

CITY OF TENINO

STATE ENVIRONMENTAL POLICY ACT MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description of Proposal: Revisions to Tenino's Comprehensive Plan and Development Standards.

Tenino's Comprehensive Plan has been updated to reflect recent changes to the city limits and also to adopt a version of Thurston County's RRR 1/5 zoning. The city has recently annexed nearly 400 acres of its urban growth area (UGA), and part of this land will accommodate a Master Planned Community. The Comprehensive Plan updates include a description of a Master Planned Community, more recent population and employment estimates and forecasts, and a description of the City's developing sewer system and treatment plant.

Tenino is also adopting new development regulations based on Thurston County's RRR 1/5 zoning. This will serve as interim zoning for newly annexed lands and potential Master Planned Communities until such a time that final zoning is set by City Council.

The City's official zoning map will be updated to reflect recent changes to the City's boundaries and also the new zoning designations. This map will be a resource for future land use planning in Tenino's City Limits and UGA.

Location of Proposal: The primary location affected by these changes is the general area of town West of Scatter Creek, including land brought into the city through the Westside, Teitge/Bussey, the wastewater treatment plant site annexations, and future annexation areas.

Applicant: City of Tenino

Representative: Pete Swensson, Senior Planner

Lead Agency: City of Tenino

SEPA Official: Pete Swensson, Senior Planner

Date of Issue: November 18, 2008

Threshold Determination: The lead agency for this proposal has determined that, if subject to the conditions described below, this project will probably **not** have a significant adverse impact upon the environment. Therefore, an Environmental Impact Statement is **not** required under RCW 43.21C.030(2)(C). The environmental review and SEPA threshold determination of this proposed action is based upon the completion of an Environmental Checklist and existing environmental information, including the location of wetlands, floodplains, and Mazama Pocket Gopher habitat. This information is available to the public upon request.

This determination is based on the presumption that the project will include all mitigation measures proposed to be implemented by the applicant, and will conform to all applicable standards and regulations and to the conditions listed herein. Should any mitigation measures be removed by the applicant, be infeasible, or held to be invalid or unconstitutional, a new threshold determination may be required.

1. Required mitigation measures include:
 - a. an EIS and habitat assessment will be required for the Master Planned Community portion of the annexed land.
 - b. all development will be conditioned as necessary to meet requirements pertaining to floodplains and wetlands as well as all other existing environmental provisions enforced within Tenino City Limits.

Comments regarding this Mitigated Determination of Nonsignificance (MDNS) should be directed to the City of Tenino at PO Box 4019, Tenino, WA 98589. This MDNS is not a permit. The applicant shall not begin work until after the appeal deadline has expired and any other necessary permits have been granted. This MDNS is issued under Washington Administrative Code 197-11-350.


Comment Deadline: 4:00 P.M., December 2, 2008

Appeal Procedure: Pursuant to TMC 18.40.090(L) and RCW 43.21C.075(3), the conditions or lack thereof in a MDNS may be appealed by any agency or aggrieved party.

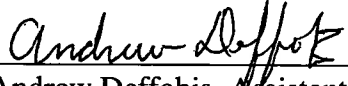
Appeal Deadline

4:00 p.m., December 2, 2008

Issued by:

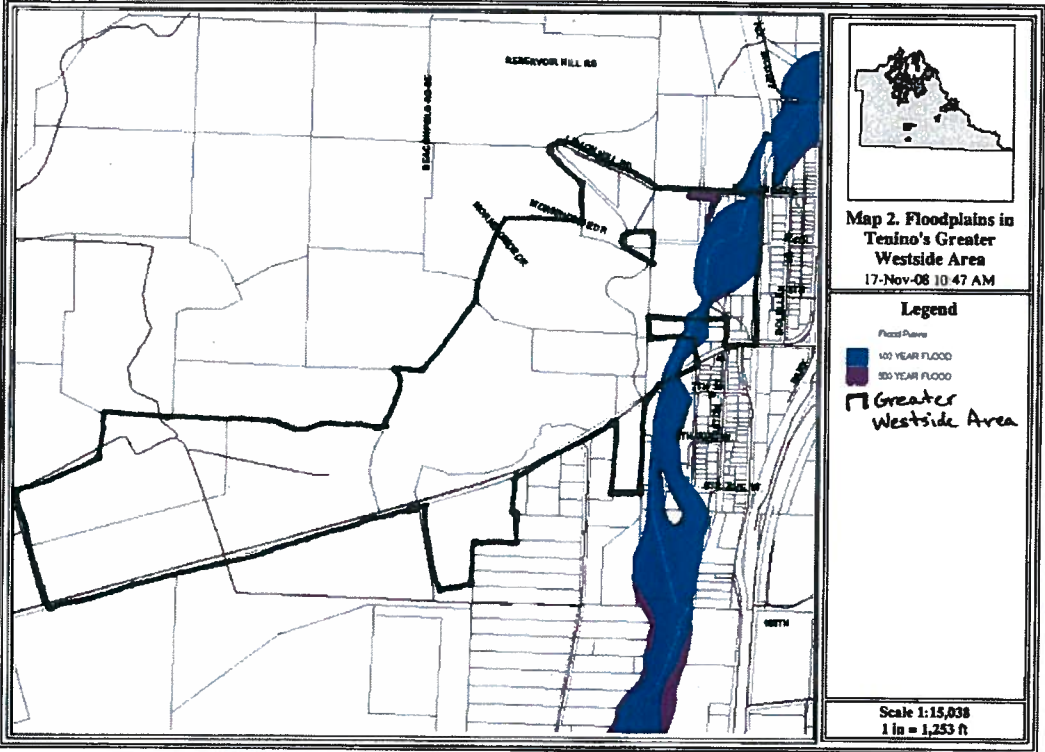
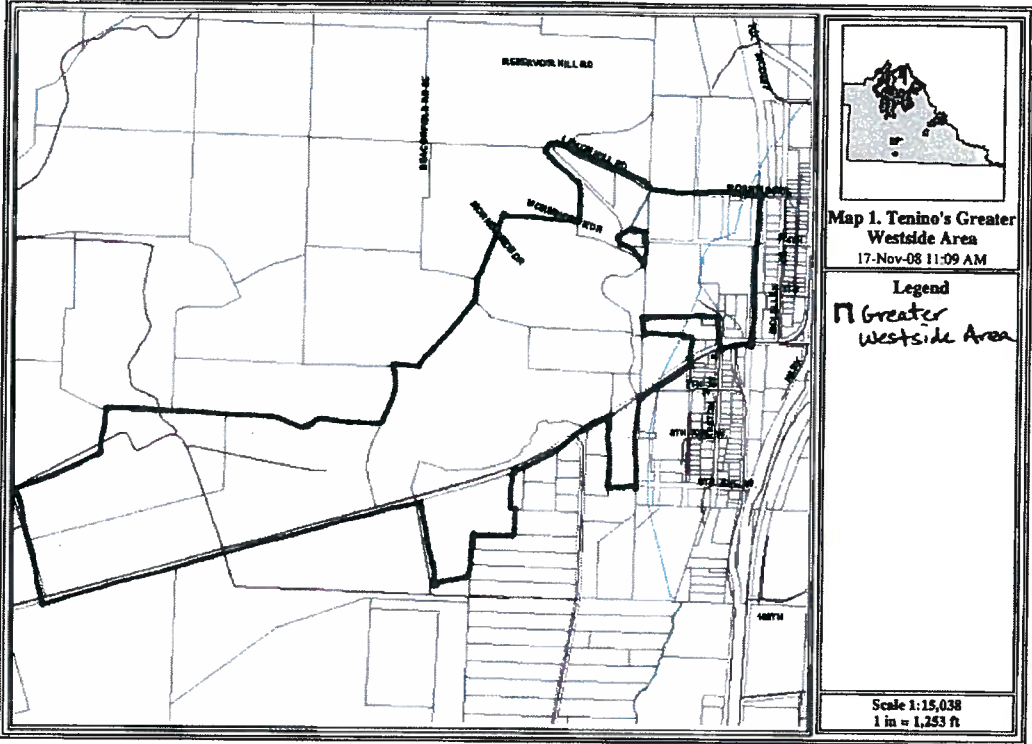


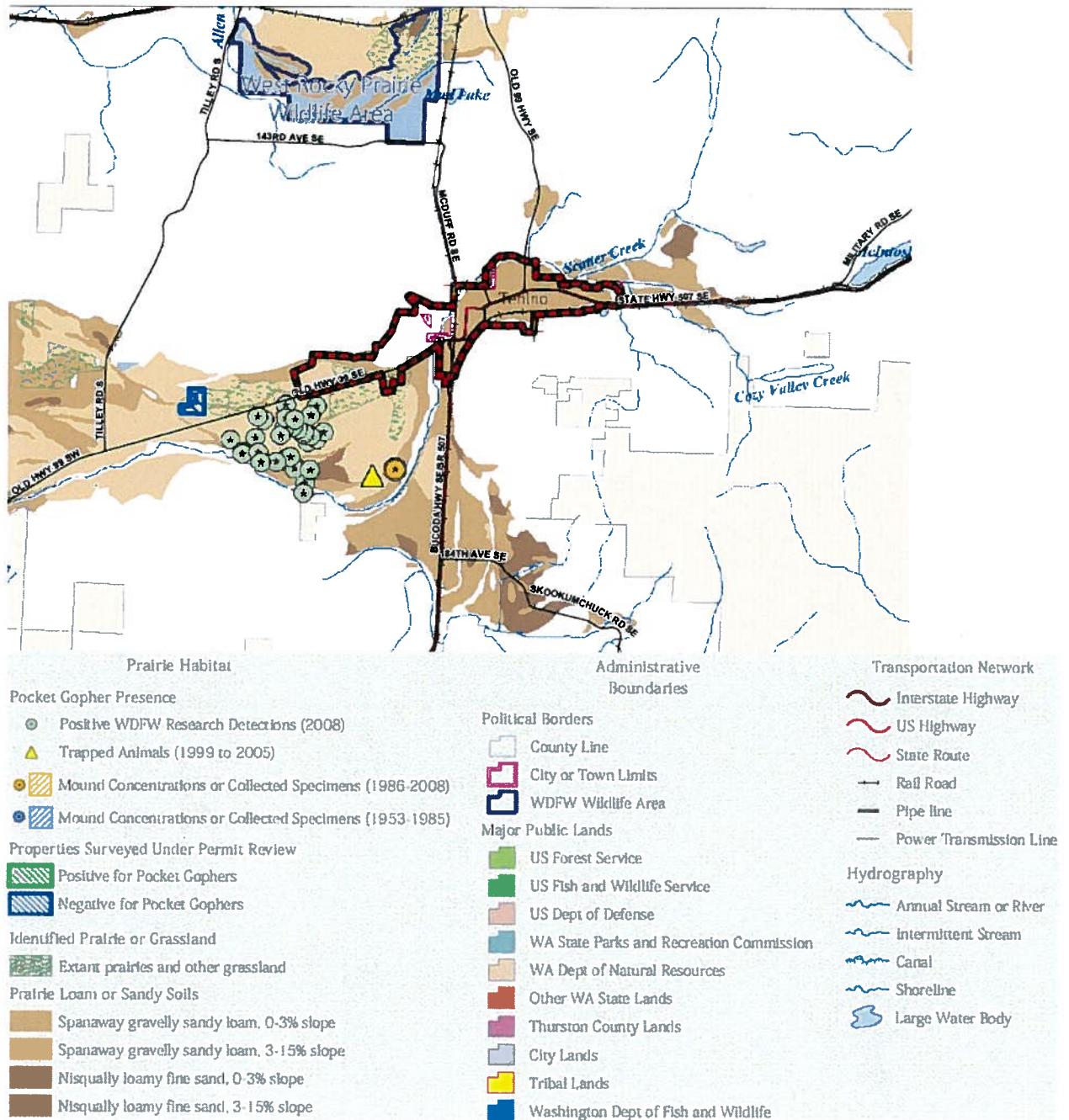
Pete Swensson, Senior Planner



Andrew Deffobis, Assistant Planner

Maps of Tenino's Greater Westside Area (boundaries depicted are approximate)





Map 4. Occurrence of Mazama pocket gophers near Tenino's Greater Westside Area.