



**CITY OF LAKEWOOD
MITIGATED DETERMINATION OF NON-SIGNIFICANCE
(MDNS) LU-20-00030**

PROJECT NAME: WESTERN STATE HOSPITAL MASTER PLAN

PROJECT LOCATION: 9601 Steilacoom Blvd SW

PARCEL NUMBERS: 220321022, 220283027, 220321007, 220283026

ACTION: Issuance of a MDNS for the Master Facilities Plan for Western State Hospital including a new forensic hospital, a new residential cottage at the Child Study Treatment Center, a new speculative 48 bed residential treatment center, building demolition, infrastructure and circulation improvements.

PROJECT PROPONENT: Department of Human and Health Services (DSHS)
Robert Hubenthal
PO Box 45848
Olympia, WA 98504

SRG Partnership
Eric Ridenour
621 SW Columbia Street
Portland, OR 97201

PROJECT DESCRIPTION:

The Lakewood Community Development Department has received a SEPA Environmental Review checklist application from the Department of Human and Health Services DSHS to revise their existing Master Facilities Plan. The proposed master plan update includes facility improvement and expansion. All of the proposed projects are located at 9601 Steilacoom Blvd SW (APN: 220321022, 220283027, 220321007, and 220283026), the existing Western State Hospital campus which totals 288.34 acres. The properties are zoned Public Institutional (PI) and Open Space and Recreation One (OSR1).

The master plan calls for a new 350-bed forensic, including the demolition of existing buildings. A new 18-bed residential cottage at the Child Study Treatment Center (CSTC) as well as a treatment and recreation center. The master plan will also allocate space for a new community residential treatment facility (RTF) of up to 48 beds. The revised master plan will also include improved circulation, parking expansion and utility upgrades.

The subject site is currently used as the campus for both Western State Hospital and the Child Study Treatment Center and is adjacent to Steilacoom High School to the West, Fort Steilacoom Park to the South, and residential housing to the North and East.

The project submittal includes the following environmental information:

1. SEPA Checklist prepared by Robert Hubenthal, DSHS, dated December 7, 2020
2. LU-20-00027 Master Plan Report
3. Natural Resource Evaluation prepared by Patrick J Togher, PBS Engineering and Environmental Inc. dated February 7, 2020
4. Property Survey prepared by KPFF dated January 29, 2020
5. Stormwater Credit Feasibility Study prepared by AHBL dated September 12, 2012
6. Traffic Impact Analysis Prepared by TSI dated January 31, 2020
7. Traffic Impact Analysis supplemental memorandum prepared by TSI dated July 31, 2020

AGENCY AND PUBLIC COMMENTS:

On June 10, 2020 the City of Lakewood issued a notice of application on both the SEPA Checklist and proposed update to the Western State Hospital Master Plan. The notice requested a pre-threshold consultation from the public and agencies. At the conclusion of the comment period, the City issued a correction letter on July 21, 2020. A revised Master Plan application and revised SEPA checklist were submitted to Lakewood in May, 2021. The City reopened public comment on both documents between June 7th and July 12, 2021.

Public Comments

The City received 61 public comments during the public comment periods. The public comments are summarized in exhibit 8.

Agency Comments

The City received 15 agency comments from the following agencies: City of Fife (Exhibit 9), Lakewood Chamber of Commerce (Exhibit 10) Lakewood Police Department (Exhibit 11), City of University Place (Exhibit 12), Disability Right Washington (Exhibit 13), Historic Fort Steilacoom Association (Exhibit 14), Tacoma Pierce County Health Department (Exhibit 15), Town of Steilacoom (Exhibit 16), Washington State Department of Archaeology (Exhibit 17), Washington State Department of Ecology (Exhibit 18 & 21), Puget Sound Energy (Exhibit 19), Pierce County Sewer Department (Exhibit 20), Puget Sound Clean Air Agency (Exhibit 22) and Pierce Transit (Exhibit 23).

FINDINGS OF FACT:

The Responsible Official of the City of Lakewood hereby makes the following findings and conclusions based upon a review of the environmental checklist and attachments, other information on file with the City of Lakewood, and the policies, plans and regulations designated by the City as a basis for the exercise of substantive authority under the Washington State Environmental Policy Act pursuant to RCW 43.21C.060.

1. Pursuant to comments provided by City of Lakewood Public Works Engineering, dated July 9, 2021, frontage improvements and traffic improvements are required. These shall be permitted through the Site Development permit process through the City. Additionally, any portion of new frontage sidewalk extending beyond the existing Steilacoom Blvd. SW ROW shall be dedicated to the City of Lakewood.
2. The applicant is required to abide by all rules and regulations related to sewer connections and extensions through Pierce County Sewer. Pursuant to their comments dated July 23, 2020, the Water and Sanitary Sewer sections of the Master Plan should include near-term improvements to water use monitoring in the facility. Good water usage data will support water conservation and improve sewer demand estimates throughout the implementation of the Master Plan.

Earth

As a non-project action, adoption of the Master Plan will not directly affect soils, geological features, or impervious surfaces on the WSH Campus. Construction of individual projects under the Master Plan would have the potential to affect these resources, including erosion associated with clearing and grading activities. The northwestern portion of the campus contains steep slope areas that may contain unstable soils, but the Master Plan does not propose any future development activities in those locations.

Construction of all facilities proposed under the Master Plan could result in an increase in impervious surface coverage at the site (from 18.9% currently to 20.6%), which could result in increase stormwater flows. The updated Master Plan proposes to collect, treat, and infiltrate all stormwater runoff on-site.

Air

Implementation of the updated Master Plan would result in air emissions and increased vehicle traffic associated with construction activities, as documented in the application SEPA Checklist. Emission sources would include construction equipment, dust from excavation and grading, and chemical odors from asphalt paving. These construction-related emissions would be temporary in nature. Traffic analysis submitted with the Master Plan application (Appendices 3A and 3B)

indicates a long-term decrease in vehicle trip generation at the site, leading to reduced vehicle emissions.

Water

Surface Water:

The WSH site contains two documented wetlands and two streams. Both wetlands are associated with the Garrison Springs/Garrison Creek riparian corridor in the northwestern portion of the site, between the WSH main campus and the golf course. The second stream is an unnamed tributary to Chambers Creek located at the northern edge of the site, north of the golf course.

No work is proposed in or over these streams or wetlands as part of the Master Plan, nor is any dredging, fill, or water diversion. Development activities under the Master Plan would not include any discharge of waste materials to surface waters, and no work is proposed within a mapped flood plain. Individual master plan projects that require State or Federal funding or permits will be required to assess the presence of any additional wetlands or streams.

Stormwater runoff under the Master Plan would be similar to existing conditions – sources would include building roofs, parking areas, and internal roads. Under the Master Plan, all stormwater runoff will be collected and infiltrated on-site using a combination of pervious pavement, bioretention cells, and roof drain infiltration galleries.

Groundwater:

The WSH campus currently supplies its own water from wells located in the Garrison Springs area, and the Master Plan anticipates the future transfer of these wells to the Lakewood Water District, who would then supply the water needs of the WSH campus.

No waste material would be discharged to groundwater as part of the Master Plan; wastewater service would continue to be provided by the Town of Steilacoom Sewer Utility. Waste products and toxic substances associated with construction activities would be removed from the site and appropriately treated and disposed.

Plants

Most of the WSH campus is developed and characterized by maintained lawn area and landscape trees and shrubs. The area also includes scattered copses of native trees. Vegetation cover is generally denser and more extensive in the northern portions of the site, particularly the Garrison Creek ravine and the area north of the Fort Steilacoom Golf Course. The northeastern portion of the site near the existing Child Study & Treatment Center also contains several stands of native trees.

Development under the Master Plan would generally be limited to developed areas of the campus, but some vegetation disturbance and removal (up to approximately 8 acres) would occur as part of construction and demolition activities. Affected vegetation types would include a mix of lawn grasses, landscape trees, and native trees, including Douglas fir, Sitka spruce, and

Oregon white oak. Oregon white oak is identified in LMC 14.154.020 as a species of local importance.

Field reconnaissance did not identify the presence of any plants listed under the Endangered Species Act. The Washington DNR Natural Resources Heritage Program identifies three rare or sensitive plant species as potentially present on or near the WSH campus. None of the three species were identified on the site during field reconnaissance, but multiple visits may be necessary to match the emergence/flowering seasons of the targeted species, and individual projects under the Master Plan will conduct additional field studies for the presence of rare and sensitive plants.

Field reconnaissance for noxious weeds on the WSH campus identified the presence of various Class B and C noxious weeds, as well as possible presence of one Class A noxious weed species (knapweed), though positive identification was not possible. Individual projects under the Master Plan will be subject to County and City regulations for noxious weed control.

Animals

While mostly developed, the WSH campus is large and contains several areas of relatively undisturbed vegetation, including a riparian corridor, which can serve as habitat for a variety of wildlife species that area adapted to living in proximity to suburban human populations.

Anticipated species in the area include rats and other rodents, raccoons, opossum, various bird species, deer, and coyotes. The site also contains two tributaries to Chambers Creek, which supports a variety of fish species.

Threatened and Endangered Species:

Federal and State agencies identify several federally and state threatened or endangered species, as well as priority habitats, in the vicinity of the WSH campus. However, suburban developed areas in the Puget Sound, such as large portions of the campus, do not provide suitable habitat for many of these species. However, the riparian areas along the two identified streams could provide habitat for several listed or candidate species. Similarly, listed anadromous fish species (Chinook salmon, steelhead, and bull trout) are present in nearby areas of Chambers Creek, and future projects on the campus may potentially impact these species.

Migratory Bird Act and the Bald and Golden Eagle Protection Act:

The WSH campus is part of the Pacific Flyway for migratory birds, and the US Fish and Wildlife service has identified several species protected under the Migratory Birds Act as potentially occurring on the site. Bald eagles and great blue heron have also been identified in the nearby Chambers Creek estuary. Construction activities have the potential to disrupt the breeding of these species, depending on the season.

Critical Fish and Wildlife Species and Habitats:

Chapter 14.154.020 of the Lakewood Municipal Code identifies 11 critical fish and wildlife species and habitats, five of which occur on or near the WSH campus:

- Priority Oregon white oak woodlands (discussed under Plants).
- Snag-rich areas (likely to occur in stream riparian areas).
- Rivers and streams with critical fisheries (anadromous fish presence in Chambers Creek).
- Waters of the State (Garrison Springs and the unnamed tributary to Chambers Creek are classified by Washington DNR).
- Lakes, ponds, streams, and rivers planted with game fish by a government entity or tribal entity (Garrison Springs Hatchery).

Energy and Natural Resources

The WSH campus uses a combination of electricity and natural gas for power and heating, supplied by Tacoma Power and Puget Sound Energy, respectively. Some campus facilities are heated with steam supplied by a central boiler facility fired by natural gas. Future development under the Master Plan is not anticipated to result in major changes to energy demands or infrastructure, though the plan includes a recommendation for future study of strategies to reduce use of natural gas in keeping with State policy.

Environmental Health

The WSH campus is located within the boundaries of the Tacoma Smelter Plume. Future construction activity may disturb contaminated soils, so Master Plan projects will be required to conduct soil sampling for arsenic and lead in accordance with the 2012 Tacoma Smelter Plume Guidance. Any subsequent remediation actions will comply with the Model Toxics Control Act (WAC 173-340).

Noise

Short-term, temporary noise impacts would result from construction of individual Master Plan projects, consisting of noise from trucks, machinery, and excavation activities. Long-term operational noise would consist of vehicular traffic, primarily limited to daylight hours and shift changes. No significant long-term changes in noise levels are anticipated.

Land Use

The Master Plan reconfigures the physical layout of the campus, incorporating a more compact footprint, and includes the construction of new buildings that are better suited to an updated model of care and changing patient population. Approximately 150,000 square feet of outmoded structures are planned for demolition. The existing hospital is an Essential Public Facility as defined by the State – the Master Plan would not change the use of the campus, and it is being developed on a site zoned for public and institutional uses by the City. The Western State Hospital is defined in the Lakewood Municipal Code with an array of facilities including mental illness and forensic facilities as well as child study and treatment center (LMC 18A.10.180 – Definitions “W”). Mental health facilities are classified as a conditional use in the Public/Institutional zone (LMC 18A.40.060 A).

Under Washington State law, Essential Public Facilities may not be prohibited but can be regulated, including mitigation and recognition of burdens to communities. Countywide Planning

Policies for Pierce County address the need for coordinated policies and evaluation of essential public facilities and direct the County and cities in their comprehensive plans and development regulations.

Applicable to all essential public facilities in Lakewood is a requirement to prepare a master plan and conduct an alternatives analysis. As part of the Master Plan application, the proponent has submitted an analysis of the subject site as well as other sites in the state and Pierce County. The alternatives analysis examines other sites within Pierce County addresses whether relocation of the facility to another site would be feasible, as required by LMC 18A.40.060 B.2.f. The proposal is compliant with the requirements of LMC 18A.40.060.

Aesthetics

New development under the Master Plan would be a similar style, intensity, and scale as existing facilities on the site. Reconfiguration of the site would generally result in a more compact layout, and the Master Plan proposes new building designs intended to reduce visual bulk. With adherence to development regulations established in the Lakewood Municipal code, no significant aesthetic impacts are anticipated.

Historic and Cultural Preservation

The WSH campus site has been occupied for a wide variety of functions over its extensive history, including aboriginal use, European exploration and settlement in the 1830's and 1840's, establishment of Fort Steilacoom in 1849, and use as a hospital beginning in 1871. Portions of the campus were listed on the National Register of Historic Places and the Washington Heritage Register in 1977.

Culturally significant features on the campus include the following:

- Two prehistoric archaeological sites.
- Fort Steilacoom.
- Three cemeteries (military, settler, and hospital).
- 36 extant historic buildings (dating from 1850's to 1960's).

Due to the extensive pre-historic and historic use of the campus site, additional development of the site has the potential to affect culturally significant resources. The Master Plan proposes specific measures for the protection and preservation of historic resources, and construction activities would be planned to avoid impacting sensitive resources where possible, though some demolition of historic structures is anticipated, including several structures included in the NRHP listing for the site:

- 5 cottages east of Officer's Row (1930's);
- A powerhouse and heating plant structure;
- South Hall and patient wards D, E, F, G, and W-I (1940's);
- Nurses' Dormitory and Geriatrics Building (1945).

Public Services

The proponent currently contracts with the Lakewood Police Department and Pierce County Fire District 3 for police and fire services at the WSH campus. The facility provides its own on-site security, and the level required generally correlates to the number of patients housed at the hospital. Under the Master Plan, bed counts and patient counts are not anticipated to change significantly, resulting in no anticipated need for additional emergency services.

Transportation

The Master Plan would make several changes to the configuration of vehicular parking on the site, including construction and demolition of lots, resulting in 334 additional spaces (1,993 total). The Master Plan also include reconfiguration of multiple internal roadways and reconfiguration of entry points along Steilacoom Boulevard to reduce congestion on Steilacoom Boulevard near 87th Avenue SW. This entry reconfiguration will be coordinated with the City of Lakewood's improvement plans for this portion of Steilacoom Boulevard to minimize disruption.

Traffic analysis submitted with the Master Plan application (Appendices 3A and 3B) indicates a long-term decrease in vehicle trip generation at the site, resulting in approximately 6% fewer weekday AM and PM peak hour trips compared to current conditions. Short-term (1-5 years), weekday AM and PM peak hour trips would increase by approximately 7% over current conditions. All affected intersections would operate at LOS D or better in both the short and long-term, with the exception of the CSTC Entrance on Steilacoom Boulevard, which currently operates at LOS F at AM peak and LOS E at PM peak, and the Chapel Gate Drive entrance, which is projected to degrade from its current PM peak LOS D to LOS E under all future scenarios.

MITIGATION MEASURES:

Earth

Future development under the updated Master Plan will employ site-specific Construction Storm Water Pollution Prevention (CSWPP) and Temporary Erosion and Sediment Control (TESC) plans, as required by City development regulations. These plans will incorporate best management practices for the reduction and control of erosion linked to construction activities, such as the establishment of stable construction entrances, placement of sediment fences, installation of control measures to cover exposed earth, use of wattles and checkdams, and ongoing monitoring of stormwater runoff. The specific practices employed will be determined part of project-level review, and project contractors will be required to implement said practices.

Air

Mitigation measures would include reasonable precautions to avoid and control fugitive dust emissions from construction activities. Such measures could include watering or covering of bare soil areas during dry weather, cleaning of vehicles leaving the site, and proper maintenance of construction equipment. Ongoing operation of the facility is not anticipated to require any additional mitigation measures associated with air quality.

The demolition of structures, earth moving and material handling, heavy equipment operations, and/or disposing of vegetative matter, is subject to Puget Sound Clean Air Agency regulations.

Water

Surface Water:

No impacts to streams or wetlands are anticipated, and future stormwater run-off will be managed and infiltrated on-site. The applicant will be required to adhere to the conditions of future development outlined in the comments provided by City of Lakewood Public Works and Engineering Department and Washington State Department of Ecology.

Groundwater:

As part of the updated Master Plan, the existing on-campus wells in Garrison Springs will be transferred to the control of the Lakewood Water District, who will provide future water services to the WSH campus.

Plants

Vegetation Protection:

Future development at the WSH campus will be subject to the Lakewood Municipal Code provisions regarding significant trees (LMC 18A.50.320). In addition, the updated Master Plan contains recommendations to reduce impacts on protected plant species, such as White Oak. Open space areas of the site will be generally maintained as open space with minimal disturbance. Specific measures to mitigate impacts on significant vegetation include:

- Site-specific landscaping designs will limit the development of hardscapes and building footprints within the drip-lines of significant trees, including protected White Oaks.
- Site-specific irrigation plans for future landscaped areas near oak stands will establish procedures to avoid overwatering of the root zone.
- During construction, all significant trees will be protected by tree fencing located at the drip-line, with no soil disturbance or material storage allowed within the drip-line.
- Project permitting will require development of a tree retention plan that locates all significant trees on the site by species and caliper size, including the extent of drip-lines.
- Removal of any significant trees during construction will be replaced according to applicable development regulations in the Lakewood Municipal Code.

Noxious Weeds:

Individual development projects will be subject to Pierce County and Lakewood regulations for control and removal noxious and invasive weeds.

Animals

The updated Master Plan retains approximately 48 acres of wildlife habitat in its current condition, which includes Oregon White Oak, wetlands, streams, and riparian areas on or adjacent to the campus. In addition, individual projects under the Master Plan will be required to

conduct site specific field studies to identify sensitive species and habitats and evaluate potential impacts associated with the proposed development activities.

Energy and Natural Resources

Individual projects implemented under the Master Plan will include energy modeling and mechanical LEED services.

Environmental Health

Site designs for individual projects under the Master Plan will include protective measures to isolate or remove contaminated soils from public spaces, including yards and children's play areas. Any contaminated soils will be managed and disposed of in accordance with state and local regulations, including State Solid Waste Handling Standards as established in WAC Chapter 173-350.

Noise

Construction activities associated with implementation of the Master Plan will comply with City of Lakewood health and safety regulations, including LMC Chapter 8.36 – Noise Control. Construction activities will be limited to daylight hours.

Land Use

The Master Plan would establish a more compact layout for the major facilities on the WSH campus, maintain open space, and preserve adequate setbacks from adjacent uses. No additional mitigation measures to ensure land use compatibility are recommended.

Aesthetics

The Master Plan establishes a series of development standards and guidelines for landscaping and tree retention to preserve the character of the WSH campus. The proposed design standards for new facilities include configuration of building envelopes and footprints to create courtyard areas and increase natural daylighting of internal spaces. Future development on the WSH Campus will also comply with City development standards for institutional uses, as established in LMC Chapter 18A.70, Article 1. No additional mitigation measures are recommended.

Historic and Cultural Preservation

The Master Plan includes provisions for the protection and renovation of historic resources on the WSH campus, and the proponent will coordinate future construction with the Fort Steilacoom Historical Association to support protection of remaining resources from the Fort Steilacoom era. Facilities dating from the era of the historic hospital's expansion phases will be documented before any demolitions or major alterations.

The proponent will initiate consultation with the Washington State Department of Archaeology and Historic Preservation (DAHP) and affected and interested tribes as individual projects under the Master Plan are designed and constructed. Any ground-disturbing activities shall incorporate an Inadvertent Discovery Plan, including the option for tribal representatives to observe

excavation activities. The proponent will provide notice to DAHP of any ground disturbance around or modification to structures 50 years old or older.

Public Services

The proponent currently contracts with the Lakewood Police Department and Pierce County Fire District 3 for police and fire services at the WSH campus. The proponent will continue coordination with these service providers and amend the associated contracts as needs for police response or fire protection services change.

The new building is also anticipated to have increased security features compared to what currently on site is including:

- a. The new 350-bed forensic hospital building will be constructed to provide a high level of safety and security. The building envelope will constitute the secure perimeter of the facility. The exterior walls will be constructed of an assembly consisting of light gage steel framing and multiple layers of very high impact gypsum board. Windows will be capable of withstanding impacts of 2,000 foot-pounds. Exterior courtyards will be either enclosed by the building or by security fencing. Where installed, secure fencing will be no less than 14'-0" high and will be constructed of non-climbable materials.
- b. The new hospital building will be constructed as a "fail-secure" facility. In the event of a fire alarm, patients will exit to other smoke compartments within the building. Patients will exit the building only in the event of an all-consuming structure fire, if bodily danger is imminent. All exterior doors will be part of vestibules, each door requiring a key for egress. All staff will be responsible for carrying keys required for exiting the building and will be trained in the established egress protocols for evacuating patients in the event of an emergency. Protocols will be established to control the movement of patients once they have exited through the secure perimeter of the hospital.
- c. Deliveries and services to the building will not penetrate the building's secure perimeter without passing through a sallyport (vestibule with interlocking doors). Visitors and staff entering the building shall also move through sallyports, preserving the control of the secure perimeter of the new hospital.

Transportation

The Traffic Impact Analysis submitted with the Master Plan Application indicates that projected LOS impacts at the CTSC Entrance and Chapel Gate Drive Entrance could be mitigated through intersection improvements at these entrances, such as signalization or widening of Steilacoom Boulevard. The proponent should coordinate all future campus entrance reconfiguration with the City of Lakewood's plans for future improvements to Steilacoom Boulevard in this area.

The applicant must adhere to the conditions of approval submitted by Pierce Transit dated July 7, 2021 (Exhibit 23) including the installation of new bus stops and relocation of existing bus stops.

CONCLUSIONS OF RESPONSIBLE OFFICIAL:

The Responsible Official has determined, with the mitigation measures listed above, that the proposal will not have a probably significant adverse impact on the environment, and an Environmental Impact Statement is not required under RCW 43.21c.030(2). The mitigation measures described are recommended as conditions of project approval. This decision is made after review of a completed environmental checklist, other information on file with the City, and existing regulations.

EXHIBITS

1. Threshold Determination Staff Report
2. Environmental Checklist Application Form
3. SEPA Checklist
4. Master Plan Report with Site Plan/Plan Set
5. Completeness Letter dated May 26, 2020
6. Notice of Application (1st round) dated June 10, 2020
7. Notice of Application (2nd round) dated June 7, 2021
8. Summary of Public Comments
9. Agency Comments from City of Fife dated June 29, 2020
10. Agency Comments from Lakewood Chamber of Commerce dated July 9, 2020
11. Agency Comments from Lakewood Police Department dated July 17, 2020
12. Agency Comments from City of University Place dated July 10, 2020
13. Agency Comments from Disability Rights of Washington dated July 9, 2020
14. Agency Comments from Historic Fort Steilacoom Association dated June 25, 2020
15. Agency Comments from Tacoma Pierce County Health Department dated July 1, 2020
16. Agency Comments from Town of Steilacoom dated July 13, 2020
17. Agency Comments from Washington Department of Archaeology & Historic Preservation dated July 8, 2020
18. Agency Comments from Washington State Department of Ecology dated July 9, 2020
19. Agency Comments from Puget Sound Energy dated July 17, 2020
20. Agency Comments from Pierce County Sewer Utility dated July 23, 2020
21. Agency Comments from Washington State Department of Ecology (2nd comments) dated July 7, 2021
22. Agency Comments from Puget Sound Clean Air Agency dated July 7, 2021
23. Agency Comments from Pierce Transit dated July 7, 2021
24. Agency Comments from City of Lakewood Public Works Engineering (Revised) dated May 27, 2022
25. Natural Resources Reconnaissance provided by PBS and dated February 7, 2020

26. Transportation Impact Analysis provided by Transportation Solutions Inc., and dated
January 31, 2020
27. DSHS Siting Options

Agency: City of Lakewood
Community Development Department
6000 Main Street SW
Lakewood, WA 98499-5013

Date of Issue: June 6, 2022

Comment period: June 6, 2022- June 27, 2022

Appeal period: June 6, 2022- June 27, 2022



Courtney Brunell, MPA
Planning Manager

Note: This MDNS will become final on the Date of Issuance. Pursuant to RCW 43.21C.075, LMC 14.02.200 and LMC 18A.20.400, decisions of the Responsible Official may be appealed to the City of Lakewood Hearing Examiner. The decision of the Hearing Examiner in any such appeal will be final. A written notice identifying the grounds for the appeal must be filed within 21 days of the date the Mitigated Determination of Non-Significance becomes final. Appeals are filed with appropriate fees at the Community Development Department, located at the above address.