CITY OF SEQUIM

152 W Cedar Street, Sequim, WA 98382
PH (360) 683-4908 FAX (360) 681-0552

STATE ENVIRONMENTAL POLICY ACT

DETERMINATION OF NONSIGNIFICANCE
ADOPTION of EXISTING DOCUMENT

2/27/2025

LEAD AGENCY: City of Sequim
AGENCY CONTACT: *Travis Simmons, (360)683-4908*
APPLICANT: Maliandra Apartments LLC & Paragon Residential Real Estate LLC
PROJECT REPRESENTATIVE: Zenovic & Associates, Inc.
AGENCY FILE NUMBER: SUB-24-005

PROJECT DESCRIPTION: The project is a proposed Plat Alteration of the Heckman Subdivision recorded with Clallam County in Volume 14 of Plats Page 77. The alteration is for the purpose of satisfying conditions of Final Plat approval from 2005 that went unfinished prior to recording, as well as satisfying the terms of a tort claim regarding this property. Some include, but are not limited to, building streets to current City Engineering Standards, modifying open space, adjusting lot lines/orientation.

LOCATION: The alterations is comprised of eleven parcels: 033030-550120, 033030-550150, 033030-550130, 033030-550140, 033030-550110, 033030-550100, 033030-550090, 033030-550080, 033030-550070, 033030-550060, 033030-550050. The parcels are located west of S 7th Ave, east of Cherry Blossom Estates subdivision, north of Comfort Way and south of E Silberhorn Rd.

Title of document being adopted: SEPA 05/002 – SEPA record 200500598. Adopting Findings and Conclusions document that includes subdivision and SEPA approval for Heckman Subdivision.

Date adopted document was prepared: 2/17/2005

Description of document (or portion thereof) being adopted: Entire findings and conclusions document of staff report for Heckman Subdivision. Includes notice of SEPA 05/002 on 1/26/2005. The adopted document is included with this DNS on the register.

We have identified and adopted this document as being appropriate for this proposal after independent review. The document[s] meet[s] our environmental review needs for the current proposal and will accompany the proposal to the decision maker[s].

The City of Sequim has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This determination is based on the following findings and conclusions:

CITY OF SEQUIM

152 W. Cedar Street, Sequim, WA 98382
PH (360) 683-4908 FAX (360) 681-0552

The changes proposed in the newly submitted SEPA Checklist for this plat alteration will in sum provide a more environmentally conscious development with a greater emphasis on stormwater and site construction management.

This DNS is issued under WAC 197-11-340(2) and the comment period ends March 13, 2025.

Karla Boughton, Cross Sound Consulting

Signature _____ Date 2/24/25
(electronic signature or name of signor is sufficient)

Appeal process: Appeals of this DNS 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.