



DETERMINATION OF NON-SIGNIFICANCE (DNS)

File Number: SEPA 2018-13

Name of Proposal: Garibaldi Preliminary Plat/Planned Residential Development

Description of Proposal: The applicant is requesting preliminary plat and planned residential development approval for a 90-lot subdivision on approximately 17.85 acres in the Residential 4 Dwellings Per Acre (R4) zoning district with associated grading, drainage improvements, pedestrian facilities, landscaping, and street frontage improvements. There is a Category III wetland and unclassified stream onsite. The existing single-family residences and outbuildings will be demolished. The proposed development will take access off of Chain Lake Road.

Proponent: Garibaldi Lake, LLC
1010 Market Street
Kirkland, WA 98033

Location of Proposal: The site is located at 13624, 13424, 13704, and 13802 Chain Lake Road, Monroe, Washington, 98272. Snohomish County Tax Parcel Numbers: 28073100200800, 28073100201600, 28073100203900, 28073100202800, 28073100202900.

Lead Agency: City of Monroe

Threshold Determination: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. 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. This 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. The information is also available for view online at www.monroewa.gov/799/Garibaldi-Preliminary-Plat-PRD.

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- This DNS 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 **December 20, 2021**.

Responsible Official: Stacy Criswell, Interim Community Development Director
SEPA Responsible Official

(360) 863-4536
Monroe City Hall
806 West Main Street
Monroe, WA 98272
scriswell@monroewa.gov

Date: 12-1-2021 Signature: 

Date of Issuance: December 6, 2021

Deadline for Submitting Comments: No later than 5:00 p.m. on December 20, 2021

Deadline for Appeals: No later than 5:00 p.m. on December 20, 2021

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 December 20, 2021**. 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 Chapter 22.78.180. 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 Anita Marrero, Senior Planner, at amarrero@monroewa.gov or (360) 863-4513.