



RIDGEFIELD COMMUNITY DEVELOPMENT DEPARTMENT

**NOTICE OF
PIONEER VILLAGE MASTER PLAN
SEPA THRESHOLD DETERMINATION (DNS)**

PLZ-18-0037

230 Pioneer St ♦ PO Box 608 ♦ Ridgefield, WA 98642
Ph: 360.887.3557 ♦ Fax: 360.887.2507 ♦ www.ci.ridgefield.wa.us

Date: March 28, 2018

Proponent: City of Ridgefield

Description of Proposal: This non project action is known as the "*Pioneer Village Master Plan*". The proposed master plan will describe the development of a mixed use project containing approximately 330 residential units, 13 commercial/retail buildings, and an approximately 10 acre community park.

Location: Southwest corner of the intersection of Pioneer Street and S. 45th Avenue. APN 213741-000 and 213742-000.

Project Proponent & Contact Persons:


Applicant: City of Ridgefield, Community Development Department; 301 N 3rd Ave., Ridgefield, WA 98642;
Contact Jeff Niten, Community Development Director, 360.857.5013, jeff.niten@ci.ridgefield.wa.us

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 the 2012 Ridgefield Shoreline Master Program. 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 21 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 Monday, March 26, 2018**. The City will conduct a Type III public hearing on the proposal. All parties that comment on the threshold determination and parties of record shall be notified on the hearing time, date and location when scheduled.

Responsible official: Jeff Niten
Position/title: Community Development Director
Address: P.O. Box 608, 301 N 3rd Ave
Ridgefield, WA 98642
jeff.niten@ci.ridgefield.wa.us

Phone: (360) 857-5013

Signature: 
Jeff Niten, Community Development Director

Issued: March 28, 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. This 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.

An appeal of Type III decisions on Shoreline Substantial Development Permit or Shoreline Variance shall be submitted to Ecology for its final decision. Ecology's final decision may be appealed to the Shoreline Hearings Board in accordance with 90.58.180 and WAC 461-08. Such appeals must be filed within twenty-one (21) days from the date the permit decision was filed. (Ridgefield SMP 7.4.2.3)