



Department of Permitting and Environmental Review (DPER)
State Environmental Policy Act (SEPA)

**Mitigated Determination of Non-Significance (MDNS)
For
Maple Valley Industries, LLC (CMST14-0001)**

Date of Issuance: April 21, 2017

Project: Prepare site for future, phased construction of two (2) approximate 20,000 square-foot industrial warehouse buildings for land uses permitted in the Industrial zone. Construction under this permit includes phased site clearing and grading; lighting, drainage & utilities; on-site parking lot and drive aisles; internal walkways; two building pads A & B; landscaping; and off site roadway improvements.

Location: 19835 SE 248th Street, Maple Valley WA 98038 (Parcel).

King County Permits: CMST14-0001

Other permits not included: COMM15-0012, EMSC14-0015, and VARR16-0024

DPER Permit & SEPA Project Manager: Nancy Hopkins Goree, Senior Planner, 206-477-0331
E-mail: nancy.hopkins@kingcounty.gov

Proponent: Mark Cramer, Maple Valley Industries, LLC
1420 NW Gilman BLVD #2137
Issaquah, WA 98027

Zoning: Industrial (now RA-5)
Community Plan: Tahoma/Raven Heights
Drainage Subbasin: Jenkins Creek
Section/Township/Range: SW 20 - 22 - 06
Parcel: 202206-9011

Notes:

- A. This finding is based on review of the application, plans, SEPA environmental checklist revised July 20, 2015 and other documents in the file.
- B. Sufficient information has been provided to the record in order to render a Mitigated Determination of Non-Significance (MDNS) regarding the proposed impacts to the natural and built environment. Inherent in the subject MDNS determination is that existing County, State, and Federal laws and regulation are adequate to mitigate/condition impacts resulting from the development.

- C. Issuance of this threshold determination does not constitute approval of the Commercial Site Development and other building Permits. This proposal will be reviewed for further compliance with all applicable King County codes which regulate development activities including KCC title 21A, and KCC 21A.24 (critical area regulations).
- D. Substantive comments were received from public agencies and local citizens during the SEPA public comment period. In response to public notice, written comments were received from the Covington Water District, Puget Sound Clean Air Agency (PSCAA), and Tahoma School District No. 409 School Board. Furthermore, a large number of residents in the surrounding neighborhood and community objected to the proposal and submitted petitions, letters, and emails against the proposal. These comments were reviewed and considered during the project SEPA review process.

Threshold Determination:

The responsible official finds that the above described proposal does not pose a probable significant adverse impact to the environment. This finding is made pursuant to RCW 43.21C, KCC 20.44 and WAC 197-11 after reviewing the environmental checklist and other study documents on file with the Department and considering mitigation measures which DPER or the applicant will implement as part of the proposal. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal.

Mitigation List:

The following mitigation measures shall be attached as conditions of permit issuance. These mitigation measures are consistent with policies, plans, rules or regulations designated by KCC 20.44.080 as a basis for the exercise of substantive authority and in effect when this threshold determination is issued. Key sources of substantive authority for each mitigation measure are in parentheses; however, other sources of substantive authority may exist but are not expressly listed.

1. The Department has determined there are largely existing adequate State of Washington and King County regulations and codes in effect to address project impacts associated with this development. However, noting concerns about commercial use of the roadway in a mostly residential area and potential conflicts with vehicle maneuvering and pedestrian use, DPER finds that additional project mitigation under SEPA is justified to limit vehicle type and size, until such roadways and ROW are fully widened and brought up to standards to fully accommodate the uses of this site
2. Until such time as SE 248th Street and 200th Ave. SE roadways are brought into full compliance with King County Road Standards, the size of commercial vehicles serving the uses of the site, shall be limited to small commercial vans, and Trucks or Straight Trucks as defined by the Department of Transportation Federal Highway Administration, Office of Freight Management and Operations,. Trucks or straight trucks are non-articulated self-propelled cargo-carrying Commercial Motor Vehicles.

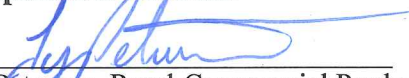
Comments and Appeals:

This determination is issued pursuant to the optional DNS/MDNS process in WAC 197-11-355. No further comment period is provided. There is no administrative appeal of this decision. Any appeals must be submitted to Superior Court.

Information about the project is available from the project manager listed above. The application, permit studies and environmental documents may be reviewed at the address listed below.

**Department of Permitting and Environmental Review
35030 SE Douglas Street, Suite 210
Snoqualmie, WA 98065-9266**

Responsible Official:



Ty Peterson, Rural-Commercial Product Line Manager
Responsible Official

April 21, 2017
Date

