



ATTN: Steven Lachnicht
SEPA Responsible Official
City of Sequim
152 W. Cedar Street
Sequim, WA 98382

August 3rd, 2022

**Re: Mitigated Determination of Nonsignificance WAC 197-11-340 (2) Effie Estates
Preliminary Major Subdivision –SUB-22-003**

Dear Steven,

The Jamestown S’Klallam Tribe has received a project notification for a proposed subdivision and installation of associated street and utilities to serve these residential lots at the Effie Estates in Sequim, Clallam County, WA. The Jamestown Tribe sincerely appreciates the opportunity to review this project as the project area is located near a traditional site of the S’Klallam people. The Tribe recommends an archaeological survey of the project area prior to ground disturbing activities.

Thank you for the opportunity to comment on this project. If you need any additional information, or in the event of any inadvertent discovery of cultural resources, please contact me at 360-681-4638 or ataylor@jamestowntribe.org.

Sincerely,

Allie Rae Taylor
Tribal Historic Preservation Officer
Jamestown S’Klallam Tribe



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Southwest Region Office
PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

August 10, 2022

Travis Simmons, Staff Contact
City of Sequim
152 W. Cedar Street
Sequim, WA 98382

Dear Travis Simmons:

Thank you for the opportunity to comment on the mitigated determination of nonsignificance for the Effie Estates Project (SUB-22-003) as proposed by GMB USA Limited. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287

All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department for proper management of these materials.

TOXICS CLEANUP: Tim Mullin (360) 999-9589

There appear to be no listed cleanup sites within 1/4 mile of the proposed project area. If contamination is unexpectedly encountered, to comply with WAC 173-340-300, please report it via the online ERTS form at:

<https://ecology.wa.gov/Footer/Report-an-environmental-issue/statewide-issue-reporting-form>

For questions, please call Tim Mullin at 360-999-9589.

**WATER QUALITY/WATERSHED RESOURCES UNIT:
Evan Wood (360) 407-7320**

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.

Construction Stormwater General Permit:

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.
 - a) 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 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. For additional information on contaminated construction sites, please contact Carol Serdar at Carol.Serdar@ecy.wa.gov, or by phone at (360) 742-9751.

Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: <https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx>.

The applicant may apply online or obtain an application from Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - [Application](#). Construction

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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.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(GMP:202203773)

cc: Derek Rockett, SWM
Tim Mullin, TCP
Evan Wood, WQ