STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Southwest Region Office
PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

November 26, 2024

Ethan Walker, SEPA Contact
City of Sequim
152 West Cedar Street
Sequim, WA 98382-3317

Dear Ethan Walker:

Thank you for the opportunity to comment on the optional determination of non-significance/notice of application for the Sequim Avenue Development Project as proposed by Habitat for Humanity Clallam County. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

HAZARDOUS WASTE & TOXICS REDUCTION: Garret Peck (564) 669-0836

The applicant proposes to demolish an existing structure(s). In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present, such as PCB-containing lamp ballasts, fluorescent lamps, and wall thermostats containing mercury, are removed prior to demolition. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials.

Please review the "Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes," posted at Ecology's website, https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Dangerous-waste-guidance/Common-dangerous-waste/Construction-and-demolition . The applicant may also contact Katy Harvey of Ecology's Hazardous Waste and Toxics Reduction Program at katy.harvey@ecy.wa.gov for more information about safely handling dangerous wastes and demolition debris.

SOLID WASTE MANAGEMENT: Derek Rockett (360) 995-3176

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 or Department of Ecology for proper management of these materials.

WATER QUALITY/WATERSHED RESOURCES UNIT:
Jacob Neuharth (360) 706-4599

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. Discharges must not cause or contribute to a violation of surface water quality standards, groundwater quality standards, sediment management standards, and human health-based criteria. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

If there are known soil/ground water contaminants present on site, additional information will be required to be submitted. For contaminated construction sites, contact Evan Wood at evan.wood@ecy.wa.gov, or by phone at (360) 706-4599.

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
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.

Applicants may apply online or obtain an application from Ecology's website at: https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit. Some projects may be eligible for coverage under an Erosivity Waiver. 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.

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

(JKT:202404959)

cc: Garret Peck, HWTR
Derek Rockett, SWM
Jacob Neuharth, WQ

From: Abi Roberts
To: DG_DCD_Staff
Cc: tbradley@ldccorp.com; Colleen Robinson
Subject: ORCAA Comments on SEPA#202404959
Date: Tuesday, November 12, 2024 9:28:44 AM
Attachments: Outlook-signature_.png
Focus Sheet - Completing the NOC Process_FINAL_11-03-2022.pdf
Focus Sheet - When is an NOC Required_FINAL_11-03-2022.pdf

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EXTERNAL SENDER: This email originated outside the organization. Do not click links or open attachments unless you verify the sender and know the content is safe.

Good Morning!

Olympic Region Clean Air Agency (ORCAA) reviewed the proposal for the Sequim Avenue Development, located at parcel: 033029229020 for the construction of a 48-unit development in the City of Sequim along Brownfield Rd and Sequim Ave. ORCAA has the following comments for the applicant:

1. If an emergency generator is planned for the project, it is possible that approval from ORCAA is required. Stationary internal combustion engines with a rated capacity of 500 horsepower or greater and used for standby emergency power are sources of air pollution and require approval by ORCAA through a Notice of Construction (NOC) application prior to being installed. Additional information, application instructions, and forms are available on our website, https://www.orcaa.org/for-business/business-assistance/. Attached are two information sheets about when a NOC is required, and what the timeline looks like for approving a NOC.

2. For construction projects please refer to this guide for handling fugitive dust from construction projects (https://wsdot.wa.gov/sites/default/files/2024-09/Handling-FugitiveDust-%20from-ConstructionProjects-Guide.pdf).

ORCAA's general standards and regulations apply and can be found at www.orcaa.org. Please feel free to contact me with any questions or concerns.

Thank you for your time and the opportunity to comment.

Best Regards,

Abi Roberts, Engineer 1
++++++++++++++++++++++++++++++++
Olympic Region Clean Air Agency

2940 Limited Lane NW
Olympia, WA 98502
Office – (360) 539-7610 x 106



www.orcaa.org

Please take notice that any records or communications with ORCAA are subject to public disclosure under the Public Records Act (RCW 42.56) unless exempt under applicable law.

DCD e sequimwa.gov

Comments for Habitat

Sequim Ave + Brownfield Rd

DNS 197-11-355

File # BSP-24-0001 ACUP-24-0001 SEPA 24-0001

We request a 4' Wooden fence be constructed on the E habitat property line, our common Bell farm property line.

This should be done prior to any development to protect the electric fence, cattle, and people.

The wooden fence will protect families, children, dogs + cats, parents from the very hot electric fence, and protect the cattle.

Most sincerely,

Bell farm

Mary L Bell

RECEIVED 11/26/24 D

B Mary Bell
PO Box 183
Sequim, WA 98382-4303

JAMESTOWN S'KLALLAM TRIBE
1033 Old Blyn Highway, Sequim, WA 98382 360/683-1109 FAX 360/681-4643

ATTN: Ethan Walker
Associate Planner
City of Sequim

May 9th , 2025

Re: SEPA NOTIFICATION – HABITAT FOR HUMANITY HOUSING PROJECT

Dear Ethan,

The Jamestown S'Klallam Tribe has received a consultation request regarding Habitat for Humanity Housing Project at tax parcel 033029229020 on the southeast corner of the intersection of S Sequim Ave and E Brownfield Rd within the Sequim city limits on the south side of US101. The project is immediately adjacent to the Sequim Bypass Site (45CA426). Site 45CA426 is of immense importance to the S'Klallam people as it provides evidence of tool-making technologies dating back as far as 4,000-8,000 years before present (YBP) as well as documentation of S'Klallam utilization/management of the spə́ɬx̣ən (Sequim Prairie) as recent as 170 YBP. This project area was subject to a cultural resource survey in 2024 in response to the Habitat for Humanity Housing Project. Upon reviewing the 2024 Cultural Resources Assessment for the Habitat for Humanity Sequim Project, the Tribe concurs with the report findings and recommendations of no further cultural resources identification efforts. However, the Tribe requests an inadvertent discovery plan be in place and on site for all ground disturbing activities. The Tribe recommends the contractors performing the ground disturbing work receive a cultural resource and inadvertent discovery training. The THPO staff are happy to provide this short training. Please provide advance notification of 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 THPO@jamestowntribe.org.

Sincerely,

Allie Rae Taylor

Allie R. Taylor
Tribal Historic Preservation Officer
Jamestown S'Klallam Tribe

From: Rebecca Coon <racoon3610@gmail.com>
Sent: Monday, May 12, 2025 10:14 AM
To: DCD Public Comment <dcdpubliccomment@sequimwa.gov>
Subject: Property Owner comment for Sequim Ave. Binding Site Plan BSP-24-0001/CUP-24-0001/SEPA-24-0001

You don't often get email from racoon3610@gmail.com. Learn why this is important

EXTERNAL SENDER: This email originated outside the organization. Do not click links or open attachments unless you verify the sender and know the content is safe.

Hello,

I am Rebecca, the property owner of 81 Alpine Loop.

It has recently come to my attention that the Habitat For Humanity Project is going to encroach on 6 feet of my property line.

I have not been contacted by the city or by anyone representing Habitat For Humanity.

Are they going to take land that I own without notice and/or compensation?

Please see that this concern is addressed at the Public Hearing on 5/22/25. THis affects all the property owners on Alpine Loop.

Thank you,
Rebecca Coon AKA Rebecca Strafford
360-461-5816
racoon3610@gmail.com

Allyson Brooks Ph.D., Director
State Historic Preservation Officer

May 13, 2025

Ethan Walker
Associate Planner
City of Sequim Community and Economic Development Department

In future correspondence please refer to:
Project Tracking Code: 2023-12-08337
Property: Sequim Avenue Development Habitat for Humanity
Re: SEPA – Permit Required

Dear Ethan Walker:

Thank you for contacting the Washington State Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above-referenced project. As a result of our review, our professional opinion is that a small portion of the project area overlaps with the boundary for archaeological site 45CA00426. The scale of the proposed ground disturbing actions in these areas has the potential to disturb the archaeological site. Therefore, per RCW 27.53.060 a DAHP Permit must be applied for and granted prior to any ground disturbing activities that could disturb the site.

Additionally, because of the close proximity of the remaining portions of the parcel to archaeological site 45CA00426, we recommend creating an Inadvertent Discovery Plan (IDP) prior to any ground disturbing activity and keeping the IDP on site throughout the project.

We also recommend continued consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the complete DAHP Permit application. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

Jessica Stone, Ph.D.
Assistant State Archaeologist
(360) 890-2633
jessica.stone@dahp.wa.gov