



City Hall
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MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS) I-5 COMMERCE PLACE TUM-20-0220

Description of Proposal: The applicant is proposing a 12 lot commercial/light industrial plat including 5 tracts and a public street totaling 40.26 acres.

Applicant: Kaufman Real Estate LLC. 7711 Martin Way East, Olympia WA 98516-5622

Representative: Jeff Pantier. 3910 Martin Way E, Ste B Olympia, WA 98506

Location of Proposal: The site is located within the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 16, Township 17N, Range 2 West, W.M., adjacent to Interstate 5, and north of 93rd Avenue SE. Parcel #12716340100, 12716340102, 1271634101, 12716420000.

Lead agency: City of Tumwater, Community Development Department.

As provided by RCW 43.21C.240 and WAC 197-11-158, the lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the applicable development regulations and comprehensive plan adopted under RCW 36.70A and in other local, state, or federal laws or rules. Therefore, this proposal is not likely to have a probable significant adverse impact on the environment. An Environmental Impact Statement is not required under RCW 43.21C.030(2)(c), and the lead agency will not require additional mitigation measures under SEPA other than the condition listed below. 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.

Conditions of Approval for mitigating environmental impacts:

1. Prior to final plat approval for the project, the proponent shall construct a roundabout at the 93rd Avenue and Lathrop Drive intersection. The roundabout shall meet the commercial structural standards for road design outlined in the City of Tumwater Development Guide.

This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted no later than August 20, 2020, by 5:00 p.m.

Date: August 6, 2020

Responsible Official:

A handwritten signature in black ink, appearing to read 'Brad Medrud', is positioned above the printed name.

Brad Medrud, AICP
Planning Manager

On behalf of
Michael Matlock, AICP
Community Development Director

Contact person: Chris Carlson, AICP
555 Israel Road SW
Tumwater, WA 98501
ccarlson@ci.tumwater.wa.us

Appeals of this MDNS must be made to the City of Tumwater Community Development Department, no later than August 26, 2020, by 5:00 p.m. All appeals shall be in writing, be signed by the appellant, be accompanied by a filing fee of \$175, and set forth the specific basis for such appeal, error alleged and relief requested.