CITY OF
SEQUIM

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"REVISED" MITIGATED DETERMINATIN OF NONSIGNIFICANCE (MDNS)- WAC 197-11-340(2)(f)
JAMESTOWN S'KLALLAM TRIBE OUTPATIENT CLINIC PROPOSAL
APPLICATION FILE NOS. CDR 20-001 AND CBP 20-001

Description of proposal: A proposal to develop the northwest 3.3 acres of the 18.19-acre subject parcel. The project includes the construction of a 16,720 SF medical clinic that will provide a medication assisted treatment program consisting of FDA approved dosing, primary care services, consulting services, dental health services and childcare services while patients receive care.

PROPERTY OWNER: Jamestown S'Klallam Tribe.

PROJECT REPRESENTATIVE: Suzanne G. Pontecorvo, Project Manager

Location of Proposal: The project site consists of the northwest 3.3 acres of an 18.19-acre parcel of land located adjacent to the east side of the South 9th Avenue extension, situated in the Southeast ¼ of the Southwest ¼ of the Southwest ¼ of Section 19, Township 30 North, Range 3 West, W.M., Clallam County, Washington; Assessor's Parcel No. 033019-330000.

Lead Agency: City of Sequim

The Lead Agency for this proposal has considered all timely comments received on the MDNS issued March 25, 2020 and has chosen to issue this **revised MDNS** pursuant to WAC 197-11-340(2)(f). Following review and consideration of clarifications to the environmental checklist the Responsible Official has chosen to issue this **revised MDNS** pursuant to WAC 197-11-340(2)(f).

This Revised **MDNS** is issued under WAC 197-11-340(2)(f). There is no comment period on this Revised MDNS.

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

Issued: May 11, 2020 Signature: _____
Barry A. Berezowsky, SEPA Responsible Official

You may appeal this determination in writing in accordance with SMC 20.01.240 to the responsible official listed above no later than 21 calendar days after the date of the decision of the matter being appealed became final.

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

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable:
   Jamestown S'Klallam Tribe Outpatient Clinic
2. Name of applicant:
   Jamestown S'Klallam Tribe Outpatient Clinic

3. Address and phone number of applicant and contact person:

Suzanne Pontecorvo
Rice Fergus Miller
275 Fifth Street, Suite 100, Bremerton WA 98337
360-377-8773

4. Date checklist prepared:

1/10/2020, Amended 05/08/2020

5. Agency requesting checklist:

City of Sequim

6. Proposed timing or schedule (including phasing, if applicable):

June 2020 to December 2021

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

This project is a standalone development, although in the future facility expansion or additional services may be added to the residual site, if the needs arise. Currently, there are no plans to expand or seek future facilities.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Geotechnical Report

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known

10. List any government approvals or permits that will be needed for your proposal, if known.

City of Sequim Design Review, City of Sequim Building Permits, City of Sequim Public Works Permits

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This project proposes to develop the northwest 3.3 acres of the 18.19-acre subject parcel. The project includes the construction of a 16,720 SF medical clinic that will be made up of medication assisted treatment program which offers FDA approved dosing, primary care services, consulting services, dental health services and childcare services while clients are seen.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site consists of one parcel covering an area of approximately 18.19 acres. The site is located between South 7th Avenue and South 9th Avenue, immediately east of the proposed South 9th Avenue extension in Sequim, Washington. The property is currently cleared and undeveloped. The property is mainly vegetated with grasses and there is a row of trees that runs through the middle of the property, which border an existing open irrigation ditch. The

ditch is regulated by the Sequim Prairie Tri-Irrigation District. There is a small, abandoned outbuilding in the central northern portion of the property, about 4 feet x 4 feet in size. The site is bordered by scattered single family residences to the north, a residential development to the east, State Highway 101 to the south, and the proposed South 9th Avenue extension to the west with scattered single-family residences beyond.

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site:

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope is approximately 5%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Per the Geotechnical Report, the site is made up of Carlsborg gravelly sandy loam. Carlsborg gravelly sandy loam is classified by NRCS as Hydrologic Group A with low potential for erosion in a disturbed state.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No unstable soils are known to exist on the site.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The project area is approximately 3.3 acres with a cut of approximately 3,000 cyd and fill of approximately 11,500 cyd, for a NET FILL of 8,500 cyd. The purpose of the fill is generally to raise the grade at the building location for positive drainage away from the structure and form berms to screen the building from West Hammond Street (both visual and noise dampening). The source of the fill is unknown at this time but will likely be locally sourced and made up of clean fill dirt and topsoil.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion could occur as a result of construction. To mitigate the impacts of erosion, erosion and sediment control will be implemented during construction.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 14.63% of the site will be covered with impervious surfaces after project construction.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

In order to reduce and control erosion, the soil, foundation, and utility work requiring excavation will be phased to take place during the dry season (generally May through September), all site work will be completed and stabilized as quickly as possible, additional perimeter erosion and sediment control features may be used to reduce the possibility of sediment entering the surface water, and any runoff generated by dewatering discharge will be treated through appropriate filtration methods.

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Air emissions are limited to minimal dust and automobile emissions from equipment during construction. Excessive emissions are not anticipated during the operation and maintenance of the project in the long term.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The site will be stabilized during construction with watering exposed soils, as needed, in accordance with the SWPPP. Solid waste from the site will be removed and/or recycled as needed through the project.

The following notes will be added to the construction plans:

- Water should be applied at least three times a day or more, depending on the atmospheric conditions.
- Watering should be done in a manner that does not cause erosion problems.
- Alternative non-chemical methods may be considered for approval by the City of Sequim.

3. Water [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There is a small irrigation ditch on the site. This ditch eventually flows into the Dungeness River after meandering through the City of Sequim.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The project will require work adjacent to and within the irrigation ditch. The irrigation ditch will be hard-piped and buried within the proposed easement, which will bisect the site.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
Not applicable

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
None anticipated.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
The proposal does not lie within a 100-year floodplain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
The proposal does not involve any discharges of waste materials to surface waters.

b. Ground Water: [help]

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
MP rotator type irrigation will be used. Irrigation quantities will be approximately 420,000 gallons from April-October, assuming medium water use plants, which is typical of any property size (developed area, in this case) developed for a use and planting style comparable to the project. There may be a slight increase during the initial vegetation establishment period, which is to be expected for any project of this nature.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
None

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
Bioswales, filter strips, and onsite infiltration will be used to collect and dispose of runoff. Runoff will be treated on site and will not flow offsite. The downstream irrigation ditch will only be used for runoff in the event of an emergency overflow, in which case the water will eventually flow into the Dungeness River.

2) Could waste materials enter ground or surface waters? If so, generally describe.
None.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

There is no anticipated impact on drainage patterns in the vicinity of the site. Stormwater will be treated onsite, and emergency overflow will flow into the existing irrigation ditch, which eventually flows into the ~~Dungeness River~~ Strait of Juan de Fuca.

The on-site storm runoff will be collected, treated and infiltrated on site per the DOE SWWMM requirements. For major storm events, an emergency overflow for the site is necessary per DOE requirements. For the required emergency overflow, the excess stormwater would first overtop the on-site storm ponds, and then eventually would overtop high points graded into the driveways to escape north to the public right-of-way. This excess run-off will drain across Hammond Street to the drainage system along the north side of the road.

Currently, the irrigation ditch is the natural discharge location, which this project proposes to enclose. The irrigation system will remain as an open channel north of the project site and could receive overland flow from Hammond Street during a major storm event, which is the existing natural discharge point.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Proposed measures to reduce surface, ground, and runoff water, and drainage pattern impacts are the use of bioswales and filter strips.

4. Plants [help]

a. Check the types of vegetation found on the site:

__X_deciduous tree: alder, maple, aspen, other (approximately 40)
__X_evergreen tree: fir, cedar, pine, other (less than 10)
____shrubs
__X_grass (predominant)
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Vegetation to be removed is primarily meadow grass that has been managed as such long-term. It is likely a mix of native and non-native species. Trees will need to be removed for the construction of West Hammond Street and the relocation of the irrigation canal from the ditch to a pipe. The single Garry Oak and a few Douglas Firs will be retained along the canal

but most of the Alders (most of which are in poor condition or multi-trunk suckers off of stumps) will be removed along the Himalayan blackberry understory. Approximately 5.3 acres of existing meadow will be disturbed as the site is developed.

c. List threatened and endangered species known to be on or near the site.
None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Planting will include the use of both native species and regionally adapted species of trees, shrubs, groundcovers, perennials and grasses. A small amount of turf lawn (less than 0.2 acres) is proposed. Native species of trees and larger shrubs will enhance the a few trees that will be retained along the canal to provide screening of the neighborhood to the east. Landscape buffers on the north and west sides of the development, between the building or parking and the adjacent roads, will be a mix of coniferous and deciduous trees and large shrubs that will be both native and regionally adapted. Parking lot trees will be regionally adapted deciduous trees and the shrubs and ground covers will be a mix of native species and regionally adapted species. The large open space to the south of the new building will consist of low shrubs, perennials and grasses (both native and ornamental) to preserve existing views to the Olympic Mountains to the south. Several acres of the existing meadow will be maintained as such. Street trees will be regionally adapted deciduous trees that are approved by City code as appropriate for streetscape conditions. Primarily native species of grasses and shrubs are proposed for rain gardens within the parking area that will be treating stormwater.

e. List all noxious weeds and invasive species known to be on or near the site.
Himalayan blackberry is growing along the existing canal running south to north through the site. This is proposed to be removed as part of this project.

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.
Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

Per the ~~DOE~~ Washington Department of Fisheries and Wildlife mapping, Northern Spotted Owl, Winter Steelhead, Coho, and Pink Salmon Odd Year inhabit the site. However, the irrigation ditch is used for irrigation purposes and does not have fish and the Washington State Fish Passage Map identifies that the culvert at the south end of the irrigation ditch is a Total Fish Passage Blockage.

The WDFW mapping identifies large, general areas for species and is not always accurate for each parcel. This report acknowledges that the WDFW has marked this site (incorrectly) for presence of fish and explained that this project will not impact fictious fish. No owls have been observed on site;

therefore, it is anticipated that no owls will be impacted by this project. An abandoned barn was previously demolished (2019), under a separate permit, and there was no evidence of wildlife in the dilapidated structure.

b. List any threatened and endangered species known to be on or near the site.

Northern Spotted Owl, Coho. Note that no owls or fish species have been observed.

c. Is the site part of a migration route? If so, explain.

The site is part of the migration route for the winter steelhead, coho, and pink salmon odd year, according to the WDFW mapping. It is not likely this mapping is accurate.

d. Proposed measures to preserve or enhance wildlife, if any:

None, however, this project will only be developing a small portion of the land. The majority of the land will remain in its natural prairie state, undisturbed.

e. List any invasive animal species known to be on or near the site.

None known.

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

A propane powered backup generator will be used. It will be powered by an underground propane unit. The project also proposes to be served electricity from the Clallam County Public Utility District (PUD) as the main power source. The uses will be typical outpatient medical office uses, such as lighting, heating and cooling, small appliances, medical equipment, and security systems.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No, the project does not limit solar use by adjacent properties.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Energy efficient LED lighting will have daylight harvesting, occupancy/vacancy sensors, and timed controls to reduce energy consumption. Controlled receptacles will be installed in offices, work rooms, and break rooms to turn off devices when there is no occupant in room.

7. Environmental Health [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

1) Describe any known or possible contamination at the site from present or past uses.

None known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
None known

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
There will be a medical storage room sized at approximately 23 square feet containing medical gas tanks. For dental use, there will be three Nitro Size J tanks and four Oxygen Size J tanks. Two of each tank type will be hooked up, and the rest will serve as backups. For medical use, it is anticipated that there will be one to two mobile oxygen 10-liter bottles and one small Nitro bottle less than ten liters.
All biological waste (i.e., blood, urine, used syringes/sharps, dental waste and medical waste) will be handled, stored and disposed of according to current regulations by the health department and other regulating authorities. The biological waste handling practices at this clinic will be no different than the practices used at other typical outpatient medical/dental clinics or facilities.

4) Describe special emergency services that might be required.
None.

5) Proposed measures to reduce or control environmental health hazards, if any:
None known.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
No adverse noise is anticipated as a result of this project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
No adverse noise is anticipated in the long term. Noise common for construction can be anticipated in the short term with hours of construction Sequim requirements as determined during the preconstruction meeting.

3) Proposed measures to reduce or control noise impacts, if any:
During construction, equipment use will be limited to approved hours. No adverse long-term noise is anticipated.

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
The site is currently undeveloped. Adjacent properties consist of commercial properties and residential homes.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Past buildings on this property consist of a small single-family home (destroyed by fire) and a barn (demolished). Basic on historic aerial photos and records available, no evidence of working farmland has been found since (at least) 1994. Prior to 1994, the use of the land is unknown. There is no evidence that this parcel was used as working forest land. It is the applicants understanding that this property will have no impact to farmland or forest land considerations.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Not anticipated.

c. Describe any structures on the site.

There is a small outbuilding on the site.

d. Will any structures be demolished? If so, what?

Yes, the small outbuilding will be demolished.

e. What is the current zoning classification of the site?

The site is zoned as an Economic Opportunity Area.

f. What is the current comprehensive plan designation of the site?

Economic Opportunity Area

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The site is classified as part of the Dungeness Water Rule Area.

i. Approximately how many people would reside or work in the completed project?

It is anticipated that the clinic will be operating at a full case load in approximately two years after opening. The project will employee 40 staff members and have a 200-250 patient case load.

j. Approximately how many people would the completed project displace?

Zero

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

N/A

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Converting the open irrigation ditch to a hard-pipe will help preserve irrigation waters from infiltrating into ground and will also provide more resources for farmlands downstream.

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable.

c. Proposed measures to reduce or control housing impacts, if any:

Not applicable.

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest point of the proposed building is 27'0" from Level 1 finish floor. Principal exterior buildings include horizontal cedar siding and fiber cement panel.

b. What views in the immediate vicinity would be altered or obstructed?

The building takes advantage of the southern view corridor to the Olympic Mountains. Because of the lack of development on surrounding property the proposed building will NOT obstruct any views from neighboring properties.

b. Proposed measures to reduce or control aesthetic impacts, if any:

A neutral exterior material pallet and the integration of traditional tribal artwork allow the building to blend into its surroundings.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Exterior lighting will use LED lamps. Parking lot lighting will be Dark Sky Compliant. Lighting will mainly turn on at night via lighting control panel with timeclock and photocell.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Lighting should not be a safety hazard or interfere with views.

c. What existing off-site sources of light or glare may affect your proposal?
Existing sources of light should not affect proposal.

d. Proposed measures to reduce or control light and glare impacts, if any:
Reduce light spill to adjacent properties to below 0.3fc or lower. Parking lot pole mounted fixtures will be Dark Sky compliant and have reduced height to reduce potential glare angles.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?
N/A

b. Would the proposed project displace any existing recreational uses? If so, describe.
N/A

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
N/A

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.
No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
None known. The Jamestown S'Klallam Tribe has been consulted for tribal historical and cultural significance in the preparation of this checklist.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
Methods used to assess the potential impacts to cultural and historic resources on the project site include representing the Jamestown S'Klallam Tribe and working closely with the Jamestown S'Klallam Tribe to incorporate elements of cultural significance into the project. The Jamestown S'Klallam Tribe has been consulted for tribal historical and cultural significance in the preparation of this checklist. In addition to consulting with the Jamestown S'Klallam Tribe, historic aerial photography and mapping by the Bureau of Land Management, Washington Department of Natural Resources, and Washington State Department of Archaeology and Historic Preservation (DAHP) were reviewed and there were no noted indicators that this project is of risk to impact. Per the City's Final SEPA MDNS, we will follow-up with the city's request to DAHP for review and comment.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site is served by South 9th Avenue. State Highway US-101 runs adjacent to the south side of the site, but there is an existing berm to separate the sight visually and dampen noise. The project also includes an extension of South 9th Avenue to the project driveway and a new section of West Hammond Street along the north side of the property. Currently, there are no plans to connect the new portion of West Hammond Street with the existing portion, east of the site. Any future connection will be at the discretion of the City of Sequim.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The affected geographic area is currently served by public transit. The closest bus stop is located approximately 2000 feet from the site, and services the 30 and 40 bus routes.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The project will have 84 parking spaces. No parking spaces will be eliminated.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

It is not expected that the traffic generated by this project is considered significant enough to warrant upgrades to the surround roads or intersections. The project does propose to extend South 9th Avenue to the project driveway and build a full right-of-way along the northern portion of the site to access the back-of-house services.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

The project is expecting 369 daily trips (this includes both arrival and departure), with 20 trips occurring during the AM peak hour and 15 trips during the PM peak hour. We are also considering the noon peak hour, which is estimated to introduce 25 trips during that time period. The clinic's peak volume is anticipated to be 48 trips from 2:00-3:00pm. The analysis consists of staff, patient, and small regional shuttles of group transport arrivals/departures, as well as mass transit users.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
Not anticipated.

h. Proposed measures to reduce or control transportation impacts, if any:
The project proposes the use of shuttles, owned and operated by the Jamestown S'Klallam Tribe outpatient clinic, to transport patients to and from the facility. The shuttles will produce about ~~24~~ 16 round trips daily (using four shuttle vans), serving approximately 100 patients by the end of the first year of operations. We anticipate the shuttles will produce about 24 round trips daily (using six shuttle vans), serving approximately 137 patients by the end of the second year of operations, at which point it is anticipated that the clinic will have a full patient load, therefore no additional trip increases are projected.

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
The project anticipates very little need from police, fire, and EMT services, no more than any other commercial or healthcare clinic provider would anticipate. There may be a small amount of staff or patients that would utilize public mass transit to travel to the site.

b. Proposed measures to reduce or control direct impacts on public services, if any.
There will be a primary care provider onsite as well as full-time security on-site both in the building and on the property. In addition, there will be a comprehensive security camera system and monitoring room.

16. Utilities [help]

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other Propane, irrigation water

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
Proposed utilities include:

- Electricity by Clallam Public Utilities District (PUD)
- Telephone by Xnifity, Wave Broadband, CenturyLink or other similar provider
- Sanitary sewer by City of Sequim
- Water by City of Sequim
- Refuse service by Murrey's DM & Olympic Disposal or other similar provider.
- Stormwater emergency overflow by City of Sequim
- Irrigation (Commercial Landscape) Water by City of Sequim
- Propane by Ferrellgas, Pioneer Propane, Sunshine Propane or other similar provider.

General construction activities will require temporary power and telecom data utility use.

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: for RFM

Name of signee Suzanne Pontecorvo

Position and Agency/Organization Principal, Rice Fergus Miller Architects

Date Submitted: May 8, 2020

D. Supplemental sheet for nonproject actions [HELP]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?
   Stormwater runoff will be treated and infiltrated on site. Emissions to air and noise are limited to temporary construction equipment, with minimal long-term vehicle emissions/noise common for this type of project. Toxic and hazardous substances are not anticipated.

   Proposed measures to avoid or reduce such increases are:
   Disposing of stormwater runoff 100% on site for frequent storms exceeded the WA DOE flow control requirements. The clinic will implement a small group shuttle service for patients that need transportation assistance, reducing the amount of vehicle emissions.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
   Very little to no effect on plants, animals, fish or marine life is expected. Much of the prairie lands will remain intact and invasive plant life will be removed from the site.

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:
   Desirable, health trees will be preserved to the greatest extend feasible while invasive species will be cleared, helping desirable plant life to thrive. There is one Garry Oak tree identified within the project site, which will be protected and preserved.

3. How would the proposal be likely to deplete energy or natural resources?
   None known.

Proposed measures to protect or conserve energy and natural resources are:
The existing open irrigation ditch is proposed to be hard-piped, protecting this resource from infiltrating as is passes through the subject site and retaining more irrigation resources for downstream use.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?
N/A

Proposed measures to protect such resources or to avoid or reduce impacts are:
N/A

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
The proposed project fits within the zoning code uses and the City's Master Plan.

Proposed measures to avoid or reduce shoreline and land use impacts are:
N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?
The proposed clinic may be accessed by public mass transit, but it is anticipated that will be a low number of users, given the closest transit stop is approximately a half-mile from the site. Public services (police, fire, EMT, etc.) are expected to be low, if any annually. The utility usage will be normal for a healthcare clinic of this size.

Proposed measures to reduce or respond to such demand(s) are:
A security guard will be stationed within the facility during hours of operation, reducing the need for police response. A clinic shuttle is planned to assist with patient transit.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.
None known.

CITY OF SEQUIM
ENVIRONMENTAL REVIEW AND THRESHOLD DETERMINATION

DATE: March 19, 2020
REVISED: May 11, 2020

The Lead Agency for this proposal has considered all timely comments received on the MDNS issued March 25, 2020 and requested clarification to select checklist responses in a letter to the project proponent dated April 16, 2020. Following review and consideration of proponent's clarifications to the environmental checklist the Responsible Official has chosen to issue a **revised MDNS** pursuant to WAC 197-11-340(2)(f). This revised MDNS has been forwarded to Agencies with jurisdiction and no further public comment is required.

All revisions to the March 19, 2020 checklist review and Revised MDNS are highlighted in underline.

PROPOSAL: A proposal to develop the northwest 3.3 acres of the 18.19-acre subject parcel. The project includes the construction of a 16,720 SF medical clinic that will be made up of medication assisted treatment program which offers FDA approved dosing, primary care services, consulting services, dental health services and childcare services while clients are seen.

LOCATION: The project site consists of the northwest 3.3 acres of an 18.19 acre parcel of land located adjacent to the east side of the South 9th Avenue extension, situated in the Southeast ¼ of the Southwest ¼ of the Southwest ¼ of Section 19, Township 30 North, Range 3 West, W.M., Clallam County, Washington; Assessor's Parcel No. 033019-330000.

PROPONENT: Jamestown S'Klallam Tribe
Contact: Suzanne G. Pontecorvo, Project Manager

FILE REFERENCE: CDR 20-001

RESPONSIBLE OFFICIAL: Barry Berezowsky
City of Sequim

STAFF CONTACT: Tim Woolett, Senior Planner (360) 582-2476

THRESHOLD DETERMINATION: This is a Mitigated Determination of Non-Significance (MDNS).

TO: All Permit and Review Authorities

ENVIRONMENTAL RECORD

The environmental review consisted of analysis based on the following documents included in the environmental record.

- Environmental Checklist dated January 10, 2020.
- Commercial Design Review Application No. CDR 20-001.
- Geotechnical Engineering Investigation, Project No. 102-19020, prepared October 24, 2019.
- Technical Information Report prepared by Coffman Engineers, Inc, January 10, 2020.
- Jamestown Clinic, Sequim, WA, Traffic Impact Analysis, January 9, 2021 [*sic*]; prepared by Transportation Engineering Northwest.
- Jamestown S'Klallam Tribe Preliminary Medical Outpatient Clinic and Community Response Plan. "*As of January 13, 2020.*"
- Letter dated April 16, 2020 to Suzanne Pontecorvo requesting clarification to select checklist responses.
- Revised Environmental Checklist dated May 8, 2020 received in response to request for clarifications **(Revisions highlighted in Red Text)**.

The following documents are included in the environmental record by reference.

- City of Sequim Comprehensive Plan
- City of Sequim Municipal Code - Title 18 SMC
- City of Sequim Environmental Policy – Chapter 16.04 SMC

Unless otherwise noted, the above information is available for review between the hours of 7:30 AM and 4:00 PM Monday through Friday at the Civic Center, 152 West Cedar Street, Sequim, WA 98362, or online at https://www.sequimwa.gov/471/Current-Projects.

STAFF AMENDMENTS TO THE ENVIRONMENTAL CHECKLIST

THE FOLLOWING SECTIONS CORRESPOND WITH RELATED CATEGORIES OF THE ENVIRONMENTAL CHECKLIST SUBMITTED FOR THE PROPOSAL, AND CLARIFY, AMEND, OR ADD TO THAT DOCUMENT.

I. PROPOSAL DESCRIPTION:

The checklist description is thorough and accurate.

II. PERMITS/APPROVALS REQUIRED:

- Design Review
- Site construction Permit
- Right-of-Way Permit
- Drainage Permit
- Side Sewer Permit
- Building Permit(s)

III. ENVIRONMENTAL ELEMENTS (CHECKLIST PART B)

1. EARTH

The Checklist description is accurate. Any potential for adverse environmental impacts due to clearing, grading, or filling can be mitigated through the City of Sequim's clearing and grading requirements applied through the Site Construction Permit. As part of the design review and site construction permit requirements, a geotechnical report has been submitted that includes recommendations for earthwork, reuse of existing soils, compaction, temporary and permanent slopes, utility construction, stormwater infiltration capabilities, erosion and sediment control, wet weather work, hazardous material studies, and a level of risk for seismic-induced liquefaction. These permits will be conditioned to mitigate the potential for adverse impacts due to site disturbing activities. Based on the submitted Geotechnical Report, the potential for adverse environmental impacts to "earth" can be adequately mitigated through application of the conditions and recommendations of the submitted Geotechnical Report. Additionally, any anticipated impacts due to erosion can be mitigated through the City of Sequim's requirement for a Stormwater Pollution Prevention Plan (SWPPP) and Temporary Erosion and Sedimentation Plan meeting the requirements of the Department of Ecology (DOE) Stormwater Management Manual for Western Washington, 2012, updated 2014.

2. AIR

Staff concurs with the checklist description as amended. There is always the potential for adverse environmental impacts due to dust emissions during construction. To mitigate this potential, the project proponent and/or their contractor will be required through the site construction permit to control dust emissions during construction with watering or an equally effective non-chemical method that has been approved by the City of Sequim. Watering is the most used alternative, due to its low cost of implementation and excellent results. Water should be applied at least three times a day or more, depending on the atmospheric conditions. Watering should be done in a manner that does not cause erosion problems. This is typically accomplished using a mobile water tanker driven on site spraying water over the affected areas preventing dust from becoming airborne.

During dry periods the proponent will be required to employ the use of watering all dust generating surfaces a minimum of three times daily or more as needed during construction phase of the project. Alternative non-chemical methods may be considered for approval by the City of Sequim.

No additional mitigation is required under SEPA.

3. WATER

a. Surface Water: Staff concurs with the checklist description.

b. Ground Water: Staff concurs with the checklist description as amended. Because the City of Sequim has no stormwater system, all proposals must treat and/or infiltrate stormwater runoff on site. Methods include, but are not limited to, individual on-site infiltration trenches or drywells, raingardens, and stormwater infiltration/retention ponds.

c. Water Runoff: Staff concurs with the checklist description as amended. All work involving an irrigation ditch requires coordination with the irrigation company/district. As provided

above, City of Sequim standards require that all proposals treat and/or infiltrate stormwater runoff on site consistent with the DOE Stormwater Management Manual for Western Washington, 2012, updated 2014. No additional mitigation is required under SEPA.

4. PLANTS

Staff concurs with the checklist description.

5. ANIMALS

Staff concurs with the checklist description as amended. To ensure protection of the potential for adverse impacts to plants and animals, the proponent must contact the Washington State Department of Fish and Wildlife (WDFW) and verify the presence or absence of any threatened or endangered species. Prior to authorization of any site disturbing activities, the proponent must provide written verification from the WDFW that all concerns have been satisfied. No additional mitigation is required under SEPA.

6. ENERGY AND NATURAL RESOURCES

Staff concurs with the checklist description as amended. No additional mitigation is required under SEPA.

7. ENVIRONMENTAL HEALTH

Staff concurs with the checklist description as amended. The potential for adverse impacts due to noise from construction activities, functioning mufflers will be required on construction equipment, and hours of construction will be limited to between 7:00 am to 6:00 pm, Monday through Saturday. When not in use, vehicles will not be left idling for more than fifteen minutes. No additional mitigation is required under SEPA.

8. LAND AND SHORELINE USE

Staff concurs with the checklist description with the following comments. The zoning designations listed in the checklist are outdated. The current City of Sequim zoning designation of the property is River Road Economic Opportunity Area (EOA), which is consistent with the Sequim Comprehensive Plan's "*Economic Opportunity Area*" land use designation. The proposed development would create a 16,720 SF medical clinic that will be made up of medication assisted treatment program which offers FDA approved dosing, primary care services, consulting services, dental health services and childcare services while clients are receiving treatment.

The property is not within 200 feet of the ordinary high-water mark of the Dungeness River, and is not within 200 feet of any 100-year floodplain; therefore, the project is not within the jurisdiction of the Sequim Shoreline Master Program.

City approval of the application for Design Review would ensure the proposed development's compatibility with existing and projected land uses and plans.

9. HOUSING

Staff concurs with the checklist description.

10. AESTHETICS

Staff concurs with the checklist description.

11. LIGHT AND GLARE

Staff concurs with the checklist description. All lighting will be consistent with the lighting standards of Section 18.24.170 of the Sequim Municipal Code, "*Lighting and glare.*"

12. RECREATION

Staff concurs with the checklist description.

13. HISTORICAL AND CULTURAL PRESERVATION

Staff concurs with the checklist description as amended. As with all land use permits in Sequim, project proponent and/or their contractors are required to stop work and immediately notify the City of Sequim, the S'Klallam Tribe, and the Washington State Office of Archaeology and Historic Preservation if any historical or archaeological artifacts are uncovered during development. A request for comment was forwarded to the Washington State Department of Archaeology and Historic Preservation with no response as of the date of this review. To ensure against any potential for adverse environmental impacts to historical and cultural resources, the proponent shall work with the Jamestown S'Klallam Tribe and the Washington State DAHP to determine the need for a cultural survey. Prior to authorization of any site construction activities a cultural survey shall be performed unless expressly waived by the Washington State DAHP. No additional mitigation is required under SEPA.

14. TRANSPORTATION

Staff concurs with the checklist description as amended. Transportation impacts are more fully described and detailed in the Transportation Impact Analysis technical report prepared in support of the checklist. No additional mitigation is required under SEPA.

The parking lot layout and circulation will be required to satisfy the standards of the Sequim Municipal Code and the requirement of Eastside Fire and Rescue for emergency vehicle accommodations. Prior to building permit approval, the Building Official and Fire Marshal will ensure all parking, fire safety, and ADA requirements have been satisfied. Prior to Design Review approval, the City of Sequim Public Works Department/City Engineer will review any street or street frontages for consistency with the current city street standards. No additional mitigation is required under SEPA.

15. PUBLIC SERVICES

Staff concurs with the checklist description. The City forwarded the proposal to the Sequim Police Department, Clallam County Sheriff's Department, and Clallam County Fire District #3 for comment. No response or comment was received from the Sheriff's Department or Fire District #3. The City of Sequim Police Department has reviewed the checklist and provides the following:

Police Dept. Comment:
In addition to the review of the physical layout, location and facility design elements, the Community Response Plan provides some details informing an analysis of potential public safety impacts. Further and more detailed comment on the Community Response Plan will occur deeper in this document.

A review of calls for service for the current Jamestown Medical Clinic located on 5th Avenue was completed. The Jamestown clinic has provided OUD, (Opioid Use Disorder) treatment services at that location since 2017. They have averaged around 130 patients per year since 2017. Patient visits at their current Clinic appear to average between 60 and 100 visits per month.

Calls for Service for any reason received by the Police Department at that address average 25 per year, 2017-2019. Calls for Service for any reason since the Clinic began operations average just over 23 per year, 2010-2019. Accordingly, there has been no appreciable increase in call load since OUD treatment began. Calls to the Clinic were primarily for false alarm calls. Calls for Service that resulted in some type of Police report average 1.7 per year, from 2010-2019. Three reports in 2017, two reports in 2018 and three Reports in 2019. For example, those reports included Theft, Malicious Mischief (damage to property), and Found Property. These numbers reflect such a de minimis volume of calls for service to even consider them an impact to our workload. This information does help inform our analysis for impact of this new clinic.

16. UTILITIES

The checklist adequately addresses the issues of this section as amended. No additional mitigation is required under SEPA.

CONCLUSIONS AND SUBSTANTIVE AUTHORITY

The environmental review indicates that there may be a potential for adverse environmental impacts from the proposal which may not be mitigated through conditions imposed by authority of existing City of Sequim land use regulations. Therefore, a Mitigated Determination of Non-Significance should be required.

This authority is pursuant to Section *16.04.180 B. SMC - Substantive authority—The city may attach conditions to a permit or approval, or deny a permit or approval for a proposal on the basis of SEPA so long as the city has complied with the provisions contained in WAC 197-11-660, which section is adopted by reference and incorporated as if set forth fully in this chapter.*

Potential Significant Environmental Impacts:

Based on review of the Environmental Checklist and other available material provided on the subject proposal, the Responsible Official for the City of Sequim has considered the following as potential significant adverse environmental impacts as a result of the subject development proposal. These impacts cannot be decisively mitigated under the standards in the Sequim Municipal Code and must be mitigated under the substantive authority of SEPA:

- The potential for adverse environmental impacts to air quality due to dust emissions.
- The potential for adverse environmental impacts to cultural resources due to site disturbance.
- The potential for adverse environmental impact to public services due to the possibility of increased law enforcement and emergency services.

Proposed Mitigation Measures:

The following mitigation measures have been proposed by Development Review Division staff for consideration by the Responsible Official. They are intended to address and mitigate to a point of non-significance the environmental impacts listed above.

1. To mitigate the potential for adverse impacts to air quality due to dust emissions during construction, the proponent shall employ the use of watering all dust generating surfaces a minimum of three times daily or more as needed during the construction phase of the project. Alternative non-chemical methods may be considered for approval by the City of Sequim.

2. To mitigate the potential for adverse environmental impacts to cultural resources, the proponent shall work with the Jamestown S'Klallam Tribe and the Washington State DAHP to determine the need for a cultural survey prior to site disturbing work. In any case, as required by the Sequim Municipal Code, the project proponent and/or their contractors shall stop work and immediately notify the City of Sequim, the Jamestown S'Klallam Tribe, and the Washington State Office of Archaeology and Historic Preservation if any historical or archaeological artifacts are uncovered during development.

3. To mitigate the potential for adverse environmental impacts to public services and land use, the proponent shall follow the procedures and recommendations of the submitted Jamestown S'Klallam Tribe Preliminary Medical Outpatient Clinic and Community Response Plan as conditions of operation for the proposed outpatient clinic.

4. To mitigate the potential for adverse impacts to plants and animals, the proponent must contact the Washington State Department of Fish and Wildlife (WDFW) and verify the presence or absence of any threatened or endangered species. Prior to authorization of any site disturbing activities, the proponent must provide written verification from the WDFW that all concerns have been satisfied.

5. To mitigate the potential for adverse environmental impacts to public services,

    a. Prior to occupancy, a monitoring and evaluation program will be developed by a Community Advisory Committee (committee) made up of, but not limited to, health professionals, community-based organizations, elected leaders, and public safety officials as provided in the Jamestown S'Klallam Tribe Preliminary Medical Outpatient Clinic and Community Response Plan. Committee membership to be determined by mutual agreement between City and Tribal representatives. The Committee will remain in place for the first three-years of the operation of the clinic. The Committee will meet monthly for the first year and then the committee can decide on a meeting schedule for subsequent years. Recommended committee size is ~~consists of~~ no more than seven members.

b. Prior to occupancy, the "committee" will develop a contingency plan that ~~fully~~ identifies potential courses of action and any corrective measures to be taken when monitoring or evaluation indicates expectation and standards are not being met.

c. Prior to occupancy, the Tribe ~~shall~~ must post a bond in the amount of $250,000 to guarantee public safety services can be made immediately available if necessary (City Police, Fire District 3 EMT services, for example). This bond will be in effect for a term of 5-years and may be extended ~~by agreement of the parties~~ at the request of the City of Sequim and Fire District 3.

d. Tribe agrees to reimburse City for all lost tax revenue if, and when, the property is taken off County tax roll. If it is determined that additional public safety staff, such as police, EMTs or fire officers, are needed due to activity resulting directly from the clinic's operation. The Tribe agrees to fund these public safety (EMT, Fire & Police) positions for as long as they are necessary.

e. Prior to occupancy, the Tribe will enter into a "Good Neighbor" agreement with the City (see attached example and be aware that some of these items would be included in that agreement, such as no loitering).

f. Prior to occupancy, a Social Services Navigator will be funded by the Tribe to provide social service assistance to patients and other persons in need of Substance Use Disorder (SUD) and mental health assistance within the City of Sequim.

g. Prior to occupancy, the Tribe will ~~agree to bring the clinic on-line by increasing patient load over time by slowly increasing the number of patients accommodated per month over first year~~ develop a plan acceptable to the City regarding ramping up patient care during the first year of the clinic's operation.

h. ~~Patients who chose to leave the clinic program will be immediately reported to~~ The Navigator will be notified when patients leave the program for possible intervention and/or assistance in transitioning to another program or returned to their place of residence or location where they spent the previous evening.

i. Patients who chose to leave the clinic program and do not have personal or pre-arranged transportation will be provided transportation by the clinic to their place of residence or location where they spent the previous evening.

j. Tribe agrees to notify the City 1-year prior to applying to place the land upon which the clinic is built into Tribal Trust land. The Tribe agrees to only place the developed portion of the subject property into trust by short platting out the undeveloped portion of the property.

k. The Tribe agrees to execute & file with city limited waiver of sovereign immunity to allow enforcement of the City's nuisance ordinance if any portion of the subject property is placed into Tribal Trust.

l. ~~The clinic will only treat patients who have gone through the pre-treatment screening process~~ All patients will be prescreened before treatment.

m. All patients must be accommodated within the building, and there will be no outdoor line ups or congregating of patients outside of designated areas.

n. The Tribe will strictly enforce a no loitering policy through on-site security.

o. Prior to occupancy the tribe will secure fulltime on-site security to maintain order on-site. With neighboring property owner permission on-site clinic security will also make sweeps through neighboring commercial properties on a schedule determined cooperatively between the clinic and adjacent property owners. Sweeps of adjacent residential neighborhoods will also occur on a regularly scheduled basis.

p. Prior to occupancy, the Tribe will distribute direct access information/complaint line provided to all adjacent property owners within 300 feet of the subject property.

q. JST will ensure no graffiti on the JST Healing Center site, and JST will immediately report any such vandalism to the city if any occurs on nearby properties. JST will take steps to immediately remediate the graffiti on their property.

r. The Tribe will prohibit camping, overnight sleeping or overnight parking on the property of the Healing Center.

s. Prior to occupancy the Tribe will have installed a fence at a mutually agreeable location and out of mutually agreeable materials between the clinic property and the Shaw family farm.

Supporting Policies:

1. City policies which address the aforementioned probable impacts are contained in the specific policies outlined in the City of Sequim SEPA Ordinance under *Section 16.04.180 C.1. a – g SMC* are as follows:

   a. Fulfill the responsibilities of each generation as trustee of the environment for succeeding generations;
   b. Assure for all people of Washington a safe, healthful, productive, and aesthetically and culturally pleasing surroundings;
   c. Attain the widest range of beneficial uses of the environment without degradation, risk to health or safety, or other undesirable and unintended consequences;
   d. Preserve important historic, cultural, and natural aspects of our national heritage;
   e. Maintain, wherever possible, an environment which supports diversity and variety of individual choices;
   f. Achieve a balance between population and resource use which will permit high standards of living and a wide sharing of life's amenities; and
   g. Enhance the quality of renewable resources and approach the maximum attainable recycling of depletable resources.

2. Specific goals and policies which address the aforementioned probable impacts are contained in the City Comprehensive Plan are as follows:

a. CFU GOAL 5.7 Safe Community: Protect and serve the community and the urban growth area through quality public safety initiatives and partnerships.
b. CFU 5.7.1 Coordinated Protection Services: Deliver high-quality public safety services to city residents and businesses by maintaining coordination among the three public safety entities that protect city residents, properties and businesses.
c. CFU 5.7.2 Police Level of Service: Provide emergency response times within the total city for high priority calls for service within four minutes or less response time; maintain responsiveness for all other services provided at a level consistent with the mandates of the comprehensive plan to meet the goals of contributing to our community being "friendly, lifestyles, "small-town" convenience, and overall high quality of life."
d. HCR GOAL 10.1 Preservation of Place: Preserve the history of Sequim and the Sequim-Dungeness Valley by protecting the features and artifacts that help to identify 12,000 years of culture and heritage.
e. HCR 10.1.1 Growth/Preservation Balance: Identify and support the preservation of sites and structures in the City and its Urban Growth Area that have archeological, cultural or historic significance, while accommodating the requirements for growth that is inevitable in attractive communities.
f. HRC 10.3.1 Community Heritage: Protect significant Native sites and cultural resources as an integral part of the heritage of the Sequim community.

The City of Sequim has reviewed and considered the referenced proposal, the environmental checklist, agency comments, and other available material. The environmental review indicates any potential adverse environmental impacts from the proposal would not be adequately mitigated through conditions imposed by authority of existing applicable City of Sequim land use regulations. Therefore, a ***Revised Mitigated Determination of Non-Significance*** will be issued for the proposal described herein.

5/11/20

Barry Berezowsky, Responsible Official
City of Sequim

Date

CITY OF SEQUIM

152 West Cedar Street Sequim, WA 98382
City Hall (360) 683-4139 FAX (360) 681-3448
Public Works (360) 683-4908 FAX (360) 681-0552

April 16, 2020,

Suzanne Pontecorvo
Rice Fergus Miller Architecture
275 Fifth Street, Suite 100
Bremerton, WA 98337

Subject: SEPA MDNS Response – Design Review Application No. DR-20-001

Dear Ms. Pontecorvo,

As you are aware, the SEPA comment period for the MDNS concluded on April 8, 2020. Of the comments received, we ask that you provide clarifications to the submitted environmental checklist and submit them at your earliest convenience. The checklist responses to clarify in Section B are as follows.

1. In Section 3 b.1. (Ground Water) the checklist provides that "MP rotator type irrigation will be used. Irrigation quantities will be approximately 420,000 gallons from April-October, assuming medium water use plants." Please expand and clarify the checklist description by providing the source and schedule of usage of the volume of water and whether it is typical, below, or exceeds the normal usage for a facility of this size.

2. In Section 3.c.3. (Water Runoff) the checklist provides that "Stormwater will be treated onsite, and emergency overflow will flow into the existing irrigation ditch, which eventually flows into the Dungeness River." It appears from the project proposal that the section of irrigation ditch running north/south through the property will be piped. It is unclear how it is intended to feed into the irrigation ditch and whether that is a legal or practical alternative. The City maintains the regulatory authority to condition stormwater features so it is unlikely that additional mitigation will be required: however, please expand and clarify the checklist description in this section.

3. In Section 5. (Animals) The response to Section 5a states the following: "Northern Spotted Owl, Winter Steelhead, Coho, and Pink Salmon Odd Year inhabit the site. However, the irrigation ditch is used for irrigation purposes and does not have fish." Section 5c states that "[T]he site is part of the migration route for the winter steelhead, coho, and pink salmon odd year." Please confirm clarify this response and confirm the source of information upon which you determined endangered species exist on site.

4. In Section 6. (Energy and Natural Resources) the checklist response was to "what kinds of energy would be used to meet the completed project's energy needs" the response stated that a "…propane powered backup generator will be used. It will be powered by an underground propane unit." The checklist does provide electrical utility information in Section 16.b.; however, please expand and clarify the response to "Energy and Natural Resources".

5. There were concerns raised in the SEPA comments relative to Section 14. Transportation. Please review the comments submitted by Bill Steager provided in the MDNS issuance packet you received upon issuance of the threshold determination, then contact the City Engineer (Matt Klontz) for clarification and guidance, and amend the checklist response accordingly.

6. SEPA comments were received expressing concerns relative to Section 7.3. (Environmental Health) stating the need for a list of hazardous materials including biohazards such as blood and urine, medical waste, dental waste, used needles/syringes, drugs etc. Please expand and clarify any regulatory controls in the project will be subject to comply with, and whether the operation is similar or different other medical facilities currently operating in the area such as Olympic Medical Center and the Jamestown Family Health Clinic.

In addition to responding to the items listed above, please review the comments received in response to the MDNS and address any other expressed concerns that you consider need clarification and submit the information to the City within ten days of this letter.

If you have any questions or concerns regarding this matter, please contact the City of Sequim Department of Community Development at (360) 582-2476 or email me at twoolett@sequimwa.gov.

Sincerely,

Tim Woolett, Senior Planner