriate.

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.
- All lots would take access from a new public road constructed to city standards and dedicated to the City at final plat recording. The plat would connect to the existing road public stub of 133rd Street S.E. in the developed plat of Eaglemont 3 to the west and to Chain Lake Road on the east. Pursuant to a Hearing Examiner Condition of approval for the Gilmartin preliminary plat, the new plat road intersection with Chain Lake Road needed to be relocated to meet acceptable intersection separation or intersection alignment with Brown Road to the north. New plat roads will be constructed to City design standards with a 60-foot right-of-way as shown on Sheets 3, 4 and 5 of the PRD plan set.
- 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?
- No, not in close proximity. Approximately a half mile away.
- c. How many parking spaces would the completed project have? How many would the project eliminate?

- The completed project will provide at least two off-street parking spaces per residential unit in the garage with additional two guest off-street parking spaces in the driveway. The proposed project will not eliminate any parking spaces.
- 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).
- The new streets with sidewalks on both sides for pedestrian connectivity will be dedicated public right-of-way. See Sheets 3, 4 and 5 of the preliminary plat/PRD plan set.
- E. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
- No.
- F. How many vehicular trips per day would be generated by the completed project 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?
- A Traffic Impact Analysis for the 46-lot Eaglemont 7 application was prepared by Gibson Traffic Consultants dated March 6, 2019. With 2 existing units being removed, the net new traffic impacts would be from 44 single-family residential units. The 44 new units are anticipated to generate approximately 415.36 average daily trips with approximately 32.56 AM peak-hour trips and 43.56 PM peak-hour trips.
- 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.
- h. Proposed measures to reduce or control transportation impacts, if any:
- The level of service analysis shows that all the study intersections are anticipated to operate at acceptable levels of service except for Chain Lake Road at Rainier View Road SW, which will operate at LOS E in the 2028 baseline and future with development conditions. The intersection is planned for capacity improvements identified in the latest Comprehensive Plan. The Eaglemont 7 development will have City of Monroe traffic mitigation fees of \$152,900.00. The development's impacts will not meet the thresholds for paying traffic mitigation fees to Snohomish County or WSDOT.

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.

- The completed project would result in a slight increase in need for police and fire protection, as well as emergency medical service. Also, a slight increase in school enrollment will result from this proposal.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
- School impact mitigation fees for Monroe School District No. 103 are currently \$2,749 per single family unit and are required to be paid at the building permit stage. The project will be designed and constructed with adequate water pressure, properly located fire hydrants, and a new public road with two access points to allow adequate access and turn-around for aid, fire, and police protection vehicles. The project will also generate real estate excise tax at point of sale and annual property taxes to help pay for public services.

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other cable.
- 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: City of Monroe
 - Water: City of Monroe
 - Electricity: P.U.D. No. 1 of Snohomish County
 - Natural Gas: Puget Sound Energy
 - Telephone: Frontier

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: 

Name of signee H. George Newman, AICP

Position and Agency/Organization: Barghausen Consulting Engineers- Senior Project Manager

Date Submitted: March 20, 2019