



# City of Yelm

EST. 1924

## WASHINGTON

SEPA #: 2022.0109

### MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Proponent:	Sheri Greene- AHBL, Inc
Description of Proposal:	The Summit at Thompson Creek: Subdivide approximately 34.57 acres (after BLA) into 109 single-family residential lots. Includes the construction of stormwater facilities and public streets.
Location of the Proposal:	14444 and 14504 Berry Valley Road SE, Yelm, WA 98597 (Parcel # 21724230100, 21723140000, 21723140102)
Threshold Determination:	<p>The City of Yelm as lead agency for this action has determined that this proposal <u>does not</u> have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350, the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. Therefore, an environmental impact statement (EIS) will not be required under RCW 43.21C.030. 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.</p> <p>The City of Yelm will not act on this proposal for 14 days from the date below.</p> <p style="text-align: center;">January 17th, 2024</p> <p>Comments must be submitted by January 31<sup>st</sup>, 2024 to <a href="mailto:claytonw@yelmwa.gov">claytonw@yelmwa.gov</a> by 5:00 P.M.</p>
Mitigating Measures:	See Attachment A
Lead agency:	City of Yelm
Responsible Official:	Gary Cooper, Planning and Building Manager

Phone: 360.458.8408  
Address: 901 Rhoton Rd NW, Yelm WA 98597

Date of Issue: January 17<sup>th</sup>, 2024  
Comment Deadline: January 31<sup>st</sup>, 2024  
Appeal Deadline: There is no local administrative appeal of a MDNS



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Gary Cooper, Planning & Building Manager

Copies to: All agencies on SEPA mailing list  
Dept. of Ecology w/checklist

# ATTACHMENT A

Project Number 2022.0109

## 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:
  1. Environmental Checklist (prepared by AHBL, July 21, 2022)
  2. Wetland Delineation and Stream Assessment Report/Critical Areas Report (prepared by Land Services Northwest, August 4, 2022)
  3. Mazama Pocket Gopher and Regulated Prairie Absence Report (prepared by Land Services Northwest, September 28, 2022)
  4. Traffic Impact Analysis (prepared by Heath and Associates, January 5, 2024)
  5. Preliminary Stormwater Report (prepared by AHBL, August 2022)
  6. Geotechnical Engineering Report (prepared by South Sound Geotechnical Consulting, June 16 2022)
- 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 (MPG) as a threatened species under the Endangered Species Act.

MPG soil suitability maps show that the site has a combination of more preferred soils on the east side and less preferred soils on the west side of the development area. Land Services Northwest conducted a survey and discovered no evidence of gophers on the property.
- D. The submitted site plan depicts primary access to the subdivision from Berry Valley Rd; this road is not currently built to City standards.
- E. The site features 4 areas designated as wetlands by Thurston County Geodata mapping, and one stream (Thompson Creek). The submitted Critical Areas Report identifies one of the mapped wetlands as a decommissioned dairy pond; soil samples did not yield wetland indicators at the site of the former dairy pond. The other 3 wetlands were categorized pursuant to Chapter 18.21.060 of the Yelm Municipal Code (YMC), and appropriate buffer widths were delineated for each wetland. Thompson Creek is codified within the YMC as a Type 5 Stream and requires a 150 feet buffer.

## Mitigation Measures

1. In order to adequately serve a 109-lot single-family subdivision, the entire length of Berry Valley Road must be upgraded to City of Yelm Neighborhood Collector standards to the point where previous street improvements currently end (i.e., just north of Tahoma Boulevard). Prior to final plat approval, the entirety of Berry Valley Rd must be improved to Neighborhood Collector standards.
2. If more than 5,000 board feet of timber will be removed during development, then prior to any site clearing, the applicant must obtain a Class IV-G Forest Practices Approval permit from the Washington Department of Natural Resources.
3. The applicant must work with the Department of Ecology and Thurston County Environmental Health Division in order to abandon the well located on the subject property. Prior to final plat approval, the existing well must be abandoned pursuant to all relevant Department of Ecology and Thurston County regulations.
4. All trees removed during site development must be replaced at a ratio of 1:1.
5. The proposed crossing over Thompson Creek must feature a Washington Department of Fish and Wildlife (WDFW) compliant fish passage. The applicant must obtain Hydraulic Project Approval from the WDFW prior to commencing work over Thompson Creek. Culverts must be designed to pass a sufficient storm event in accordance with Ecology's Stormwater Management Manual for Western Washington (SWMMWW) and the Washington State Department of Transportation Hydraulics Manual.
6. Chapter 18.21.050 of the YMC establishes general critical areas protective measures. Prior to any site alteration, the boundaries at the outer edges of the wetland buffers and Thompson Creek buffer must be identified with temporary signs. Prior to issuance of any certificates of occupancy, the temporary signs must be replaced with permanent signs.