



## City of Buckley Planning Department

---

### STATE ENVIRONMENTAL POLICY ACT

#### Determination of Non-Significance

October 21, 2020

Lead agency: City of Buckley, WA

Agency Contact: Leticia Wallgren, Associate Planner  
lwallgren@cityofbuckley.com  
360.761.7817

Agency File Number: SPR-20-0003

The 2.1-acre project site is located at 27815 Highway 410 (APN 56650000291, 56650000292 & 56650000270). Driveways would access SR 410 and Mundy Loss Road. The project will include sidewalks along SR 410 and along Mundy Loss Road. There are no critical areas, shorelines or floodplains on site. The project will include a proposed retail park with a cannabis retail building, a specialty retail building and a coffee stand. The proposal will utilize existing excess capacity within the City's stormwater pond located along the north property boundary of the site. The project will include a 5' perimeter landscape buffer along the north and east boundaries, street trees along the west boundary fronting Mundy Loss Road, enhanced landscaping along SR 410 and parking lot landscaping.

Applicant: Colleen Morehouse  
CK Business Park

Agent: Roger Cecil  
Cecil and Associates, LLC  
P.O. Box 598  
Bothell, WA 98041

The City of Buckley has determined that this proposal will 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). We have reviewed the attached Environmental Checklist and application materials. This information is available at: City of Buckley Planning Department, 811 Main Street, P.O. Box 1960, Buckley, WA 98321

This determination is based on the following findings and conclusions:

There are no critical areas or floodplains on or affecting the project site. The project will be conditioned to comply with all City of Buckley development regulations. As such, no impacts are anticipated.



## City of Buckley Planning Department

---

This DNS is issued under WAC 197-11-340(2) and the comment period will end on November 19, 2020 at 4:00 pm.

Responsible Official: Leticia Wallgren, City Planner  
(360)761-7817  
lwallgren@cityofbuckley.com

Date: October 30, 2020

This SEPA determination of nonsignificance may be appealed to the Hearing Examiner pursuant to the procedures in Chapter 43.21C RCW and Chapter 197-11 WAC.

Information used to reach this determination and applicable State and City policies, regulations and procedures are available for public review at the City of Buckley, 811 Main Street, Buckley, Washington, 98321, or by contacting the Responsible Official above.