CITY OF SEQUIM

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STATE ENVIRONMENTAL POLICY ACT

Mitigated Determination of NonSignificance

1/28/2025

Lead agency: City of Sequim

Agency Contact: *Travis Simmons, tsimmons@sequimwa.gov, 360-683-4908*

Agency File Number: SUB-24-004 & BLA-24-004

Description: Major Subdivision for the development of 24-lots for single family residential use. Project includes a concurrent Boundary Line Adjustment with a single neighboring property, and a SEPA review. Undeveloped parcel that slopes upward to the south. Existing Highland Irrigation District (HID) infrastructure is present along southern portion of site and has required coordination with HID.

Location: 033029240100 & 033029249015

Applicant: Bella Vista Estates, Inc./Chris Weymouth/Goldsmith Land Development Services

The City of Sequim has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030. The necessary mitigation measures are listed below, the Environmental Checklist is attached and is available at: Current Projects | Sequim, WA - Official Website.

This determination is based on the following findings and conclusions:

> Mitigation measures have been provided to protect from potential impacts to Water Quality, Air, Environmental Health-Noise, Animals, Historical and Cultural Resources, and Transportation. The full list of mitigations can be viewed online. These mitigation measures will be incorporated into the conditions of approval for the project.

This MDNS is issued under WAC 197-11-350. The comment period will end, February 11, 2025.

SEPA Responsible Designee:
Karla Boughton, Cross Sound Consulting, cross.sound.consulting@gmail.com

Signature _____ Date 1/29/25
(electronic signature or name of signor is sufficient)

Appeal process: Appeals of this MDNS should follow the process outlined in SMC 20.01.240. An appeal of this decision will be conducted as set forth in SMC 2.10 and the rules of procedure established by the hearing examiner.