CITY OF SEQUIM

152 W. Cedar Street, Sequim, WA 98382
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STATE ENVIRONMENTAL POLICY ACT
NOTICE OF APPLICATION
OPTIONAL DETERMINATION OF NONSIGNIFICANCE (DNS) 197-11-355
BELL CREEK DEVELOPMENT – PRELIMINARY MAJOR SUBDIVISION

FILE NO(s): SUB-24-002
APPLICANT: Sequim Ave LLC, Tom Foley
PROJECT REPRESENTATIVE: Bell Creek Investments LLC, Levi Holmes
DATE OF APPLICATION: 3/12/2024
DATE OF DETERMINATION OF COMPLETENESS: 4/9/2024
DATE OF NOTICE OF APPLICATION: 4/23/2024
COMMENT DUE DATE: 5/13/2024
AGENCY CONTACT: City of Sequim Planning Department, planningdept@sequimwa.gov
PROJECT DOCUMENTS: https://www.sequimwa.gov/471/Current-Projects

SEPA ENVIRONMENTAL REVIEW: The City of Sequim has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Mitigated Determination of Nonsignificance (MDNS). No additional environmental measures/conditions other than those identified through development regulations or as otherwise set forth in the MDNS are expected to be required. **This may be your only opportunity to comment on the environmental impacts of the proposed project.**

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **Comments must be submitted by the date noted above to the City of Sequim Planning Department either by email or mail. Emails can be sent to planningdept@sequimwa.gov. Mailed comments can be sent to 152 W Cedar St, Sequim, WA 98382.**

PROJECT DESCRIPTION: The project is a proposed 104-lot development in the City of Sequim accessed via S Sequim Ave and S 3rd Ave. It is approximately 28.38 acres and is zoned R4-8. The site is owned by Sequim Avenue LLC and will include the construction of single-family homes. The project will also include the construction of streets, drainage facilities, and frontage improvements along adjacent existing streets.

LOCATION: The project site is comprised of one parcel: 033030110000. The Parcel is located east of S Sequim Ave, west of S 3rd Ave, south of W Brownfield Rd and north of vacant land accessed via Miller Rd.

REQUIRED PERMITS: The following local, state, and federal permits/approvals are needed for the proposed project:

- Major Subdivision for land use development.
- Site Construction for all earthwork, infrastructure, and utilities for site development.
- Individual Building Permits for each structure placed on the site.

SUBMITTED STUDIES:

- Critical Area Report, Raedeke Associates, Inc., November 30, 2023
- Geotechnical Engineering Report, Krazan & Associates, Inc., March 18, 2024
- Bell Creek Hydro Analysis – Sewer, Gray & Osborn, Inc., January 30, 2024
- Bell Creek Hydro Analysis – Water, Wilson Engineering, January 29, 2024
- Preliminary Storm Drainage Report, Core Design, February 29, 2024

PUBLIC HEARING: - Will be noticed in the future.

LEAD AGENCY: The City of Sequim assumes lead agency status for this project SUB-24-002. The City of Sequim expects to determine 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, or will be 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: https://www.sequimwa.gov/471/Current-Projects.

Responsible Official: Kim Mahoney
Address: City of Sequim, 152 W. Cedar Street, Sequim, WA 98382
Phone: 360-683-4908
Email: planningdept@sequimwa.gov

You may appeal this determination in writing to the responsible official listed above no later than 14 calendar 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.

- WATER QUALITY

  All site construction shall be conducted in compliance with the most current Stormwater Manual for Western Washington.

  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 storm drains 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 site 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 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 Department of Ecology publication # 96-433, 2016.

- ENVIRONMENTAL HEALTH-NOISE

To mitigate the potential for noise impacts to surrounding properties, construction activities through complete buildout of this proposed development shall be limited from 7:00 am to 7:00 pm Monday through Saturday.

- 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

  While there are currently no known archaeological resources on this site, 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).

- TRANSPORTATION

  Prior to final subdivision approval, the applicant shall submit final construction plans for review and approval by the City of Sequim Public Works Department. In accordance with SMC 17.20.040, the plans shall demonstrate to the satisfaction of the City engineer, that curb, gutter, sidewalk, trail connections, transit stops, streets, storm drainage, sanitary sewer lines, water lines and other utilities as required, will be installed at the expense of the applicant and meet city specifications and applicable ordinances.