

MITIGATED DETERMINATION OF NONSIGNIFICANCE "MDNS"

FILE NO(S): Z19-537PSP

PROPONENT: Eline Helm

DESCRIPTION OF PROPOSAL: The applicant is proposing to subdivide an existing parcel into 7 lots for the future construction of seven single family homes. The site is located on the W. Cora Ave hill between N. Jefferson St. and N. Cedar St. The site fronts on both Courtland Ave and Cora Ave. Site improvements to include development of W. Cora Ave. The SEPA Checklist also includes the applicant's proposal for cottage housing (land use application to be submitted at a future date).

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: The subject property is located at 1230 W Cora Ave (parcel 35063.2601), 1211 W Cora Ave (35063.2816), 3317 N Jefferson (35063.2823), 3315 N Jefferson (35063.2822), and 3313 N Jefferson (35063.2817)

LEAD AGENCY: CITY OF SPOKANE

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment if mitigated as stipulated below. 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 and other information on file with the lead agency. This information is available to the public on request.

- () There is no comment period for this MDNS; pursuant to WAC 197-11-350 (1).
- (X) This MDNS is issued under WAC 197-11-350 (2); the lead agency will not act on this proposal for at least 15 days from the date issued (below).

MITIGATING MEASURES:

1. Obtain an Archeological Site Alteration, Excavation, and Monitoring Permit from the Department of Archeology and Historic Preservation.

Responsible Official: Tami Palmquist

Position/Title: Principal Planner **Phone:** (509) 625-6157

Address: 808 W. Spokane Falls Blvd., Spokane, WA 99201

Date Issued: 4/9/20 **Signature:** 

APPEAL OF THIS DETERMINATION, after it becomes final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane, WA 99201. The appeal deadline is fourteen (14) calendar days after the signing of the MDNS. This appeal must be on forms provided by the Responsible Official, make specific factual objections and be accompanied by the appeal fee. Contact the Responsible Official for assistance with the specifics of a SEPA appeal.
