



# City of Yelm

EST. 1924

## WASHINGTON

SEPA#2023.0199

### MITIGATED DETERMINATION OF NONSIGNIFICANCE

PROJECT NAME: Rhoton Rd Industrial Binding Site Plan  
PROJECT LOCATION: xxx Rhoton Rd, Yelm WA 98597  
PROJECT PARCEL NUMBERS: 22719240201, 22719240203  
LAND USE CASE NUMBER: 2023.0199

An application submitted by Eric Peterson, on behalf of C&E Developments LLC, 901 Binghampton St E, Rainier, WA 98576, for an industrial-use binding site plan on an unaddressed parcel on Rhoton Rd, Yelm was received by the City of Yelm on December 13<sup>th</sup>, 2023. The City determined the application to be complete on December 22<sup>nd</sup>, 2023. The application and any related documents are available for public review during normal business hours at the City of Yelm, Public Services Department, 901 NW Rhoton Rd, Yelm WA. For additional information, please contact the Public Services Department at (360) 458-8406.

**Description of proposal:** Industrial-use binding site plan consisting of seven building pads on two currently vacant lots

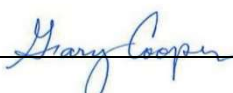
**Lead agency:** City of Yelm

Yelm Public Services Department has determined that this proposal 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 reviewing a completed environmental checklist and other information on file with the City. This information is available to the public on request.

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. This may be your only opportunity to comment. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its possible environmental impact **no later than March 29<sup>th</sup>, 2024**. Please send your comments to the address below.

SEPA Responsible Official: Gary Cooper  
Position: Planning and Building Manager, City of Yelm Public Services Department  
Address: 901 NW Rhoton Rd, Yelm WA 98597  
You may email your comments to Assistant Planner Clayton Wiebe at [claytonw@yelmwa.gov](mailto:claytonw@yelmwa.gov)

Date: March 15<sup>th</sup>, 2024

Signature: 

You may appeal this determination to the City of Yelm – Public Services Department, 901 NW Rhoton, Yelm WA 98597. You may contact Clayton Wiebe, Assistant Planner, to ask about the procedure for SEPA appeals: [claytonw@yelmwa.gov](mailto:claytonw@yelmwa.gov) or (360) 458-8496.

This environmental threshold determination is based on analysis of information contained in the following documents:

- Preliminary Civil Plans
- Geotechnical Report
- Traffic Impact Analysis
- Mazama Pocket Gopher Study
- Preliminary Stormwater Report
- SEPA Checklist

## MITIGATION MEASURES

1. If contamination is observed during construction, sampling of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily visible, or is revealed by sampling, the Department of Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact the Toxics Cleanup Program at (360) 407-7170
2. During construction, all releases of oils, hydraulic fluids, fuels, other petroleum products, paints, solvents, and other deleterious materials must be contained and removed in a manner that will prevent their discharge to waters and soils of the state. The cleanup of spills should take precedence over other work.
3. In the event any archaeological or historic materials are encountered during project activity, work in the immediate area must stop and the following actions taken:
  - a. Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering; and
  - b. Take reasonable steps to ensure the confidentiality of the discovery site; and
  - c. Take reasonable steps to restrict access to the site of discovery.

The project proponent will notify the concerned Tribes and all appropriate local, state and federal agencies including the Department of Archaeology and Historic Preservation and the City of Yelm Community Development. The agencies and Tribes(s) will discuss possible measures to remove or avoid cultural material and will reach an agreement with the project proponent regarding actions to be taken and disposition of material.

4. The proposed use for each of the seven building pads in this Binding Site Plan is currently unknown. Each of the seven building pads will require a separate land use application and each use may require an additional environmental threshold determination, depending on the specifics of each proposal.
5. When the City of Yelm receives future land use applications for each of the seven building pads, the Traffic Impact Analysis associated with this Binding Site Plan application will be reviewed by City staff. Further traffic analyses may be required depending on the specific proposed use for each of the seven building pads. If the proposed uses for any of the seven building pads can be expected to generate additional trips, additional traffic mitigation may be required.