



DETERMINATION OF NON-SIGNIFICANCE (DNS)

LOCAL FILE NUMBER: SEPA 2015-05

NAME OF PROPOSAL: Eaglemont 4 Preliminary Plat and Planned Residential Development (PRD)

DESCRIPTION OF PROPOSAL: The applicant, MainVue, WA LLC., has submitted a 115 lot Preliminary Plat/Planned Residential Development (PRD) application on 27.75 acres (approximately 1,208,597 square feet). The project is located in the R4 (Residential 4 Dwellings per Acre) zone. The Comprehensive Plan Designation for the property is Low Density Single Family Residence (Low Density SFR). All development standards, including required street improvements and associated clearing and grading of the site and installation of all utilities (sewer, water, storm, power, gas, telephone, cable and telecommunications etc.) have been reviewed against applicable sections of the Monroe Municipal Code. The subdivision will be processed in accordance with standards found in Monroe Municipal Code Title 17 (Subdivisions) and 18 (Planning and Zoning). The proposed project contains one off-site Category III wetland, known as Wetland A. Wetland A has approximately 626 square feet of required buffer that lies on the site. No direct impacts to Wetland A's on-site buffer will occur. There is also one on-site Category III wetland, known as Wetland B. No direct impacts are proposed to Wetland B, only impacts to the buffer are proposed. The mitigation plan has been carefully designed to preserve high quality buffer areas and provide enhancement to degraded buffer areas. The project will result in an overall improvement in critical area buffer functions throughout the site as compared with current conditions and standard buffers. The project will not impact off-site critical areas.

LOCATION OF PROPOSAL: The site is located at 13511 and 13401 191st Avenue, S.E., Monroe, Washington, 98272 in a portion of the NE $\frac{1}{4}$ of Section 36, Township 28 N., and Range 06E. W.M. Snohomish County Tax Parcel Number(s): 28063600101100, 28063600104400, 28063600100900, 28063600104100, 28063600102200 and 01141900020100.

PROPONENT:

MainVue WA LLC
11100 Main Street, Suite 100
Bellevue, WA 98004

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 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/eaglemontIV.

This Determination of Non-significance is issued using the DNS process in WAC 197-11-340 (2); there is a comment period and an appeal period on the DNS.

() 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: October 18, 2016

Date of Issuance: October 18, 2016

Comments must be submitted by: November 1, 2016

Appeals must be submitted by: November 8, 2016

Responsible Official:

David Osaki, AICP
Community Development Director
806 West Main Street
Monroe, WA 98272
dosaki@monroewa.gov

Signature: _____



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 (**Appeal Deadline: 5:00 p.m., November 8, 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.

Staff Contact

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