



MITIGATED
DETERMINATION OF NON-SIGNIFICANCE (MDNS)
STATE ENVIRONMENTAL POLICY ACT (SEPA)

DESCRIPTION OF PROPOSAL:

The applicant proposes to subdivide the 1.58 acre parcel into six lots and a private road tract. The average lot size is 8,992sf. 30 feet of right-of-way will be dedicated along the site's 23rd Avenue frontage, and half street road improvements will be constructed.

An existing home on the site will be demolished. A stormwater vault within Lot 1 will manage stormwater from the proposed subdivision as BMPs designed for infiltration were deemed infeasible due to the results of the soils report and depth to groundwater. All stormwater facilities will be maintained by an HOA.

PROPONENT:

PNW Home Buyer, LLC
Attn: Igor Gorbun
2110 104th Ave Ct, #E-205
Edgewood, WA 98372

LOCATION OF PROPOSAL:

308 23rd Ave (Pierce County Assessor parcel no. 0420041048)

LEAD AGENCY:

City of Milton

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment and an environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c), provided the mitigation measures are conducted concurrent with the project. 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.

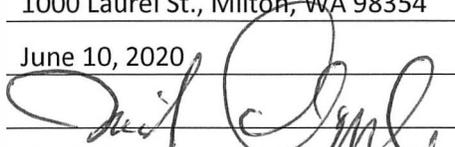
- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- This DNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the date below.

Responsible Official: Nick Afzali, MSCE

Position/Title: Community Development Director Phone: (253) 831-4271

Address: 1000 Laurel St., Milton, WA 98354

Date: June 10, 2020

Signature: 

You may appeal this determination to: Nick Afzali, MSCE

At (address): Milton City Hall, 1000 Laurel St., Milton, WA 98354

No later than (date): July 10, 2020

By (method): Written statement

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You should be prepared to make specific factual objections. Contact the Washington State Department of Ecology to read or ask about the procedures for SEPA appeals.

FINDINGS OF FACT:

1. The property is located at 308 23rd Ave (Pierce County Assessor parcel no. 0420041048).
2. The applicant proposes to subdivide a 1.58 acre parcel into six lots and a private road tract. The average lot size is 8,992sf. Access will be provided off of 23rd Avenue where 30 feet of right-of-way will be dedicated and half street road improvements will be constructed.
3. The site is currently used as a single family residence.
4. The applicant submitted an application for Preliminary Subdivision approval and SEPA environmental review to divide the property on November 15, 2019. The application was determined to be complete on December 17, 2019.
5. The application included submittal of the City's master application, preliminary civil engineering plans, preliminary site plan, SEPA checklist, certificates of water, sewer and electric availability, geotech report, stormwater site plan, stormwater pollution prevention plan, and payment of applicable fees.
6. Timely notice of the application was posted in accordance with MMC 17.71.120 on December 14, 2019. A notice was mailed to surrounding property owners within 500 feet of the project site, published in The Tacoma News Tribune, and posted on a board on the site.
7. Notice of a neighborhood public meeting was published in accordance with MMC 17.71.090 on January 4, 2020. The neighborhood public meeting was held on January 22, 2020 at City Hall.
8. The applicant identified no potential cultural or historical areas on this site. If during construction any artifacts are uncovered the Puyallup Tribe, Muckleshoot Tribe and the Washington State Historic Preservation Office in Olympia will be notified.
9. The applicant identified no critical areas present on the site.
10. As identified in the SEPA checklist, traffic volumes generated by the proposal will result in minimal impacts to the local road network. It was, therefore, determined that a Traffic Impact Analysis (TIA) was unnecessary to be submitted. The project will be a mild traffic generator with approximately 6 PM peak hour trips.

MITIGATION MEASURES:

TRAFFIC

1. The applicant will be responsible for dedicating 30' of right-of-way along the sites 23rd Avenue frontage and constructing half street improvements in accordance with MMC 12.24.
2. To mitigate transportation impacts in the City of Milton, the project will contribute to the City's Traffic Impact Fee program. Per Ordinance 1982-20, the current traffic impact fee is \$4,380 per PM peak trip. The project will contribute 6 new PM peak trips to the City's road network. As currently calculated, the total fee would be \$26,280. The total fee will be calculated at the time of building permit issuance, and may increase as the City's adopted

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traffic impact fee increases. The applicant will be responsible for contributing towards the traffic impact fee program at the adopted rate for 6 new PM peak trips.

NOISE

3. Construction activities are limited to the hours between 7:00am and 7:00pm in accordance with MMC 9.37.

OTHER

4. If during construction any artifacts are uncovered the applicant shall follow the [Inadvertent Discovery Plan \(IDP\)](#) procedures and shall notify the Department of Ecology, the Puyallup Tribe, the Muckleshoot Tribe and the Washington State Department of Archeology and Historic Preservation.
5. The preliminary grading of the site is projected to be balanced, however, approximately 15,000 cubic yards of material is estimated to be moved. Should export/import of material be necessary, the site must utilize clean fill and disposal of fill must be to an approved disposal site.
6. The applicant shall provide adequate site control measures for erosion control for the proposed movement of 15,000 cubic yards of material, including site stabilization measures to stabilize the site after clearing and grading is complete.
7. If contamination is suspected, discovered, or occurs during the proposed construction of a new residences and associated utilities, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, 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 Toxic Cleanup Program at the Southwest Regional Office at (360) 407-7094.
8. Compliance with all applicable City codes is required during and following any site development activity, including MMC 13.26 (Storm Drainage of Surface Water – Utility, Management and Maintenance).
9. A Temporary Erosion and Sedimentation Control (TESC) plan must be submitted with a SWPPP prior to clearing and grading permit issuance. This plan shall be approved by the City's Stormwater Official, and implemented during site preparation activities.

