CITY OF SEQUIM

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STATE ENVIRONMENTAL POLICY ACT

Mitigated Determination of NonSignificance

1/29/2025

Lead agency: City of Sequim
Agency Contact: *Travis Simmons, tsimmons@sequimwa.gov, 360-683-4908*
Agency File Number: SUB-24-002

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: 1212 S Third Ave, Sequim, WA 98382, Parcel #0330130110000
Applicant: Sequim Ave LLC, Tom Foley & Bell Creek Investments LLC, Levi Holmes

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: https://www.sequimwa.gov/471/Current-Projects.

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. This project was originally noticed on 4/23/2024 for public comments and indicated this may be the only time to comment on SEPA. Additional notice was sent out on 1/28/2025 indicating that no further comment period was being provided, however, **comments related to SEPA can be submitted up until February 12, 2025**. Comments may be submitted in person via hardcopy at the Civic Center, or by U.S. Mail. Comments may also be submitted electronically to dcdpubliccomment@sequimwa.gov. The application materials are available on the City's Current Projects page (link above).

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

Signature Karla Boughton Date 1/29/2025
(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.