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Cc: [Kristi Kyle](#); [David Osaki](#)
Subject: Notice of SEPA Determination (DNS)
Date: Tuesday, August 30, 2016 11:36:40 AM
Attachments: [Signed DNS 8_26_2016.pdf](#)
[COM Environmental Checklist-Signed.pdf](#)
[Vicinity map.png](#)

Good Morning Public Agencies and Interested Parties,

Attached please find a City of Monroe Community Development **Notice of SEPA Determination** for the **Klier Parmenter (Tersa Tellus, Inc.) Preliminary Plat and Residential Development (PRD)**, local file #SEPA2016-07.

DESCRIPTION OF PROSOPAL: The applicant, Robert Ford, Tersa Tellus Inc., has submitted an application for preliminary plat approval for an 88 lot Planned Residential Development on 26.88 acres. The site is zoned R-4 and the Comprehensive Plan Designation is Low Density Single Family Residence. The subdivision will be processed in accordance with the standards found in Title 17 (Subdivisions) and 18 (Planning and Zoning) of the Monroe Municipal Code. The project has been designed to avoid direct impacts to the on-site wetlands and stream and to retain high quality buffer areas to the maximum extent possible. To accommodate the proposed development, buffer averaging has been applied for the buffer of Wetland A and the buffer averaging and reduction with enhancement have been applied for the buffer of Wetland B. The mitigation plan has been carefully designed to preserve high quality buffer areas and provide enhancement to degraded buffer areas. The project will not impact any off-site critical areas. An Environmental determination is required.

LOCATION: The site is located at 13315 and 13407 Chain Lake Road, S.E., Monroe, Washington, 98272, Section 31, Township 28 N, Range 7, Quarter N.E., N ½, N.W. ¼, together with the South 60 feet of Section 31, Township 28 N, Range 7, E, Willamette Meridian.

APPLICANT/ CONTACT: Robert Ford, Tersa Tellus, Inc., P.O. Box 1587, Monroe, WA, 98272

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 reviewing the proposal. 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/tersatellus. () There is no comment period for the DNS. (X) This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days.

DATE OF DETERMINATION: August 30, 2016 DATE OF ISSUANCE: August 30, 2016
Comments must be submitted by: September 14, 2016 Appeals must be submitted by: September 21, 2016.

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APPEALS: Appeals to the above Determination of Non-significance must be filed with the City of Monroe within fifteen working days of the date of issuance above (**5:00 p.m., September 21, 2016**). Appeals must be made on appeal forms available at Monroe City Hall, 806 West Main Street, Monroe, WA 98272. Appeals must be filed in original form in accordance with MMC 21.60. Appeals shall set forth the specific reason, rationale, and/or basis for the appeal.

RESPONSIBLE OFFICIAL: David Osaki, AICP, Community Development Director, 806 West Main Street, Monroe, WA 98272, 360-863-4544, Dosaki@monroewa.gov

STAFF CONTACT: Questions about the proposal may be directed to Kristi Kyle, Senior Planner, at (360) 863.4513 or kkyle@monroewa.gov.

For any general questions, please feel free to contact me and I will be happy to help.

Kim Shaw, C.P.T.

Land Use Permit Supervisor

Direct: (360) 863-4532

Fax: (360) 794-4007

www.monroewa.gov