



152 W. Cedar Street, Sequim, WA 98382  
PH (360) 683-4908 FAX (360) 681-0552

**MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)  
WAC 197-11-970  
"Jennie's Meadow Phase B and C" Preliminary Major Subdivision and Variance  
File SUB18-001 & VAR18-001**

**Description of proposal:** The applicants are proposing the phased subdivision of approximately 22 acres of R4-8 zoned property into 71 residential lots. As part of this proposal, they are also seeking a variance from SMC 17.32.110, which requires two separated points of access for subdivisions which would create a single street access to more than 30 lots. The subject property consists of the undeveloped portion of a larger phased subdivision that received preliminary approval in 2005, but was never fully developed and expired prior to receiving final approval.

**Applicant:** Ruth Brothers Enterprises, LLC, 19400 108<sup>th</sup> Ave SE #200, Kent, WA 98031

**Location of Proposal:** The subject property is located on the western boundary of the City of Sequim, being described as "PHASE B (FUTURE DEVELOPMENT PARCEL 1) AND PHASE C (FUTURE DEVELOPMENT PARCEL 2) / JENNIE'S MEADOW PHASE A / CITY OF SEQUIM, SUB05/002 AND PUD05/001 / VOLUME 14 / PAGE 93, RECORDS OF CLALLAM COUNTY, WASHINGTON" – Clallam County Assessor's parcel numbers 043024-582140 and 043024-582150.

**Lead Agency:** City of Sequim

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. 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 upon request.

This MDNS is issued under WAC 197-11-355; the Optional DNS Process.

**Responsible Official:** Barry A. Berezowsky  
**Address:** City of Sequim, 152 W. Cedar Street, Sequim, WA 98382  
**Phone:** 360-681-3435

**Date:** March 22, 2019

**Signature:**

Barry A. Berezowsky, SEPA Responsible Official

You may appeal this determination in writing to the responsible official listed above no later than 10 working days from the date of this notice.

You should be prepared to make specific factual objections. Contact the responsible official to read or ask about procedures for SEPA appeals.

**“Jennie’s Meadow, Phase B & C” Preliminary Major Subdivision and Variance  
File SUB 18-001 & VAR 18-001  
SEPA Mitigation**

- WATER QUALITY

All site construction shall be conducted in compliance with the 2012 WSDOE Stormwater Manual for Western Washington, as amended in 2014.

The applicant shall comply with all applicable Washington State Department of Ecology requirements, as provided in their November 19, 2018 letter:

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants. Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres and discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more and discharge stormwater to surface waters of the State. This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, and discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
  - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
  - b) Reasonably expects to cause a violation of any water quality standard.

If contamination is suspected, discovered, or occurs during the proposed SEPA action, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, Ecology must be notified. Contact the Environmental Report Tracking

System Coordinator for the Southwest Regional Office (SWRO) at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Matthew Morris with the SWRO, Toxics Cleanup Program at (360) 407-7529.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted.

You may apply online or obtain an application from Ecology's website at:

<http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - Application. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

- AIR

Potential air impacts shall be mitigated by watering the site as necessary, utilizing dust suppression options and techniques described in the WA Dept. of Ecology publication # 96-433, 2016.

- ANIMALS

It shall be the responsibility of the applicant to take all necessary steps to prevent the incidental taking of protected species under the Endangered Species Act through habitat modification or degradation during the life of the project or development authorized by this permit or approval. The applicant shall notify the City through Its Public Works Director or designee and the Federal Agencies with responsibility for enforcement of the Endangered Species Act immediately, in the event of damage of degradation to Endangered Species habitat by or from the project or the development subject to this permit or approval. In any such case, the applicant shall, at its sole cost and expense, take all action necessary to prevent the furtherance of the damage or degradation and to restore the habitat as required by the Federal, State, and local agencies with jurisdiction.

- HISTORICAL AND CULTURAL RESOURCES

A professional archaeological survey of the site shall be conducted prior to site construction and ground disturbing activities. In the event archaeological artifacts are uncovered during construction, activity shall be halted immediately, and the State Historic Preservation Office and local Tribes shall be contacted. The applicant shall follow the applicable sections of the *Inadvertent Archaeological and Historic Resources Discovery Plan for Sequim, WA* (Copy available at the City of Sequim Department of Community Development).



**PROJECT INFORMATION**

APPLICANT: RUTH BROTHERS ENTERPRISES, LLC  
19400 108TH AVENUE SE #200  
KENT, WA 98031

OWNER: RUTH BROTHERS ENTERPRISES, LLC  
19400 108TH AVENUE SE #200  
KENT, WA 98031

PROPOSED PROJECT: 71-LOT RESIDENTIAL SUBDIVISION

ZONING: R4-8 (CITY OF SEQUIM)

UTILITIES: POWER - CLALLAM COUNTY P.U.D.  
SANITARY SEWER - CITY OF SEQUIM  
WATER - CITY OF SEQUIM  
TELEPHONE - CENTURY LINK

PARCEL NO.'S: 04-30-24-582140, -582150

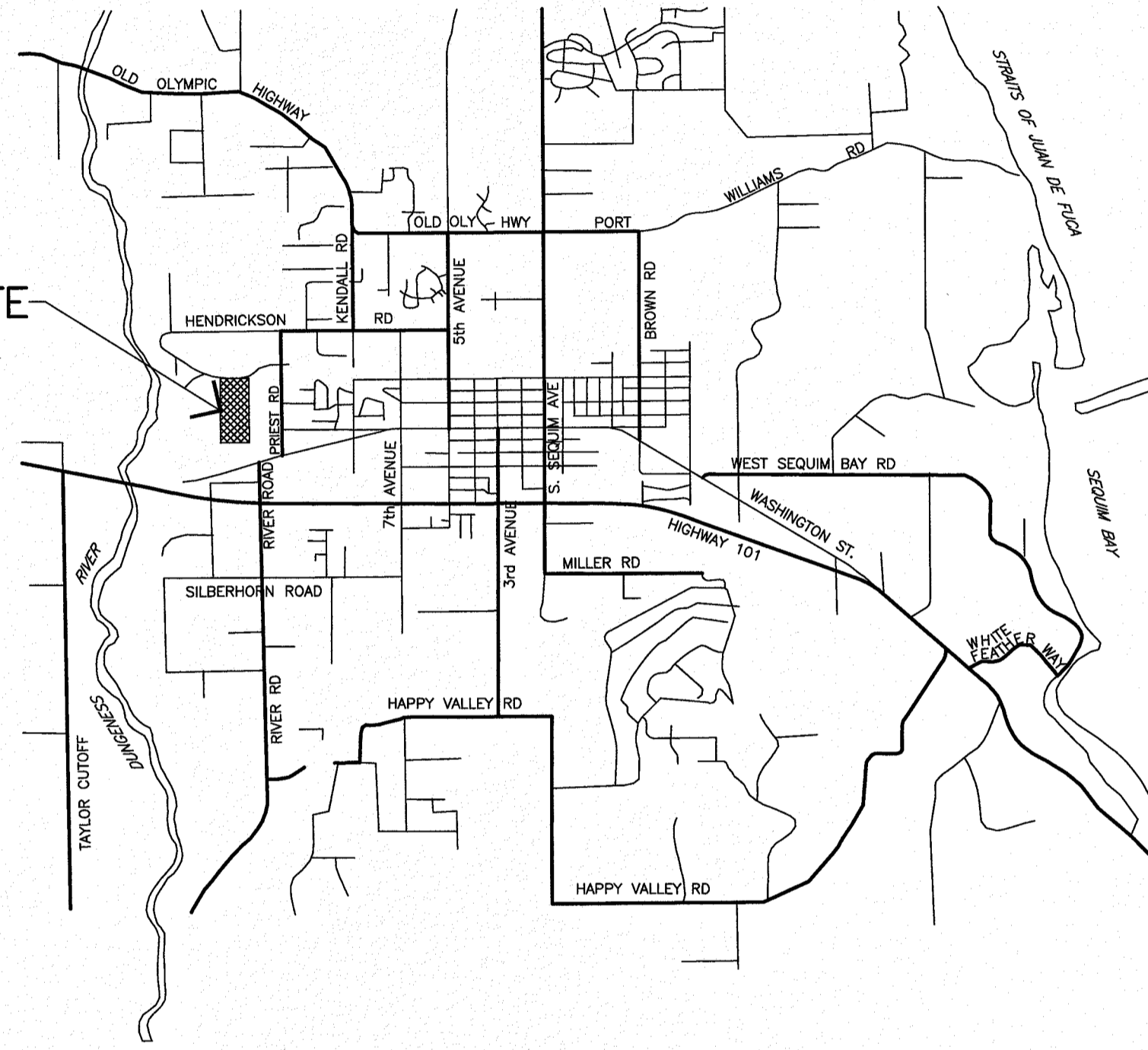
LEGAL DESCRIPTION: PHASE B (PARCEL 1) AND PHASE C (PARCEL 2)  
OF JENNIE'S MEADOW PHASE A- PLATS VOL. 14, PG. 93  
SECTION 24, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M.

SUBMITTAL DATE: MARCH 2018, REVISED APRIL 2018

FIRE PROTECTION: NFPA 13D FIRE SPRINKLERS

DENSITY AND PHASING TABLE			
LOTS	PHASE B	PHASE C	TOTAL SITE
1-20, 37-42, 63-67 = 31	21-36, 43-62, 68-71 = 40		71 LOTS
LOT AC. (NET)	7.5130	10.02	17.533
DENSITY (NET)	4.1	4.0	4.0
AC. (GROSS)			22.28
DENSITY (GROSS)			3.2

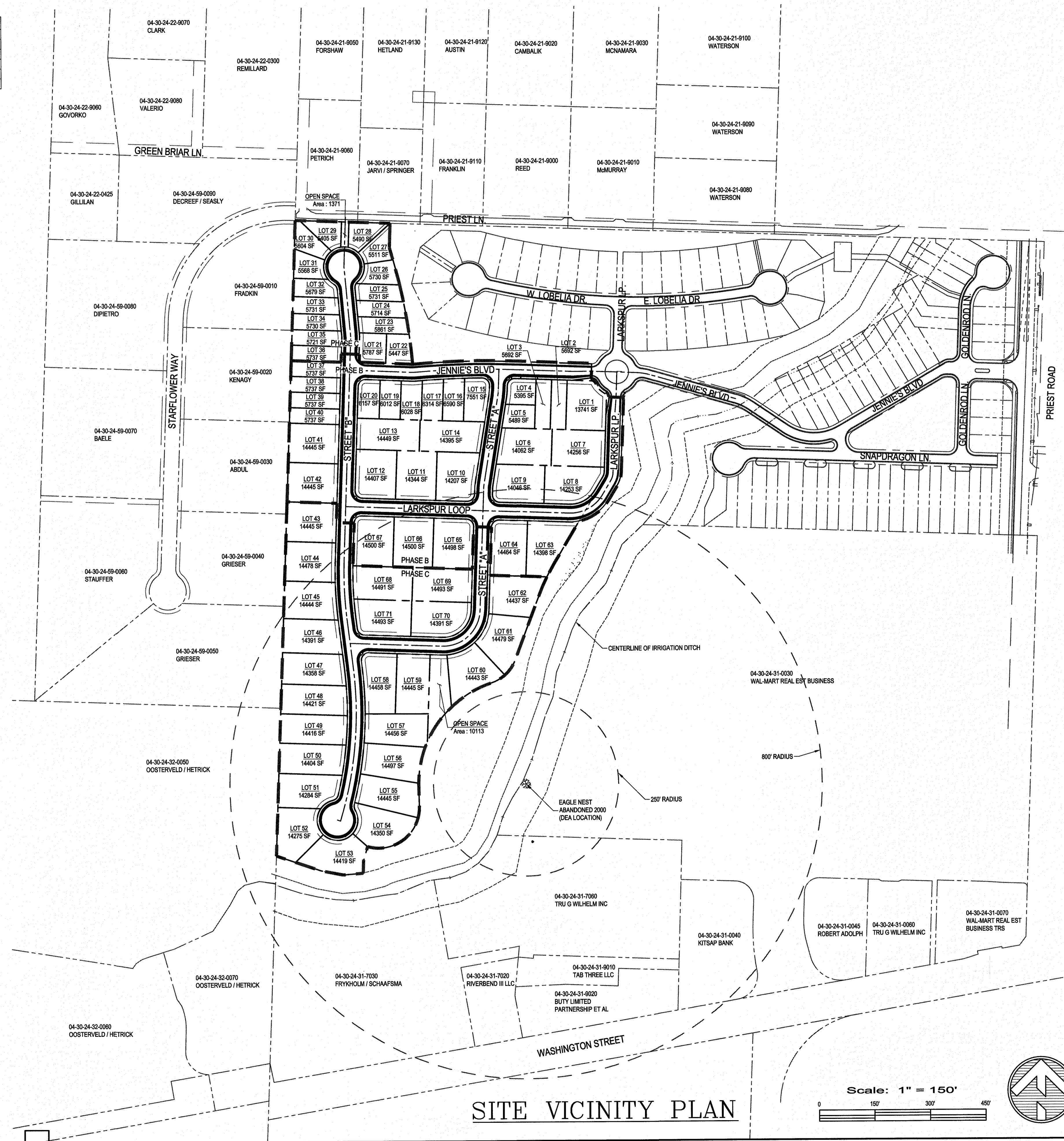
**PROJECT SITE**



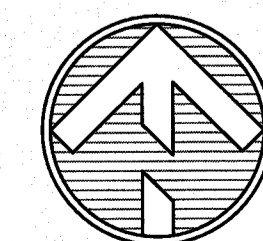
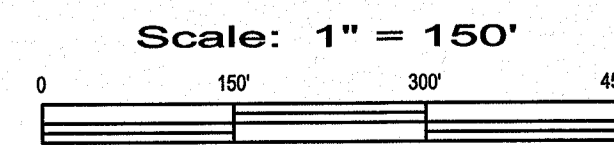
SEQUIM VICINITY MAP  
NO SCALE

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**SITE VICINITY PLAN**



**ZENOVIC & ASSOCIATES**  
INCORPORATED  
301 E. 6TH STREET, SUITE 1  
PORT ANGELES, WA 98582  
PHONE: (360) 417-4301  
FAX: (360) 417-4304  
EMAIL: ZENOVIC@ZENOVIC.NET

REVISIONS:	DATE	MARK	NOTE

**VICINITY MAP AND PROJECT INFORMATION**

TITLE: SUBDIVISION OF PHASES B & C OF JENNIE'S MEADOW, CL. CO. PARCEL NUMBERS 04-30-24-582150 & -582140

CLIENT: RUTH BROTHERS ENTERPRISES LLC  
19400 108TH AVE. SE #200  
KENT, WA 98031

SCALE: 1" = 150'

FILE: 15304 E1

JOB NO: 15304

DATE: April 30, 2018

SET: PRELIMINARY

4/30/18

SHEET **C1.0**