

SEPA Rules - WAC 197-11-970
Mitigated Determination of Non-Significance (MDNS)
Shivaadya, Inc.
Recreational Vehicle (RV) Park

Project

Proponent: Vilkes Patel & Bipinbhai Patel
On behalf of Shivaadya, Inc.
1080 South Forks Avenue
Forks, WA 98331

Description of proposal:

Shivaadya, Inc. are seeking to develop an 18 lot recreational vehicle (RV) park with a grassy recreation area that would have bbq pits; and, a building housing utilities and amenities available to visitors to include: coin laundry facility, toilets, and paid showers. Each lot would be approximately 50' x 21' and accessed off a pervious driveway into the park with a commercial approach from North Forks Avenue/SR 101. Each improved RV lot would have water, sewer and electrical connections for use by visitors. Additional improvements for each lot includes a flowerbed, gravel and concrete block pervious paving. Park would be secured with a gate system and surveillance security cameras. Users would have access to a common office shared with the Far West Motel. There would be a maximum stay of 30 days at one time and no-long term parking would be available.

Property has city water, city sewer, and electrical provided by the PUD. Further, a commercial approach was developed for this lot in the past and is proposed to be used by the proponents in the development of the property.

Location of

Property: 251 North Forks Avenue (SR 101), Forks, WA 98331

Description

Property: Lot 11 and the eastern half of Lot 12, Block 1, Howard's First Addition, located within the NW ¼ of the NW ¼ of the N ¼ of Sec. 9, T 28 N, R 13 W, W.M., Clallam County. Tax Id. Parcel 132809510163.

Lead Agency Rod Fleck, City Attorney/Planner

City of Forks
500 East Division
Forks, Washington 98331

Proposed Project:

Development of a 1.42 acre lot into an RV park with 18 stalls that will consist of gravel and concrete pavers with installed utility (water, sewer, and electrical) connections. Stays would be limited to no longer than 30 days at one time. Security features would include limited access gate, security cameras, and staff available at the adjacent Far West Motel. Utilization of concrete block pavers and gravel will permit stormwater to infiltrate and proponents have included onsite infiltration.

Laundry and shower services will be provided to guests through a secured building located on the eastern (back) portion of the lot. Building will be approximately 740 sq. ft. in size.

Prior SEPA

Documents: None associated with this proposal.

Mitigation required:

1. Applicant will be required to obtain a Conditional Use Permit from the Forks Planning Commission which is scheduled to hear that request at a public meeting on 19 Sep 2018 for which notice has already been published.
2. Applicant will obtain a grading permit from the City of Forks prior to undertaking grading.
3. Applicant will be required to obtain a building permit, which may be subject to plan review by a 3rd party reviewer, from the City of Forks Building Inspector prior to construction.
4. Applicant's contractor must be required to immediately notify the City if their Contractor, or any subcontractors, and their employees any archaeological resource(s), as well as, any discovery of human remains. Notification protocol shall include the District, the City of Forks (Forks Police Department and City Attorney's Office), the Quileute Tribal Council, and DAHP. Said protocol shall include stop work provisions, as well as penalty provisions if not followed by the Contractor and/or their subcontractors.
5. Applicant will ensure that excavated materials from the site is either recycled and used at the project; or, properly disposed of in accordance with local, state and/or federal laws. Also, Applicant noted the existence of scotch broom and in the removal of the excavated spoils, if being disposed of an offsite location, Applicant will ensure the disposal site is one accepting spoils with scotch broom.
6. All stormwater drainage must be constructed to ensure that:
 - a. it is kept on site;
 - b. if applicable, the drainage system's dry wells or similar such devices are registered in accordance with the Department of Ecology's injection well registration requirements; and,
 - c. that the drainage system is reviewed by the Building Inspector prior to construction.
7. Access from the City street will require a driveway permit with the existing commercial access being the primary entry point. If a new access point is required, Applicant will need to wait until the City and WSDOT Olympic Region have been consulted and the Applicant will be responsible for the construction of any new approach.
8. Construction will occur during the period of time permitted by the City's existing noise ordinance.
9. All utility connections must be done pursuant to the utility providers' requirements in a manner that meets local, state and/or federal code requirements. Further, each RV connection must be done in a manner that comports with local utility provider requirements and state law.
10. Guest facility with showers, laundry, etc., will comply with existing legal requirements to address public access under the Americans with Disabilities Act.
11. Exterior lighting of the building will be installed in such a way to ensure that lighting is directed downward and remains primarily on-site.

The Lead Agency has determined that the above items do not have a probable significant adverse impact based upon the proposed mitigation required above. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2). This decision was made after review of a complete environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This MDNS is issued under 197-11-340 (2); the lead agency will not act on this proposal for a period of 14 days from the date of issuance to allow for agency review and comment, as well as comments from the general public. Comments must be submitted to the City Planner at:

Rod Fleck, City Attorney/Planner
Forks City Hall
500 East Division
Forks, Washington 98331

Comments will be accepted up to 5 p.m., 17 Sep 2018. The City will review said comments together to determine the impact upon the stated MDNS. Submittal of comments is not the same as a written appeal of this determination, or asserting lead agency status. The City may not issue any other determination if the review of the comments does not alter the stated MDNS.

You may appeal this determination no later than noon, 17 Sep 2018, by filing a written appeal with the City Clerk of Forks at 500 East Division, Forks, Washington 98331. You should be prepared to make specific factual objections. The appeal must be received prior to 5 P.M. Contact Rod Fleck at 360/374-5412, ext. 245 to read or ask about the procedures for appeals.



William R. Fleck
Attorney/Planner

Date: 31 Aug 2018