



## DETERMINATION OF NON-SIGNIFICANCE (DNS)

**File Number:** SEPA 2021-02

**Name of Proposal:** The Lakeview Building Shoreline Substantial Development Permit and Site Plan Review

**Description of Proposal:** The applicant is requesting a shoreline substantial development permit and site plan approval for the construction of a 126,298 square foot warehouse building with associated surface parking lot, on approximately 6.94 acres in the Industrial Transition (IT) zoning district, with associated grading, landscaping, and storm drainage improvements. The site is located in the Shoreline Jurisdiction. The applicant is proposing mitigation to address critical areas impacts through Innovative Development Design. The project will have access off of Fryelands Blvd.

**Proponent:** Blueline  
25 Central Way, Suite 400  
Kirkland, WA 98033

**Location of Proposal:** The site is located in the SW1/4 of NW1/4 of Section 35, Township 28, Range 06 East, Willamette Meridian; otherwise known as 13800 Fryelands Blvd., Monroe, Washington, 98272. Snohomish County Tax Parcel Numbers: 28063500201900 & 00865400002303

**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 <https://monroewa.gov/1028/Lakeview-Building>.

- 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.

**Responsible Official:** Ben Swanson, Community Development Director  
SEPA Responsible Official  
(360) 863-4544  
Monroe City Hall  
806 West Main Street  
Monroe, WA 98272  
[bswanson@monroewa.gov](mailto:bswanson@monroewa.gov)

**Date:** 7/15/21      **Signature:** *Ben Swanson*

**Date of Issuance:** July 19, 2021

**Deadline for Comments/Appeals:** No later than 5:00 p.m. on August 2, 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 August 2, 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](mailto: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](mailto:amarrero@monroewa.gov) or (360) 863-4513.