

CITY OF SEDRO-WOOLLEY
SEPA Notice of Threshold Determination
Mitigated Determination of Non-significance (MDNS)

Description of proposal/application: The city has received a Conditional Use Permit (CUP) application for a proposal to expand the existing Skagit Self Storage Facility. The project includes new driveways, an additional access on the south side of the facility, landscaping and roughly 95,000 square feet of new enclosed storage facilities, some of which will be large enough to accommodate recreational vehicles and boats. The undeveloped 5-acre site that the expansion is proposed on is located on the north side of State Route 20, behind Skagit Self Storage. File #CUP-2020-032.

Proponent: Skagit Self Storage
ATTN: Lance Campbell
1320 East Moore Street
Sedro-Woolley, WA 98284

Exhibit E
to the Hearing Examiner
Staff Report

Location of project: 1320 East Moore St.

Environmental Review: The City of Sedro-Woolley, lead agency for this proposal, has determined that it 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 review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This determination is based upon the following mitigation being provided by the applicant:

1. Shield vehicle lights and any other exterior lighting from the surrounding residential properties;
2. Construction shall comply with all local, state and federal regulations, including Sedro-Woolley Municipal Code Title 13.36 Stormwater Management Standards; Title 13.40 Stormwater Facilities Maintenance; Title 15.40 Public Works Construction Standards; Title 17 Zoning; Sedro-Woolley Public Works Design Standards and the Sedro-Woolley Comprehensive Plan;
3. Comply with Northwest Clean Air Agency Regulations during construction activities;
4. Any water discharged to the City stormwater system as a result of this project must be approved by and comply with conditions of the Public Works Department;
5. Provide a temporary erosion and sedimentation control plan for approval by the city engineer; and
6. All construction traffic shall use temporary construction access as approved by the Public Works Department.

The lead agency previously issued a comment period for this proposal under the optional DNS process in WAC 197-11-355. There is no further comment period on this threshold determination. Per SWMC 2.88.170, you may appeal this threshold determination in writing to the City of Sedro-Woolley Planning Department within 14 days from date of publication. Written appeals and appeal fees must be submitted by 4:30 p.m. **Monday June 1, 2020**. Contact

the Assistant Planner at the City of Sedro-Woolley, 325 Metcalf Street, Sedro-Woolley, Washington, 98284 or electronically at kweir@ci.sedro-woolley.wa.us to read or ask about the procedures for SEPA appeals.

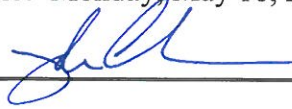
Responsible SEPA Official: Planning Director – City of Sedro-Woolley

Contact Person: Katherine Weir, Assistant Planner

Address: 325 Metcalf Street, Sedro-Woolley, WA 98284

Date of Issue: Monday, May 18, 2020 **Date of publication:** Monday, May 18, 2020

Signature: _____



John Coleman, Planning Director

Per SWMC 2.88.170, you may appeal this threshold determination in writing to the City of Sedro-Woolley Planning Department no later than **Monday, June 1, 2020**. Written appeals must be submitted, along with the required fee, to the Planning Department, City of Sedro-Woolley, 325 Metcalf Street, Sedro-Woolley, WA, 98284. You should be prepared to make specific factual objections. Contact the Planning Department to read or ask about the procedures for SEPA appeals.