

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Proponent: Yelm Creek Lane, LLC

Description of Proposal: Yelm Creek Lane Apartments, 24 apartment addition

Location of the Proposal: 16516 Creek Lane SE, Yelm, WA [16511 Creek Street SE]

Section/Township/Range: Section 29 Township 17N Range 2E, W.M.

Threshold Determination: The City of Yelm as lead agency for this action has determined that this proposal does not have a probable significant adverse impact on the environment. Therefore, an environmental impact statement (EIS) will not be 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.

Mitigating Measures: See Attachment A

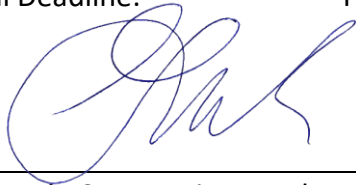
Lead agency: City of Yelm

Responsible Official: Grant Beck, Community Development Director

Date of Issue: March 20, 2020

Comment Deadline: April 3, 2020

Appeal Deadline: There is no local administrative appeal of a MDNS



Grant Beck, Community Development Director

This Mitigated Determination of Non-Significance (MDNS) is issued pursuant to Washington Administrative Code 197-11-340 (2). Comments must be submitted to Grant Beck, Community Development Department, at City of Yelm, 106 2nd Street SE, Yelm, WA 98597, by April 20, 2020, at 5:00 P.M. The City of Yelm will not act on this proposal prior April 20, 2020 at 5:00 P.M. Full documents may be viewed on the City website at www.yelmwa.gov.

DO NOT PUBLISH BELOW THIS LINE

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Dept. of Ecology w/checklist

ATTACHMENT

Project Number 2020.0034.EN0001

Findings of Fact

- A. This Mitigated Determination of Non Significance is based on the project as proposed and the impacts and potential mitigation measures reflected in the following Environmental documents:
- Environmental Checklist (January 2020, prepared by Hatton Godat Pantier)
 - Preliminary Drainage Design Report (January 2020, prepared by Hatton Godat Pantier)
 - Geotechnical Engineering Report (October 2019, prepared by South Sound Geotechnical Consulting)
 - Wetland and Fish and Wildlife Habitat Assessment Report and Riparian Habitat Buffer Averaging Plan (January 2020, prepared by Soundview Consultants)
- B. The City of Yelm is identified as a Critical Aquifer Recharge Area, a designated environmentally sensitive area. Potential Impacts to groundwater quality and quantity will be mitigated through measures that meet or exceed the standards in the Stormwater Management Manual for Western Washington, as published by the Washington State Department of Ecology.
- C. The Mazama Pocket Gopher has been listed as a threatened species by the Washington Department of Fish and Wildlife since at least 2008. Yelm has protected this species through the implementation of the Critical Areas Code. In April, 2014, the U.S. Fish and Wildlife Service listed the Yelm subspecies of the Mazama Pocket Gopher as threatened under the Endangered Species Act. While the City of Yelm is not responsible for implementation or enforcement of the Endangered Species Act, it consults with the Service and provides notice to applicants that the pocket gopher is a federally protected species and a permit from the U.S. Fish and Wildlife Service may be required.
- Soil suitability maps show that the site has a preferred soils for gopher habitat. A report issued by Soundview Consultants showed no evidence of gophers.
- D. The site is encumbered by a High Groundwater Flood Hazard Area. Compliance with the City of Yelm Critical Areas Code, Chapter 18.21 YMC provides protection to and from high groundwater flooding.

Mitigation Measures

1. A final drainage report meeting the minimum requirements of the Stormwater Management Manual for Western Washington, as published by the Washington State Department of Ecology shall be submitted with civil plan submission.
2. Stormwater facilities shall meet the minimum requirements of Section 18.21.080(G).