



COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642
(360) 857-5024 | Fax: (360) 887-2507 | www.ridgefieldwa.us

NOTICE OF SEPA THRESHOLD DETERMINATION (DNS) REVIEW

Greely Farms PH 2B PUD

File No. PLZ-22-0018 – 22-0021

Date: May 20, 2022

Proponent: Olson Engineering

Description of Proposal: Planned Unit Development (PUD) and subdivision approval of Greely Farm, Phase 2B, consisting of 18.6 acres of the Ridgefield East Master Plan Subdivision, into 57 single-family detached lots, common open space, and related infrastructure.

Location: East of NE 10th Avenue, south of NE 279th Street Ridgefield, Washington, and further identified as parcel: 214499066, Tax lot #26, NW ¼, Sec. 23, T4N R1E W.M.

Project Proponent & Contact Persons:

Applicant: Olson Engineering, 222 E Evergreen Blvd., Vancouver, WA 98660. Contact: Andy Nuttbrock, 360.695.1385, andyn@olsoneng.com

Owner: Holt Opportunity Fund (Parallel 1) 2013 LLP, PO Box 61426, Vancouver, WA 98666. Contact: Randy Rutherford, 360.892.0514, randy@holtgroupinc.com

City Contact: Clair Lust, Community Development Director, claire.lust@ridgefieldwa.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 because 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 by request 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 June 3, 2022**.

Responsible official: Claire Lust
Position/title: Community Development Director
Address: P.O. Box 608, 230 Pioneer St
Ridgefield, WA 98642
Claire.lust@ridgefield.wa.us

Signature:

A handwritten signature in cursive script, appearing to read "Claire Lust".

Claire Lust, Community Development Director

Issued: May 20, 2022

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.