

City of Monroe
State Environmental Policy Act Threshold Determination
Mitigated Determination of Nonsignificance (MDNS)
2012-12

Proposal:

Eaglemont

Description of Proposal:

The proposed action is the planned residential development subdivision of eight parcels totaling 35.03 acres into 146 residential lots, in accordance with the City of Monroe Subdivision and Zoning Code standards found in Titles 17 and 18 of the Monroe Municipal Code. The parcels are currently located within the Residential - 4 (R-4) Zoning District. The project may be developed in up to three phases. Phase I will consist of 63 lots, Phase II will consist of 41 lots and Phase III will consist of 42 lots. The project includes grading of approximately 135,000 cubic yards, and logging to clear home sites and roadways.

Proponent:

Contact:
Land Resolutions
Ry McDuffy
3605 Colby Avenue
Everett, WA 98201
425-258-4438

Applicant:
RAD DEVELOPMENT
Craig Pierce
16531 13th Ave. W. #A 107
Lynnwood, WA 98037
425-299-2600

Location of Proposal:

The project is located west of Chain Lake Road approximately one mile north of US 2. Snohomish County Assessor's Tax Parcel Numbers: 28073100201000, 28073100203300, 28073100203400, 28073100201100, 28073100203200, 28073100504000, 01010300050200, 01010300050100. Current site address: 13611 197th Ave. SE, Monroe, WA.

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 City of Monroe. This information is available to the public for review on request at Monroe City Hall, 806 West Main Street, Monroe, Washington, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays, or online at monroewa.gov/eaglemont.

This Determination of Nonsignificance is issued after using the optional DNS process in WAC 197-11-355, with conditions as allowed by WAC 197-11-360; there is no further comment period on the DNS.

Proposed Mitigation

1. Earth

- a. Prior to commencement of any clearing, grading, or filling on the site, a Construction Stormwater Pollution Prevention Plan (SWPPP) shall be developed in accordance with the Department of Ecology Storm Water Management Manual for Western Washington (latest edition), for review and approval by the City Engineer. The proponent and/or successor shall designate a qualified individual or firm who shall be responsible for ensuring that erosion and sedimentation control devices are correctly installed and that Best Management Practices (BMP) are correctly implemented by ensuring that methods, maintenance schedules, reports, and inspections are coordinated with the City.
- b. The proponent and/or successor will comply with the requirements of the Washington State Department of Ecology to apply for and receive a stormwater National Pollutant Discharge Elimination System permit prior to beginning any work on site.
- c. The proponent and/or successor shall comply with the conclusions and recommendations contained in the Subsurface Exploration, Geologic Hazard, and Geotechnical Engineering Report prepared by Associated Earth Sciences, Inc and dated August 8, 2012, or as subsequently revised and approved by the City of Monroe.

2. Air

- a. The proponent and/or successor will comply with all applicable federal, state, and local air quality regulations.

3. Water

- a. The proponent and/or successor shall submit an engineered drainage and stormwater plan and report to the City Engineer for review and approval. The drainage plan must incorporate the storm drainage criteria of the Department of Ecology Storm Water Management Manual for Western Washington (latest edition).

4. Plants

- a. The proponent and/or successor will comply with MMC 20.08 regarding land clearing and forest practices.
- b. In accordance with MMC 17.16.050, existing trees and shrubs will be preserved.

5. Animals

- a. The proponent and/or successor will comply with the critical area regulations contained in MMC 20.05.

6. Environmental Health

- a. Prior to commencement of any clearing, grading, or filling on the site, a Construction Stormwater Pollution Prevention Plan (SWPPP) shall be developed in accordance with the Department of Ecology Storm Water Management Manual

for Western Washington (latest edition), for review and approval by the City Engineer.

7. Aesthetics

- a. The proponent and/or successor will comply with MMC 20.08 regarding land clearing and forest practices.
- b. In accordance with MMC 17.16.050, existing trees and shrubs will be preserved.

8. Light and Glare

- a. The proponent and/or successor will comply with MMC 15.15 to minimize glare, obtrusive light, and artificial sky glow.

9. Recreation

- a. The proponent and/or successor shall provide open space in accordance with MMC 18.84.
- b. In accordance with MMC 20.10, the payment of park impact mitigation fees will be required.

10. Transportation

- a. The proponent and/or successor shall provide adequate access to all lots of the proposed subdivision as approved by the City of Monroe.
- b. The proponent and/or successor shall install traffic control devices and street signs as directed by the City Engineer.
- c. In accordance with MMC 20.12, the payment of transportation impact fees will be required.

11. Public Services

- a. The proponent and/or successor shall install fire hydrants in accordance with the City fire code.
- b. Fire apparatus access roads, including dead end roads, shall comply with the City fire code.
- c. In accordance with MMC 20.07, the payment of school impact mitigation fees will be required.

12. Utilities

- a. The proponent and/or successor will comply with City of Monroe requirements for the provision of utilities to the proposed subdivision.
- b. In accordance with MMC 13.04, the payment of water system capital improvement charges will be required.
- c. In accordance with MMC 13.08, the payment of treatment facility reserve capacity charges will be required.
- d. The proponent and/or successor shall extend water and sanitary sewer utility lines to the parcel boundary as directed by the City of Monroe

- e. Water, sanitary sewer, and stormwater line utility easements shall be 20 feet in width.

Additional Conditions:

Payment of traffic mitigation fees in the amount of \$29,353.86 per the Washington State Department of Transportation Interlocal Guidelines for Coordination with the City of Monroe for Mitigation of Development Impacts.

Responsible Official: Brad Feilberg, PE
Public Works Director
806 West Main Street
Monroe, WA 98272
360-453-7229
bfeilberg@monroewa.gov

Date of Issuance: December 6, 2012

Signature: Brad Feilberg

Appeals:

Appeals to the above mitigated Determination of Nonsignificance must be filed with the City of Monroe Permit Supervisor within fifteen working days of the date of issuance above (5:00 p.m. December 28, 2012). 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. The adopted appeal fee must be paid at time of filing. Fax or e-mail appeals shall not be accepted and shall not be considered as meeting the filing requirements. Appeals shall set forth the specific reason, rationale, and/or basis for the appeal.