

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:
[Jamestown S'Klallam Tribe Outpatient Clinic](#)
2. Name of applicant:
[Jamestown S'Klallam Tribe Outpatient Clinic](#)
3. Address and phone number of applicant and contact person:

Suzanne Pontecorvo
Rice Fergus Miller
275 Fifth Street, Suite 100, Bremerton WA 98337
360-377-8773

4. Date checklist prepared:

1/10/2020

5. Agency requesting checklist:

City of Sequim

6. Proposed timing or schedule (including phasing, if applicable):

June 2020 to December 2021

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

This project is a standalone development, although in the future facility expansion or additional services may be added to the residual site, if the needs arise. Currently, there are no plans to expand or seek future facilities.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Geotechnical Report

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known

10. List any government approvals or permits that will be needed for your proposal, if known.

City of Sequim Design Review, City of Sequim Building Permits, City of Sequim Public Works Permits

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This project proposes to develop the northwest 3.3 acres of the 18.19-acre subject parcel. The project includes the construction of a 16,720 SF medical clinic that will be made up of medication assisted treatment program which offers FDA approved dosing, primary care services, consulting services, dental health services and childcare services while clients are seen.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site consists of one parcel covering an area of approximately 18.19 acres. The site is located between South 7th Avenue and South 9th Avenue, immediately east of the proposed South 9th Avenue extension in Sequim, Washington. The property is currently cleared and undeveloped. The property is mainly vegetated with grasses and there is a row of trees that runs through the middle of the property, which border an existing open irrigation ditch. The

ditch is regulated by the Sequim Prairie Tri-Irrigation District. There is a small, abandoned outbuilding in the central northern portion of the property, about 4 feet x 4 feet in size. The site is bordered by scattered single family residences to the north, a residential development to the east, State Highway 101 to the south, and the proposed South 9th Avenue extension to the west with scattered single-family residences beyond.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one) Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope is approximately 5%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Per the Geotechnical Report, the site is made up of Carlsborg gravelly sandy loam.

Carlsborg gravelly sandy loam is classified by NRCS as Hydrologic Group A with low potential for erosion in a disturbed state.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No unstable soils are known to exist on the site.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The project area is approximately 3.3 acres with a cut of approximately 3,000 cyd and fill of approximately 11,500 cyd, for a NET FILL of 8,500 cyd. The purpose of the fill is generally to raise the grade at the building location for positive drainage away from the structure and form berms to screen the building from West Hammond Street (both visual and noise dampening). The source of the fill is unknown at this time but will likely be locally sourced and made up of clean fill dirt and topsoil.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion could occur as a result of construction. To mitigate the impacts of erosion, erosion and sediment control will be implemented during construction.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 14.63% of the site will be covered with impervious surfaces after project construction.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

In order to reduce and control erosion, the soil, foundation, and utility work requiring excavation will be phased to take place during the dry season (generally May through September), all site work will be completed and stabilized as quickly as possible, additional perimeter erosion and sediment control features may be used to reduce the possibility of sediment entering the surface water, and any runoff generated by dewatering discharge will be treated through appropriate filtration methods.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Air emissions are limited to minimal dust and automobile emissions from equipment during construction. Excessive emissions are not anticipated during the operation and maintenance of the project in the long term.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The site will be stabilized during construction with watering exposed soils, as needed, in accordance with the SWPPP. Solid waste from the site will be removed and/or recycled as needed through the project.

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There is a small irrigation ditch on the site. This ditch eventually flows into the Dungeness River after meandering through the City of Sequim.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The project will require work adjacent to and within the irrigation ditch. The irrigation ditch will be hard-piped and buried within the proposed easement, which will bisect the site.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

None anticipated.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The proposal does not lie within a 100-year floodplain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The proposal does not involve any discharges of waste materials to surface waters.

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

MP rotator type irrigation will be used. Irrigation quantities will be approximately 420,000 gallons from April-October, assuming medium water use plants.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Bioswales, filter strips, and onsite infiltration will be used to collect and dispose of runoff. Runoff will be treated on site and will not flow offsite. The downstream irrigation ditch will only be used for runoff in the event of an emergency overflow, in which case the water will eventually flow into the Dungeness River.

2) Could waste materials enter ground or surface waters? If so, generally describe.

None.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

There is no anticipated impact on drainage patterns in the vicinity of the site. Stormwater will be treated onsite, and emergency overflow will flow into the existing irrigation ditch, which

eventually flows into the Dungeness River.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Proposed measures to reduce surface, ground, and runoff water, and drainage pattern impacts are the use of bioswales and filter strips.

4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other (approximately 40)
- evergreen tree: fir, cedar, pine, other (less than 10)
- shrubs
- grass (predominant)
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

Vegetation to be removed is primarily meadow grass that has been managed as such long-term. It is likely a mix of native and non-native species. Trees will need to be removed for the construction of West Hammond Street and the relocation of the irrigation canal from the ditch to a pipe. The single Garry Oak and a few Douglas Firs will be retained along the canal but most of the Alders (most of which are in poor condition or multi-trunk suckers off of stumps) will be removed along the Himalayan blackberry understory. Approximately 5.3 acres of existing meadow will be disturbed as the site is developed.

- c. List threatened and endangered species known to be on or near the site.

None known

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Planting will include the use of both native species and regionally adapted species of trees, shrubs, groundcovers, perennials and grasses. A small amount of turf lawn (less than 0.2 acres) is proposed. Native species of trees and larger shrubs will enhance the a few trees that will be retained along the canal to provide screening of the neighborhood to the east. Landscape buffers on the north and west sides of the development, between the building or parking and the adjacent roads, will be a mix of coniferous and deciduous trees and large shrubs that will be both native and regionally adapted. Parking lot trees will be regionally adapted deciduous trees and the shrubs and ground covers will be a mix of native species

and regionally adapted species. The large open space to the south of the new building will consist of low shrubs, perennials and grasses (both native and ornamental) to preserve existing views to the Olympic Mountains to the south. Several acres of the existing meadow will be maintained as such. Street trees will be regionally adapted deciduous trees that are approved by City code as appropriate for streetscape conditions. Primarily native species of grasses and shrubs are proposed for rain gardens within the parking area that will be treating stormwater.

- e. List all noxious weeds and invasive species known to be on or near the site.
Himalayan blackberry is growing along the existing canal running south to north through the site. This is proposed to be removed as part of this project.

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

Per the DOE, Northern Spotted Owl, Winter Steelhead, Coho, and Pink Salmon Odd Year inhabit the site. However, the irrigation ditch is used for irrigation purposes and does not have fish.

- b. List any threatened and endangered species known to be on or near the site.
Northern Spotted Owl, Coho
- c. Is the site part of a migration route? If so, explain.
The site is part of the migration route for the winter steelhead, coho, and pink salmon odd year.
- d. Proposed measures to preserve or enhance wildlife, if any:
None, however, this project will only be developing a small portion of the land. The majority of the land will remain in its natural prairie state, undisturbed.
- e. List any invasive animal species known to be on or near the site.
None known.

6. **Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
A propane powered backup generator will be used. It will be powered by an underground propane unit.

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

No, the project does not limit solar use by adjacent properties.

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

Energy efficient LED lighting will have daylight harvesting, occupancy/vacancy sensors, and timed controls to reduce energy consumption. Controlled receptacles will be installed in offices, work rooms, and break rooms to turn off devices when there is no occupant in room.

7. Environmental Health [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

1) Describe any known or possible contamination at the site from present or past uses.

None known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

There will be a medical storage room sized at approximately 23 square feet containing medical gas tanks. For dental use, there will be three Nitro Size J tanks and four Oxygen Size J tanks. Two of each tank type will be hooked up, and the rest will serve as backups. For medical use, it is anticipated that there will be one to two mobile oxygen 10 liter bottles and one small Nitro bottle less than ten liters.

4) Describe special emergency services that might be required.

None.

5) Proposed measures to reduce or control environmental health hazards, if any:

None known.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

No adverse noise is anticipated as a result of this project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

No adverse noise is anticipated in the long term. Noise common for construction can be anticipated in the short term with hours of construction Sequim requirements as determined during the preconstruction meeting.

3) Proposed measures to reduce or control noise impacts, if any:

During construction, equipment use will be limited to approved hours. No adverse long-term noise is anticipated.

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently undeveloped. Adjacent properties consist of commercial properties and residential homes.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Past buildings on this property consist of a small single-family home (destroyed by fire) and a barn (demolished). Basic on historic aerial photos and records available, no evidence of working farmland has been found since (at least) 1994. Prior to 1994, the use of the land is unknown. There is no evidence that this parcel was used as working forest land. It is the applicants understanding that this property will have no impact to farmland or forest land considerations.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Not anticipated.

c. Describe any structures on the site.

There is a small outbuilding on the site.

d. Will any structures be demolished? If so, what?

Yes, the small outbuilding will be demolished.

e. What is the current zoning classification of the site?

The site is zoned as an Economic Opportunity Area.

f. What is the current comprehensive plan designation of the site?

Economic Opportunity Area

g. If applicable, what is the current shoreline master program designation of the site?

N/A

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
The site is classified as part of the Dungeness Water Rule Area.
- i. Approximately how many people would reside or work in the completed project?
It is anticipated that the clinic will be operating at a full case load in approximately two years after opening. The project will employ 40 staff members and have a 200-250 patient case load.
- j. Approximately how many people would the completed project displace?
Zero
- k. Proposed measures to avoid or reduce displacement impacts, if any:
N/A
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
N/A
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
Converting the open irrigation ditch to a hard-pipe will help preserve irrigation waters from infiltrating into ground and will also provide more resources for farmlands downstream.

9. **Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
Not applicable.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
Not applicable.
- c. Proposed measures to reduce or control housing impacts, if any:
Not applicable.

10. **Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
The tallest point of the proposed building is 27'0" from Level 1 finish floor. Principal exterior buildings include horizontal cedar siding and fiber cement panel.
- b. What views in the immediate vicinity would be altered or obstructed?

The building takes advantage of the southern view corridor to the Olympic Mountains. Because of the lack of development on surrounding property the proposed building will NOT obstruct any views from neighboring properties.

- b. Proposed measures to reduce or control aesthetic impacts, if any:
A neutral exterior material pallet and the integration of traditional tribal artwork allow the building to blend into its surroundings.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Exterior lighting will use LED lamps. Parking lot lighting will be Dark Sky Compliant. Lighting will mainly turn on at night via lighting control panel with timeclock and photocell.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Lighting should not be a safety hazard or interfere with views.
- c. What existing off-site sources of light or glare may affect your proposal?
Existing sources of light should not affect proposal.
- d. Proposed measures to reduce or control light and glare impacts, if any:
Reduce light spill to adjacent properties to below 0.3fc or lower. Parking lot pole mounted fixtures will be Dark Sky compliant and have reduced height to reduce potential glare angles.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?
N/A
- b. Would the proposed project displace any existing recreational uses? If so, describe.
N/A
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
N/A

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.
No.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts,

or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Methods used to assess the potential impacts to cultural and historic resources on the project site include representing the Jamestown S’Klallam Tribe and working closely with the Jamestown S’Klallam Tribe to incorporate elements of cultural significance into the project.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site is served by South 9th Avenue. State Highway US-101 runs adjacent to the south side of the site, but there is an existing berm to separate the sight visually and dampen noise. The project also includes an extension of South 9th Avenue to the project driveway and a new section of West Hammond Street along the north side of the property. Currently, there are no plans to connect the new portion of West Hammond Street with the existing portion, east of the site. Any future connection will be at the discretion of the City of Sequim.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The affected geographic area is currently served by public transit. The closest bus stop is located approximately 2000 feet from the site, and services the 30 and 40 bus routes.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The project will have 84 parking spaces. No parking spaces will be eliminated.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

It is not expected that the traffic generated by this project is considered significant enough to warrant upgrades to the surround roads or intersections. The project does propose to extend South 9th Avenue to the project driveway and build a full right-of-way along the northern portion of the site to access the back-of-house services.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The project is expecting 369 daily trips (this includes both arrival and departure), with 20 trips occurring during the AM peak hour and 15 trips during the PM peak hour. We are also considering the noon peak hour, which is estimated to introduce 25 trips during that time period. The clinic's peak volume is anticipated to be 48 trips from 2:00-3:00pm. The analysis consists of staff, patient, and small regional shuttles of group transport arrivals/departures, as well as mass transit users.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Not anticipated.

- h. Proposed measures to reduce or control transportation impacts, if any:

The project proposes the use of shuttles, owned and operated by the Jamestown S'Klallam Tribe outpatient clinic, to transport patients to and from the facility. The shuttles will produce about 24 round trips daily, serving approximately 100 patients.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The project anticipates very little need from police, fire, and EMT services, no more than any other commercial or healthcare clinic provider would anticipate. There may be a small amount of staff or patients that would utilize public mass transit to travel to the site.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

There will be a primary care provider onsite as well as full-time security on-site both in the building and on the property. In addition, there will be a comprehensive security camera system and monitoring room.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:

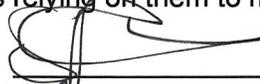
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other Propane, irrigation water

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Proposed utilities include electricity, telephone, sanitary sewer, water, refuse service, and stormwater emergency overflow.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee SUZANNE PONTECORVO

Position and Agency/Organization PRINCIPAL/RICIE FERGUS MULLER ARCHITECTS

Date Submitted: 1-10-2020

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?
Stormwater runoff will be treated and infiltrated on site. Emissions to air and noise are limited to temporary construction equipment, with minimal long-term vehicle emissions/noise common for this type of project. Toxic and hazardous substances are not anticipated.

Proposed measures to avoid or reduce such increases are:

Disposing of stormwater runoff 100% on site for frequent storms exceeded the WA DOE flow control requirements. The clinic will implement a small group shuttle service for patients that need transportation assistance, reducing the amount of vehicle emissions.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
Very little to no effect on plants, animals, fish or marine life is expected. Much of the prairie lands will remain intact and invasive plant life will be removed from the site.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Desirable, health trees will be preserved to the greatest extent feasible while invasive species will be cleared, helping desirable plant life to thrive. There is one Garry Oak tree identified within the project site, which will be protected and preserved.

3. How would the proposal be likely to deplete energy or natural resources?
None known.

Proposed measures to protect or conserve energy and natural resources are:

The existing open irrigation ditch is proposed to be hard-piped, protecting this resource from infiltrating as it passes through the subject site and retaining more irrigation resources for downstream use.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

N/A

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposed project fits within the zoning code uses and the City's Master Plan.

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposed clinic may be accessed by public mass transit, but it is anticipated that there will be a low number of users, given the closest transit stop is approximately a half-mile from the site. Public services (police, fire, EMT, etc.) are expected to be low, if any annually. The utility usage will be normal for a healthcare clinic of this size.

Proposed measures to reduce or respond to such demand(s) are:

A security guard will be stationed within the facility during hours of operation, reducing the need for police response. A clinic shuttle is planned to assist with patient transit.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

None known.