

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Proponent: Cruz Developments, LLC
Description of Proposal: Automobile Sales
Location of the Proposal: 17041 SR 507, Yelm, WA
Section/Township/Range: Section 29, Township 17 North Range 2 East, 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 2, 2021
Comment Deadline: March 17, 2021
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 March 16, 2021 at 5:00 P.M. The City of Yelm will not act on this proposal prior March 17, 2021 at 5:00 P.M.

DO NOT PUBLISH BELOW THIS LINE

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Department of Ecology w/checklist

ATTACHMENT A
Project Number 2020.0384.PR0014

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 Environmental Checklist dated March 17, 2020, prepared by Larson & Associates.
- 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 most current Stormwater Management Manual for Western Washington (SWMMWW), as published by the Washington State Department of Ecology.

The property is affected at its eastern boundary line by a High Ground Water Hazard (HGWH) Review Area, falling within 300 feet of the HGWH area.

The City of Yelm protects the HGWH areas by implementing development regulations and Stormwater treatment and retention regulations to protect the hazard area and development.

- 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.

A Mazama Pocket Gopher Screening by Key Environmental Solutions concluded that there was no evidence of Mazama Pocket Gopher activity on the parcel.

- D. The property is subject to transportation requirements of the Yelm East Gateway Planned Action EIS dated April 2015. This includes the protection of future right-of-way for the SR510 Yelm Loop extension, and internal circulation options.

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 and Chapter 18.21 YMC for High Ground Water Hazard areas.
2. No building, parking area, or permanent feature may be located within the area of the future SR510 Yelm Loop extension as described in the City of Yelm Transportation System Plan and noted on the applicants conceptual site plan.