

MITIGATED DETERMINATION OF NON-SIGNIFICANCE



Name of proposal: Wheeler Corridor Business Park Major Plat & Cargo Containers

Description of proposal: Plat 7 acres into one lot for continued development, including 3 additional greenhouses, cargo containers for storage, and a steel building. Current actions are the plat and a conditional use permit for the storage containers.

Proponent: Greg Haynes, Chrisjen Enterprises LLC, P.O. Box 665, Warden, WA 98857

Location of proposal: 1304 Wheeler Road; Assessor Parcel #11-0005-002, containing 6.99 acres, located in the Heavy Industrial Zone.

Lead agency: City of Moses Lake

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment provided the following mitigation measures listed below are complied with. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after review of a completed checklist and other information on file with the lead agency. This information is available to the public upon request.

Mitigation Requirements:

1. During construction, any release of oil, hydraulic fluids, fuels, other petroleum products, paints, solvents, or other deleterious materials must be contained and removed in a manner that will prevent their discharge into water or soil. The cleanup of spills shall take precedence over other work on the site.
2. The proponent shall use best management practices for controlling and treating stormwater in compliance with the water quality and quantity standards of the *Stormwater Management Manual for Eastern Washington* and shall meet the state's non-endangerment standard for groundwater. Drywells and other underground injection control devices for managing stormwater are required to be registered with the Department of Ecology and comply with Ecology Publication 05-10-067, "Guidance for UIC Wells that Manage Stormwater." Documentation of compliance with the *Manual* and Publication 05-10-067 and of how the non-endangerment standard will be met for street drainage shall be submitted to the Municipal Services Department before street construction plans are approved. Documentation of compliance with the *Manual* and Publication 05-10-067 and of how the non-endangerment standard will be met for on-site drainage shall be submitted to the Building Official before building or placement permits are approved.
3. If the site has a potential for stormwater discharge to the municipal stormwater system during construction, the proponent must apply for coverage under the Department of Ecology's Construction Stormwater General Permit at least 60 days prior to start of construction, unless the total area of disturbance (including construction, staging, and stockpiling) is less than 1 acre. Whether or not an Ecology permit is required, construction stormwater must be treated before it contacts the municipal stormwater system, to prevent contamination with sediment and other pollutants.
4. Where fills are placed, including fill from on-site grading, the fill shall be placed in accordance with accepted engineering practice. All fill materials shall be limited to clean soil and gravel or other similar materials. Before building permits are issued for any location with fill, the proponent shall submit a soil

investigation report and compaction reports, both acceptable to the Building Official, in the location of the footings for any new structures.

5. Since ground disturbance leads to weeds and dust, the portions of the site not proposed for development as part of the current project shall remain undisturbed as much as possible. A stabilization plan shall be submitted to the Community Development Department before any site disturbance is authorized. The plan shall address dust, erosion, and sediment control measures, both during construction and to permanently stabilize disturbed areas. At a minimum, the plan shall identify the limits of disturbance, provide an area for sediment collection for on-site stormwater, address dust control during construction and non-working hours until project completion, identify and protect down-gradient areas from stormwater impacts, identify cut and fill slopes and possible check dams in ditched areas, identify and use secondary containment for on-site fueling tanks if present, and address construction entrance, stabilization after construction, inspection and maintenance of erosion control measures, and prevention of tracking sediment onto City streets and/or sidewalks. Temporary control measures are to be removed within 30 days of project completion. Disturbed areas that will not be built on, paved, removed, or landscaped for more than 45 days shall be stabilized through long-term methods such as establishing dryland grasses or native shrub/steppe. No building permit shall be issued until the plan has been approved by the Building Official. The proponent shall ensure that nuisances, such as weeds and dust, do not develop. If the erosion control measures proposed by the applicant are found to be insufficient during the course of the project, the applicant shall immediately implement further erosion control measures.
6. This area has been identified by the Confederated Tribes of the Colville Reservation (CCT) as highly sensitive for containing undocumented cultural resources. Pre-contact period, historic, ethnographic, and traditional sites significant to the CCT are known to exist in the vicinity and undocumented sites may be located within the project area. These resources would be destroyed by ground-disturbing activities. Archaeological sites are subject to the National Historic Preservation Act, as amended (16USC470), RCW 27.44 (Indian Graves and Records), RCW 27.53 (Archaeological Sites and Resources), and WAC 25-48 (Archaeological Excavation and Removal Permit). If anything of possible archaeological interest (including but not limited to bones, shells, stone tools, beads, ceramics, old bottles, hearths, etc.) is uncovered during excavation or other development, all work shall immediately stop and the proponent shall notify the City, the Washington State Department of Archaeology & Historic Preservation (DAHP), and the CCT. Before work can resume, all requirements of the DAHP must be met.
7. Any access connections to the frontage road within Department of Transportation (WSDOT) right-of-way require approval by WSDOT.
8. To facilitate orderly flow of traffic, provide safe pedestrian facilities, and provide sufficient utility connections, the developer shall ensure there are full-width street and utility improvements to Community Standards for all streets within and abutting the plat, connected to existing improved City streets and utilities. Improvements shall be constructed and accepted by the City Council or a form of security acceptable to the City Attorney shall be provided before the final plat is submitted for review.
9. The proponent shall ensure that all contractors and sub-contractors are aware of the relevant conditions.

Mitigated Determination of Non-Significance (MDNS) Comment Period: This MDNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. **Comments must be submitted by November 8 to the Responsible Official.**

Responsible Official: Anne Henning, P.O. Box 1579, Moses Lake, WA, 98837; (509)764-3747

Date: October 25, 2016

Signature:

Anne Henning

Appeals

You may appeal this determination to the Moses Lake Planning Commission, P. O. Box 1579 (321 S. Balsam), Moses Lake, WA 98837, no later than November 8, 2016 by writing to the Responsible Official at the above address. You should be prepared to make specific factual objections. Contact Anne Henning to read or ask about the procedures for SEPA appeals.