

**CITY OF PORT ORCHARD
DETERMINATION OF NON-SIGNIFICANCE (DNS)**

DESCRIPTION OF PROPOSAL: The City has prepared a draft subarea plan for the Ruby Creek Neighborhood (formerly known as the Sidney/Sedgwick Center) located near the Sidney Rd SW and SW Sedgwick Rd intersection. The Ruby Creek Neighborhood is approximately 166 acres in land area and when built out will have approximately 1,800 residents and 500,000-800,000 square feet of commercial/office space. The draft plan includes the current and proposed status of the Ruby Creek Neighborhood, the proposed zoning and regulatory requirements in the subarea plan, and designs illustrating how a built-out Ruby Creek Neighborhood would look and function. The draft Ruby Creek Neighborhood Subarea Plan, including maps of the neighborhood, can be reviewed at:

<https://www.cityofportorchard.us/ruby-creek-neighborhood-subarea-plan/>

PROPONENT: City of Port Orchard Community Development Department

LOCATION OF PROPOSAL: The subarea plan boundaries are generally SR-16/Blackjack Creek to the east, Birch Road to the north, the City limits to the south, and a critical area (wetland) complex to the west.

LEAD AGENCY: City of Port Orchard

SEPA OFFICIAL: Nicholas Bond, Development Director
City of Port Orchard
216 Prospect Street
Port Orchard, WA 98366

DETERMINATION: The lead agency for this proposal has determined that it does 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). The decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The proposal is a non-project action per WAC 197-11-774; however, all project-level actions will be subject to individual environmental review at the time of their application.

The DNS is issued pursuant to WAC 197-11-340(2)(a)(v); the lead agency will not act on this proposal for 15 days from the date of issue.

DATE OF ISSUANCE: July 23, 2020

COMMENT DEADLINE: August 6 at 4:00pm

APPEAL PERIOD: Pursuant to RCW 43.21C, any person wishing to appeal this determination may file such an appeal within fourteen (14) days from the date of the end of the comment period. You should be prepared to make specific factual objections. There is a fee to appeal this determination.

Nicholas M. Bond, Community Development Director

Date