



CITY OF PORT ANGELES

State Environmental Policy Act (SEPA)

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Project Proposal: The City of Port Angeles received a SEPA Checklist associated with Building Permit No. 25-0492 for a proposed warehouse/distribution facility with corresponding associate and fleet vehicle parking. The building is approximately 58,332 square feet in planned area and will include eleven truck dock bays on a 25.62-acre lot zone IH, Industrial Heavy.

SEPA File Number: 1484

Project Number: SEPA 25-0492

Applicant: Joseph Jorge on behalf of AMS 2024 BTS – Port Angeles, WA LLC

Lead Agency: City of Port Angeles, 321 E 5th Street, Port Angeles, WA 98362

SEPA Responsible Official: Shannen Cartmel, Community and Economic Development Manager, scartmel@cityofpa.us, 360-417-4751

Location: Parcel Number 0730-1212-0075

COMMENT PERIOD: The project was publicly noticed on May 17th, 2025, with an end date of May 31st, 2025.

COMMENTS RECEIVED: The project received a total of nine public comments that ranged in content from concerns over the environmental impacts specifically towards fish and wildlife that utilize the Dry Creek Corridor, to traffic and noise impacts, to an overall concern for the long-term economic impacts to the community.

MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS): The lead agency has determined that this project does not have a probable significant adverse impact on the environment with the addition of mitigating conditions to the development approval. An environmental impact statement (EIS) is not required under the Revised Code of Washington (RCW) 43.21C.030 (2)(c). This decision was made after a review of a completed environmental checklist and other information on file with the lead agency. Information on the process and the project is available to the public upon request at the City of Port Angeles, Community, and Economic Development Department or by emailing ced@cityofpa.us.

Mitigation Conditions:

Environmental Mitigation Conditions:

1. Approval by the Olympic Clean Air Agency (ORCAA) through a Notice of Construction (NOC) application must be acquired prior to construction.
2. Applicant must adhere to the standards identified in the Guide to Handling Fugitive Dust from Construction Projects.
3. A Construction Stormwater General Permit must be obtained from the Department of Ecology prior to commencing construction per finding #15.

Infrastructure Mitigation Conditions:

City of Port Angeles:

4. Upon availability of public sewer service to the property, the owner shall connect the structure to the public sewer system in compliance with City standards. A recorded no-protest agreement to future sewer connection, in a form approved by the City, shall be executed and submitted to the City prior to issuance of final occupancy.
5. Power will be served by the City of Port Angeles.
6. West Edgewood Drive is within the City of Port Angeles Urban Growth Area and must conform to City of Port Angeles Road Standards which require sidewalk along arterial streets. Sidewalk must be installed along the full frontage of West Edgewood Drive. A fee-in-lieu may be an alternative option if it is determined that sidewalks are not suitable for this location.

Clallam County:

7. Applicant to Design and Rebuild approximately 0.1 miles of Critchfield Road beginning at Edgewood Drive and extending 15' north of the Associate Parking Lot entrance to a width of 24'. Side slopes to be 4:1, structural section to be 4" HMA over 12" CSBC. Design Speed to be 25 MPH. County to review and approve plans.
8. Applicant to design approximately one-quarter mile of the Rural Section of Edgewood Drive between a point 0.05 miles west of Dry Creek Road, and a point 0.05 miles east of Critchfield Road to include 8' shoulders, 12' lanes, and two 12' left turn lanes (one at Dry Creek Road, and one at Critchfield Road). Design Speed to be 45 MPH, AASTHTO standards. Applicant's design will not involve the replacement of the bridge/culvert at Dry Creek or any permitting associated with disturbance to Dry Creek. Applicant to provide design and plans for Bidding. County will review, comment, and approve plans. Applicant shall dedicate additional right of way along the Edgewood Drive frontage sufficient for design (the north Right of Way line to be 40' north of the centerline of Edgewood Drive). County will acquire all other necessary right of way. Applicant shall provide \$600,000 to Clallam County at the time of application for Road Approach/Right of Way permits to be used toward the construction, permitting, and utility relocations associated with this section. Notwithstanding statutory allowances for expending mitigation funds, Clallam County will bid and construct this section with a proposed completion date of July 10, 2026. Clallam County shall be responsible for all Maintenance of Traffic accommodations required to allow the proposed warehouse/distribution facility to function in the event the facility opens before the completion of the road improvement project.
9. If applicable, overhead utilities (new and existing) must be relocated beyond the clear zone after widening.
10. If applicable, other utilities (new and existing) must be relocated outside the road prism after widening.
11. Clallam County reserves the ability to evaluate mitigation for the cumulative impact of the future expansion.

Neighborhood Impact Mitigation Conditions:

12. Provide a landscape/screening plan to create a visual barrier to adjacent residential parcels. The plan shall be submitted to and approved by the City of Port Angeles.
13. An Inadvertent Discovery Plan must be developed and kept on site through all phases of construction, per finding #6.
14. Regardless of the presence of an archaeological monitor; if during ground disturbances any phenomena of possible archaeological interest are uncovered the developer shall immediately stop such work and notify the City's Community and Economic Development Department. The DCED will work to ensure that all possible archaeological resources are handled in accordance with applicable law. In the event archaeological artifacts, features or human remains are discovered, the DCED will immediately notify the Lower Elwha Klallam Tribal Chair and specified Tribal staff by both letter and telephone. The City will also notify the State Department of Archaeology and Historic Preservation, as required in RCW 27.44 and 27.53. Work may not resume in the area of the find until the DCED is satisfied that archaeological resources have been properly protected.

This determination is based on the following findings:

1. The applicant submitted a SEPA checklist application associated with a building permit to construct a 58,332 square foot warehouse/distribution facility with corresponding fleet and associate vehicle parking on May 6th, 2025.
2. The application was determined complete on May 6th, 2025.
3. The SEPA checklist was publicly noticed on May 17th, 2025, with a comment period that ended on May 31st, 2025.
4. The subject property lies at the edge of the City of Port Angeles limits, with Clallam County zoned Rural Character Conservation-3 (RCC3) to the south and an area designated within the Urban Growth Area across S Critchfield Rd

(to the east) that contains parcels zoned Industrial (M) and parcels zoned Urban Very Low/Urban Low Density (VLD/LD).

5. A geotechnical report was prepared by Aspect Consulting, revealing that the site contains shallow groundwater seeps from 1 to 7 feet below ground surface, with static groundwater occurring between 7 and 8 feet below ground surface throughout the site.
6. A Cultural Resources Survey was conducted by Harris Environmental Group, Inc. A finding of “No Historic Properties Adversely Affected” was determined for the proposed project.
7. It is anticipated that 8.47 acres of the 25.62-acre lot will be impervious surface.
8. Dry Creek bounds the west side of the parcel, a Type 3 stream, subject to a 75-foot buffer of undisturbed vegetation. The planned truck drive will be located within 200 feet of Dry Creek.
9. Two small (0.60 acres total) Category 4 wetlands were found on site during an environmental site assessment. It was determined that these depressions were caused by the previous clearing and grading activities that occurred on site. They were rated as “low” quality with a total score of 5 out of a maximum score of 27 by the professional consultant hired by the applicant. No further delineation or permitting will be necessary as determined by the City and provided to the applicant on April 28, 2025.
10. The Critical Areas Report prepared by PBS indicates a presence of invasive species, including Himalayan Blackberry, English Holly, and English Ivy, along the stream banks of Dry Creek, with the heaviest presence of Himalayan Blackberry occurring along the northern to middle reaches of the bank.
11. The Critical Areas Report indicates cutthroat trout, little brown bat, northern spotted owl, Townsend’s big-eared bat, and Yuma myotis as potentially occurring within the project area. No threatened or endangered species were observed on the site during the time of the site visit, as per the qualified consultant. The existing habitat on site does not currently support the Northern Spotted Owl; however, Dry Creek remains an important wildlife corridor that supports a variety of anadromous fish, including Cutthroat Trout (*Oncorhynchus clarkii*).
12. The proposed landscaping on site will consist primarily of non-native species. According to the landscaping standards in Chapter 17.22, Article V of PAMC, new landscaping materials must include species native to our region or hardy, water-wise, and non-invasive species appropriate to the climatic conditions of our region.
13. The applicant has noted that it intends to construct a septic system on the north side of the site with primary and secondary drain fields projected to be 16,340 square feet, each. The system will serve the subject property and a single warehouse and is based on the number of employees.
14. The Lower Elwha Klallam Tribe is proposing an extension of the city sewer in the vicinity of the subject property down Dry Creek Road. The City of Port Angeles also has a wastewater line planned to be installed down Critchfield Drive.
15. The applicant intends to control and convey stormwater to proposed above-ground basins located on the north side of the project site. Stormwater will be discharged from the site in a controlled manner to an existing storm sewer pipe.
16. There are currently three residential parcels off S. Critchfield Drive (to the east) of the subject parcel that have been designated for urban development.
17. Edgewood Drive and Critchfield Road border the subject property and are within Clallam County jurisdiction.
18. Proposed access to the site is via three road approaches: One on Edgewood Drive for Trucks, a second on Critchfield Road for vans and a third on Critchfield road for cars.
19. The documents provided by the applicant indicate that no improvements to any of the County Roads within the vicinity of the subject property are to be made. These roads include Airport Rd, Reddick Rd, Dry Creek Rd, Laird Rd, Edgewood Dr and Critchfield Rd.
20. The May 2025 Traffic Impact Study prepared by Kimley Horn for Third Party Reliance indicates that 568 additional trips will be generated by the proposed facility, all of which would access City and County Roads.
21. The Dry Creek Road Structural Section was designed primarily for passenger vehicles and not for sustained Freight Haul.

APPEALS: Revised Code of Washington (RCW) 43.21C.060 allows an appeal of any decision by a non-elected local official. Any appeal of the threshold determination of the SEPA Responsible Official must be made to the Superior Court within 21 days of the date the MDNS is final. The appeal must be in writing. An appeal of this determination must be based on non-compliance with RCW 43.21, WAC 197-11, or Chapter 15.04 PAMC. An open record public hearing on the SEPA appeal must be before the Superior Court.

Shannen Cartmel

09/04/2025

Shannen Cartmel, *SEPA Responsible Official*

Date






3610 S Critchfield MDNS 25-0070 SEPA

Final Audit Report

2025-09-04

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