



MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

File Number: SEPA2025-16

Name of Proposal: Trombley Hill Water Main Replacement

Description of Proposal: The City of Monroe Public Works Department is preparing to replace approximately 6,100 linear feet of existing 16-inch asbestos cement water transmission main with a new high-density polyethylene (HDPE) transmission line. The water main is within an existing 60-foot pipeline and utility easement that traverse areas with steep slopes, wetlands, and a Type F stream (Cripple Creek). The project requires the removal of 36 trees. Work will generally occur along the south side of the existing easement. Construction is anticipated to begin in March 2026 and be complete by November 2026.

Proponent(s): City of Monroe, 806 West Main Street, Monroe, WA 98272

Location of Proposal: The site is a 60-foot-wide Williams Northwest Pipeline easement and utility corridor that runs between the Trombley Hill reservoir off 191st Avenue SE to the 179th Avenue/Airport PRV station.

Lead Agency: City of Monroe

Threshold Determination: The lead agency for this proposal has determined that, with the implementation of mitigation measures identified below, 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.

Mitigation Measures:

1. All development shall proceed in accordance with the Subsurface Exploration, Geologic Hazards, and Geotechnical Report prepared by Associated Earth Sciences, Inc. on August 5, 2025.
2. The applicant shall comply with the protocols and mitigation outlined in the Critical Areas Report prepared by Green Earth Operations, Inc. on August 4, 2025, and as Revised on February 18, 2026.

3. During construction, the contractor shall implement best management practices and a temporary erosion control and sedimentation (TESC) plan that will protect Cripple Creek and limit temporary impacts to the vegetated stream buffer. The stream will be identified and protected with silt fencing or similar and demarcated with high visibility construction fencing. No equipment will be allowed to enter the stream, and staging, stockpiling, and refueling areas will be located away from the stream.
4. After construction, disturbed portions of the corridor within the buffer will be stabilized via native grass seeding to provide erosion control and stable ground cover while maintaining required access for ongoing utility maintenance. Trees and shrubs are not proposed within the utility corridor to avoid conflicts with future maintenance activities
5. If any ground-disturbing or other construction activities result in the unanticipated discovery of archeological resources, work shall be halted in the immediate area, and contact made with city officials, the technical staff at DAHP, and tribal representatives. Work should be stopped until further investigation and appropriate consultation have concluded. In the unlikely event of the inadvertent discovery of human remains, work should be immediately halted in the area, the discovery covered and secured against further disturbance, and contact effected with law enforcement personnel, consistent with provisions set forth in RCW 27.44.055 and RCW 68.60.055.

- 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 MDNS 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: Lance Bailey, Community Development Director
SEPA Responsible Official
(360) 863-4544
Monroe City Hall
806 West Main Street
Monroe, WA 98272
lbailey@monroewa.gov

Date: 3/4/25 **Signature:** *Lance Bailey*

Date of Issuance: March 6, 2026

Deadline for Submitting Comments: No later than 5:00 p.m. on March 20, 2026

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 March 20, 2026**. 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 22.84. Payment of the appeal fee, as specified in the city's fee resolution, shall occur at the time the appeal is filed. Please contact Jennifer Woods, Permit Tech, by email at jwoods@monroewa.gov or by phone at (360) 863-4527 to read or ask about the procedures for SEPA appeals.

Staff Contact: Questions about the proposal may be directed to Kate Tourtellot, Planning Manager, at ktourtellot@monroewa.gov or (360) 863-4618.