**STATE ENVIRONMENTAL POLICY ACT (SEPA) MITIGATED DETERMINATION OF NON-SIGNIFICANCE**

# CASE NO: AVERY MEADOWS SHORT PLATT

**APPLICANT: EVERGREEN DWELLINGS, LLC**

**Location: 25119 NE. JONES ST.**

**Parcels: 229859-000**

**Legal Description: # 18 SECTION3 TOWNSHIP 4 NORTH R3EWM 4.06 ACRES**

**SEPA Determination:** MitigatedDetermination of Non-significance (MDNS)

**Comment Deadline: March 30, 2016** (comments should be delivered

to the town hall office at 202 W. Cushman, Yacolt, WA, 98675)

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], the Town of Yacolt must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

* **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
* **MDNS = Mitigated Determination of Non-Significance** (The impacts can be addressed through conditions of approval), or;
* **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

# Determination:

**Mitigated Determination of Non-Significance (MDNS).** The Town of Yacolt, as lead agency for review of this proposal, has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2) (e). This decision was made after review of a completed environmental checklist and based on mitigation measures approved in the Town of Yacolt Ordinance # 440. The applicant must submit a mitigation plan which conforms to Ordinance # 440.

# Date of Publication and Comment Period:

Publication date of this MDNS is **March 16, 2016,** and is issued under WAC 197-11- 960. The lead agency will not act on this proposal until the close of the 14-day comment period, which ends on **March 30, 2016.**

# SEPA Appeal Process:

A final decision on this proposal will not be made until after the comment period described above. An **appeal** of any aspect of this decision, including the SEPA determination and any required mitigation, must be filed with the Town of Yacolt within fourteen (14) calendar days from the date the notice of that final decision is mailed to parties of record. The appeal must be in writing and should contain the following information:

1. The case number designated by the Town and the name of the applicant.
2. The name and signature of each person or group (petitioners) and a Statement showing that each petitioner is entitled to file an appeal as described in ESHB 1724 Section 415. If multiple parties file a single petition for review, the petition shall designate one party as the contact representative with the Town Clerk/Treasurer. All contact with the group regarding the petition, including notice, shall be with this contact person.
3. A brief statement describing why the SEPA determination is in error.
4. Mail or deliver appeals to the following address:

Appeal to the Town Council Town of Yacolt

202 W. Cushman St. Yacolt, WA 98675

**Staff Contact Person:** Pete Roberts (360) 686-3922

**Responsible Official:** Mayor Jeff Carothers

Town of Yacolt

202 W. Cushman St. Yacolt, WA 98675