



COMMUNITY DEVELOPMENT DEPARTMENT

230 Pioneer Street | PO Box 608 | Ridgefield, WA 98642
(360) 887-3557 | Fax: (360) 887-0861 | www.ci.ridgefield.wa.us

NOTICE OF SEPA THRESHOLD DETERMINATION (DNS) REVIEW

Weber Pioneer PUD
File No. PLZ-17-0136

Date: April 11, 2018

Proponent: Joe Melo, Ridgefield Weber, LLC

Description of Proposal: The proposal is to develop 47 single-family detached residential lots, and associated infrastructure improvements, in the RLD-8 zone.

Location: 3807 Pioneer St / Ridgefield, WA 98642. #39 of S20 T4N R1E WM, Assessor's #213740000, 20 acres.

Project Proponent & Contact Persons:

Applicant: Joe Melo, Ridgefield Weber, LLC. 14010-A NE 3rd Ct, Ste 106 / Vancouver, WA 98685. Contact: 360.921.7410, joe@hintondevelopment.com

Applicant's representative: Scott Taylor, SGA Engineering. 2005 Broadway / Vancouver, WA 98663. Contact: 360.993.0911, staylor@sgaengineering.com

Lead Agency: The lead agency for this proposal has determined that the proposal does not have a probable significant adverse impact on the environment as a result of compliance with adopted City standards, including compliance with grading and erosion control standards, light trespass standards, critical areas standards to protect and mitigate impacts to wetlands, and engineering standards to address stormwater management. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist, the proposed plan document, and other information on file with the lead agency. Information is available to the public on request at Ridgefield City Hall during normal business hours.

This **DNS** is issued under WAC 197-11. The lead agency shall not act on this DNS for a minimum of 14 days from the date of issuance. Comments on the **DNS** must be submitted to the responsible official c/o the Ridgefield City Clerk by **5:00 PM on Wednesday, April 25, 2018**. The City will conduct a hearing on the proposal on **Wednesday, May 9, 2018 beginning at 6:30 PM at Clark County Fire and Rescue, 911 N 65th Ave, Ridgefield, WA 98642**. The public is invited to present testimony.

Responsible official: Jeff Niten
Position/title: Community Development Director **Phone:** (360) 857-5013
Address: P.O. Box 608, 230 Pioneer St
Ridgefield, WA 98642
jeff.niten@ci.ridgefield.wa.us

Signature:

Jeff Niten, Community Development Director

Issued: April 11, 2018

Appeal: An appeal of the City's SEPA Threshold Determination must be submitted to the Community Development Department within fourteen (14) calendar days after the date issued. The appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with RDC 18.810.205 (Appeals) and any required fees pursuant to RDC 18.810.205.F shall be paid at time of appeal submittal.