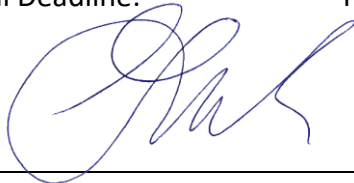


MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Proponent: International Construction Equipment, Inc
Description of Proposal: Equipment Storage and Rental
Location of the Proposal: 925 Northern Pacific Road, Yelm, WA
Section/Township/Range: Section 19, Township 17 North Range 2 East, W.M.
Threshold Determination: The City of Yelm as lead agency for this action has determined that this proposal does not have a probable significant adverse impact on the environment. Therefore, an environmental impact statement (EIS) will not be 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 on request.
Mitigating Measures: See Attachment A
Lead agency: City of Yelm
Responsible Official: Grant Beck, Community Development Director
Date of Issue: September 17, 2018
Comment Deadline: October 1, 2018
Appeal Deadline: There is no local administrative appeal of a MDNS



Grant Beck, Community Development Director

This Mitigated Determination of Non-Significance (MDNS) is issued pursuant to Washington Administrative Code 197-11-340 (2). Comments must be submitted to Grant Beck, Community Development Department, at City of Yelm, 105 Yelm Avenue West, Yelm, WA 98597, by October 1, 2018, at 5:00 P.M. The City of Yelm will not act on this proposal prior October 1, 2018 at 5:00 P.M.

DO NOT PUBLISH BELOW THIS LINE

Published: Nisqually Valley News, Friday, September 21, 2018
Posted in public areas: Monday, September 17, 2018
Copies to: All agencies/citizens on SEPA mailing list
Dept. of Ecology w/checklist

ATTACHMENT
Project Number 20170254

Findings of Fact

- A. This Mitigated Determination of Non Significance is based on the project as proposed and the impacts and potential mitigation measures reflected in the Environmental Checklist submitted August 3, 2018, prepared by AHBL.
- B. The City of Yelm is identified as a Critical Aquifer Recharge Area, a designated environmentally sensitive area. Potential Impacts to groundwater quality and quantity will be mitigated through measures that meet or exceed the standards in the Stormwater Management Manual for Western Washington, as published by the Washington State Department of Ecology.
- C. The Mazama Pocket Gopher has been listed as a threatened species by the Washington Department of Fish and Wildlife since at least 2008. Yelm has protected this species through the implementation of the Critical Areas Code. In April, 2014, the U.S. Fish and Wildlife Service listed the Yelm subspecies of the Mazama Pocket Gopher as threatened under the Endangered Species Act. While the City of Yelm is not responsible for implementation or enforcement of the Endangered Species Act, it consults with the Service and provides notice to applicants that the pocket gopher is a federally protected species and a permit from the U.S. Fish and Wildlife Service may be required.

Soil suitability maps show that the site has a moderate to low occurrence of gophers, and a visual reconnaissance showed no evidence of gophers.

- D. The storage for oil, petroleum products, biodiesel or other biological oils must comply with the Washington State oil spill prevention and contingency regulation.
- E. The applicant proposes to perform welding, grinding and other hot works activities on site which requires compliance with the requirements of the International Fire Code (IFC).

Mitigation Measures

- 1. A final drainage report meeting the minimum requirements of the Stormwater Management Manual for Western Washington, as published by the Washington State Department of Ecology shall be submitted with civil plan submission.
- 2. Proof of compliance with Washington State oil spill prevention and contingency regulation is required.
- 3. The applicant shall provide a detailed plan pursuant to the requirements of the 2015 IFC Chapter 35, Section 3504.1 - 3504.1.9 that illustrates all safety measures are met, as well as the provisions of Sections 3504.2 - 3504.3.1 IFC. This plan shall be reviewed and approved by the City of Yelm Fire Marshal and the South East Thurston Fire Authority.