

# FINAL MITIGATED DETERMINATION OF NON-SIGNIFICANCE City SEPA File #09/001

## *Jamestown S'Klallam Medical Clinic*

**Agency Action:** Site Construction Permit, Building Permit and Design Review Board

**Description of Proposal:** The project will consist of a medical clinic which will occupy 23,000 square feet on the first floor and an upper level which will occupy 12,000 square feet for tribal health programs and fitness facilities. The project is located in the C-II(M) zoning district on 2.5-acres directly east of the existing Olympic Medical Center campus located on N. 5<sup>th</sup> Avenue.

**Applicant:** Jamestown S'Klallam Tribe

**Environmental Review:** Based on review of the application and the Environmental Checklist, referenced plans and documents submitted for this project, as well as other documents incorporated by reference (WAC 197-11-600(4)(b) and consistent with Chapter 16.04.160, SMC, a threshold determination has been made by the Responsible Official that subject to the proposed mitigation measures there will be no significant environmental impacts resulting from this project as mitigated and an environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). The environmental review and related documents pertaining to this project are available to the public upon request at the City of Sequim Planning Department (WAC 197-11-635) and include the following:

- City of Sequim Comprehensive Plan, as amended and adopted August 2006.
- City of Sequim Comprehensive Plan Appendices 1-26, Separate Document.
- City of Sequim Municipal Code and Ordinances.
- Project Information and Cover Sheets, Tormod Hellwig Architect, January 2009.
- Site and Civil Plans (utility, grading, paving and stormwater), Northwestern Territories, INC, January 2007.
- Landscaping Plans, Ona Landscaping, January 2009.
- Architectural Site Plans, Tormod Hellwig, January 2009.
- Structural Engineering Plans, Structural Engineers Consulting, January 2009.
- Electrical Engineering Plans, Tres West Engineers INC, January 2009.
- Mechanical Engineering Plans, Tres West Engineers INC, January 2009.
- Environmental Checklist, Jamestown S'Klallam Tribe, January 2009.
- Transportation Impact Study, Transpo Group, March 2009.

### **Final Mitigated Determination of Non-significance:**

The identified mitigation measures include mitigation for potential impacts to the following:

- Earth; Air; Water; Plants; Animals; Energy & Natural Resources; Environmental Health; Noise; Land Use; Aesthetics; Light and Glare; Historic and Cultural Preservation; Transportation; Public Services; and Utilities

The full text of the identified mitigation measures are in "Attachment A" and are available for review at the City of Sequim Planning Department, 615 N. 5<sup>th</sup> Avenue, Sequim, WA 98382 during normal business hours and on the City's webpage: [www.ci.sequim.wa.us](http://www.ci.sequim.wa.us).

**Comment Period:** The proposed preliminary MDNS was issued by the lead agency on February 10, 2009 (WAC197-11-340(2)(d)). The lead agency did not act on this proposal for a minimum of fourteen (14) days. Comments were submitted by February 24, 2009. Appeals will be accepted no later than twenty-one (21) days after the date of the decision. Contents of the appeal shall be in conformance with Section 20.01.240 (G) (1-5), SMC. Said appeal shall be filed with the City of Sequim Planning Department by 4:00 p.m. on the last business day of the appeal period.

Final MDNS Issuance Date: March 20, 2009

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City of Sequim