



CORRECTED MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

File Number: SEPA 2018-06

Name of Proposal: Kestrel Ridge Preliminary Plat and Planned Residential Development

Description of Proposal: The applicant is requesting preliminary plat approval for a 46-lot subdivision on approximately 8.76 acres in the Single Family Residential – 4 Units per Acre zoning district. The proposal includes associated clearing, grading, drainage improvements, landscaping, and street frontage improvements. The subject sites contains three single family residential structures and associated outbuildings. All existing structures are proposed to be demolished. Frontage improvements, including pavement, curb, gutter, planter strips, sidewalks, are proposed along internal roads within the project site and along the frontage of Chain Lake Road. Access to the properties is from Chain Lake Road. Proposed access to the 46-lot subdivision is through a new city street located off of Chain Lake Road and connecting to a future preliminarily approved subdivision to the east. The Comprehensive Plan designation for the site is Low Density – Single Family Residential. Two wetlands were identified on the site. Wetland A is approximately 3,800 square feet in size and Wetland B is approximately 1,545 square feet. Both wetlands are classified as Category IV.

Reason for Correction: The original MDNS included a mitigation measure that is outdated and no longer applies to this plat. In a previous submittal, lots near Wetland A were to be required to direct runoff from impervious surfaces toward Wetland A. In the current proposal, these lots near Wetland A have been removed and the open space has been expanded.

Proponent: Matthew J. Hough, PE
CPH Consultants
11431 Willows Road NE, Suite 120
Redmond, WA 98052

Location of Proposal: The site is located on the 13217, 13305, 13323 Chain Lake Road, Monroe, Washington, 98272. Snohomish County Tax Parcel Number: 28073100200600, 28073100202500 and 28073100202700.

Lead Agency: City of Monroe

Threshold Determination: As lead agency, the City of Monroe has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize, or compensate for probable significant impacts. An environmental impact statement (EIS) is NOT required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. The necessary mitigation measures are listed below. Information is available to the public for review upon request at

Monroe City Hall, 806 West Main Street, Monroe, WA 98272 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays.

This determination is based on the following findings and conclusions:

IMPACTS

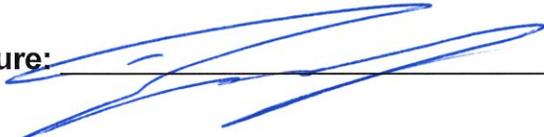
1. Wetland B is a jurisdictional (non-isolated) wetland which is directly connected to the downstream waters via the Chain Lake Road drainage ditch. The applicant proposes to fill Wetland B in its entirety.

MITIGATION MEASURES:

1. The fill of Wetland B shall be mitigated pursuant to MMC 22.80.090(C) Credit/Debit Method. This action will require a U.S. Army Corps of Engineers Section 404 Permit for wetland fill. The proposal includes purchasing mitigation bank credits prior to building occupancy at a 0.85:1 ratio for a total of 1,313.25 square feet of purchased credits following the Kestrel Ridge Assessment Report and Conceptual Mitigation Plan dated August 2, 2019.
2. The applicant shall apply the applicable wetland protection requirements (physical and administrative) of MMC 20.05.070 Protection and mitigation measures (repealed) or its current equivalent MMC 22.80.080 including fencing and signage.

- There is no comment period for this MDNS.*
- This MDNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.*
- This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by **May 27, 2020.***

Responsible Official: Ben Swanson, Community Development Director
SEPA Responsible Official
(360) 863-4594
Monroe City Hall
806 West Main Street
Monroe, WA 98272
bswanson@monroewa.gov

Date: 5/11/2020 Signature: 

Date of Issuance: May 13, 2020

Deadline for Submitting Comments: No later than 5:00 p.m. on May 27, 2020

Deadline for Appeals: No later than 5:00 p.m. on May 27, 2020

Appeals: You may appeal this determination to the City of Monroe Hearing Examiner at Monroe City Hall, which is located at 806 West Main Street, Monroe, WA 98272, no later than **5:00 p.m. on May 27, 2020.** You should be prepared to make specific factual objections; and you shall set forth the specific reason, rationale, and/or basis for the appeal. Appeals must be made in person on City appeal forms, which are available through the Community Development Department at Monroe City Hall. Appeals must be filed in original form in accordance with MMC

22.84.080. Payment of the appeal fee, as specified in the city's fee resolution, shall occur at the time the appeal is filed. Please contact Kim Shaw, Land Use Permit Supervisor, by email at kshaw@monroewa.gov or by phone at (360) 863-4532 to read or ask about the procedures for SEPA appeals.

Staff Contact: Questions about the proposal may be directed to Amy Bright, Associate Planner, at abright@monroewa.gov or (360) 863-4533.