



## STATE ENVIRONMENTAL POLICY ACT Mitigated Determination of Non-Significance (DNS)

**Date of Issuance:** August 13, 2020

**Lead Agency:** City of Duvall, 15535 Main Street NE, P.O. Box 1300, Duvall, WA 98019

**Agency Contact:** Troy Davis, Senior Planner; 425.939.8078; troy.davis@duvallwa.gov

**Agency File Name/Number:** Redemption Church Site Plan Review, Boundary Line Adjustment & Variance Request / SPR17-010, BLA20-001, VAR20-001

**Applicant/Proponent:** Ivana Halvorsen, Senior Planner (on behalf of Redemption Church), Barghausen Consulting Engineers, Inc., 18215 72<sup>nd</sup> Avenue South, Kent, WA 98032, 425-656-7487, ihalvorsen@barghausen.com.

**Description of Proposal:** The Applicant is seeking Site Plan Review (SPR17-010) approval for the remodel and expansion of an existing building and other site improvements inclusive of additional parking (including shared community parking), landscaping, pedestrian-oriented space, and sensitive area mitigation. The Applicant is also seeking a Boundary Line Adjustment (BLA20-001) that will eliminate one parcel and place the on-site sensitive area within one parcel (adjusted Parcel B) and the developable area within another parcel (adjusted Parcel A). The Applicant has also submitted a Variance Request (VAR20-001) from the parking lot landscape requirements for the existing parking lot.

**Location of Proposal:** 15305 Main Street NE, Duvall, WA 98019 (TPNs 2129900060, 2129900070 and 2129900080)

**Threshold Determination:** The Lead Agency has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). The necessary mitigation measures are listed below, the Environmental Checklist is attached and project information is available online at: <http://www.duvallwa.gov/134/Planning-Department> (select "Planning Projects" then "Land Use Projects" and scroll to "Thomas-Nolf").

This determination is based on the following findings and conclusions:

*Description of Impacts:*

1. Earth: This project has steep slopes onsite, the steepest being approximately 60%, with no reported indication of slope failures onsite.
2. Water: There is a lobe of a Category II wetland onsite (Wetland A). This project requests a reduction from the standard Category II Wetland buffer width of 80 feet to 60 feet (a 25% reduction). There are no protected water bodies, streams, etc. onsite. Surface water will be created onsite by new parking lot surfaces and enlarged roof footprints.
3. Plants: The site has invasive species within the on-site sensitive areas.
4. Light & Glare: Exterior building lighting and vehicular headlights may project into sensitive

areas.

5. **Historic Preservation:** This project is within an area that has a high risk for containing unknown archaeological resources. Soil disturbance may impact cultural resources.

Mitigation Measures:

1. **Earth:** With steep slopes onsite, there will be required steep slope setbacks as determined by City code and industry standard. During construction, erosion control and monitoring measures are required to ensure slope and wetland protection.
2. **Water:** Wetland buffer reduction will be managed by a City approved Sensitive Area Mitigation Plan. New pollution generating impervious surfaces will adhere to Enhanced Basic Water Quality standards per the most recent King County Surface Water Design Manual (KCSWDM). This project complies with the ¼-mile Direct Discharge Exemption and therefore does not require a flow control facility. This project shall comply with all KCSWDM evaluation, core requirements and the City's NPDES Permit Appendix I.
3. **Plants:** On-site invasive species such as knotweed, Himalayan blackberry, and reed canary grass shall be removed and a compensatory mitigation area shall be provided with native trees, shrubs, and grasses as indicated in the Sensitive Area Mitigation Plan.
4. **Light & Glare:** All lighting adjacent to sensitive areas shall adequately down shielded to diminish light trespass into sensitive areas.
5. **Historic Preservation:** Should archaeological materials (e.g. bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity shall stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the County/City planning office, the affected Tribe(s) and the county coroner (if applicable) shall be contacted immediately in order to help assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) is required. The Developer shall provide documentation from the Snoqualmie Tribe as to whether or not a cultural survey of the site is warranted. If warranted by the Snoqualmie Tribe, the applicant shall conduct a cultural survey of the project area.

**Public Comment Period:** Submit comments regarding this MDNS to the Agency Contact or SEPA Responsible Official by 4:30pm (PST/PDT) on **August 27, 2020**. The lead agency will not act on this proposal for at least 14 days from the date of issuance. This MDNS is issued under WAC 197-11-340(2).

**SEPA Responsible Official:** Lara Thomas, Community Development Director; 15535 Main Street NE, PO Box 1300, Duvall, WA 98019; 425.939.8079; lara.thomas@duvallwa.gov:

Signature:  Date: 8/13/20

**Disclaimer:** Issuance of this threshold determination does not constitute approval of any permit associated with this proposal. The proposal will be reviewed for compliance with all applicable City of Duvall codes which regulate development activities including, but not limited to, Land Use Codes, Building Codes, Public Works Development Design Standards, Surface Water Design Manual, and Sensitive Area regulations.

**Appeals:** Any agency or aggrieved person may file an appeal of this SEPA Threshold Determination in accordance with Duvall Municipal Code Section 14.08.060.C.