



CITY OF PORT ORCHARD
Department of Community Development
Office Located at 720 Prospect Street
Mailing Address: 216 Prospect Street, Port Orchard, WA 98366
Phone: (360) 874-5533 • planning@portorchardwa.gov

**MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS) FOR
THE DIAZ MEADOWS APARTMENT PROJECT**

DESCRIPTION OF PROPOSAL: The project proposes the development of a 7.2-acre project site with a stream on its western border, steep slopes near the stream and moderate sloping next to SW Old Clifton Road. Proponent proposes to construct four apartment buildings, 96 total units with a leasing office building, parking lot, storm drainage, utilities & landscaping.

PROPONENT: Michael Diaz, 5801 Soundview Drive #101, Gig Harbor WA 98335

LOCATION OF PROPOSAL: NW 1/4 of the NW 1/4 of Section 3, Township 23 North, Range 1 East W.M., currently addressed as 1405, 1415, 1395, 1385, 1375 SW Old Clifton Road, Port Orchard WA, 98366. Tax parcel # 032301-2-106-2004, 032301-2-105-2005, 032301-2-104-2006, and 032301-2-103-2007.

LEAD AGENCY: City of Port Orchard

SEPA DETERMINATION: The City of Port Orchard, as lead agency for this proposal, after reviewing a completed environmental checklist and other information on file, has determined that the proposed project may have an adverse impact on the environment and mitigating conditions have been included with this determination to offset these impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c)), provided the SEPA conditions listed below are used to mitigate potential adverse impacts, Information on file for this proposed project is available to the public on requests to the lead agency.

SEPA CONDITIONS: The SEPA Environmental Checklist and associated appendices and responses to requests for additional information comprise the City of Port Orchard's record. Pursuant to Port Orchard Municipal Code Title 20, the City relies on the SEPA Environmental Checklist in conditioning project approval.

Project Impact and Mitigation:

The City of Port Orchard Comprehensive Plan has identified future non-motorized improvements along SW Old Clifton Road between SR-16 and McCormick Woods. Along the project frontage, the applicant shall construct a paved and continuous multi-use trail, separated from vehicle traffic along SW Old Clifton Road with a landscaped buffer of trees as identified in the City of Port Orchard Comprehensive Plan Transportation Chapter.

This Mitigated Determination of Nonsignificance (MDNS) is issued pursuant to WAC 197-11-350 and POMC Title 20. The City of Port Orchard will not act on this proposal for fourteen (14) days from the date of issuance.

Comments must be submitted no later than 4:30 p.m. September 7, 2023 to the City's SEPA Responsible Official.

Appeal: You may appeal this determination to the City of Port Orchard Clerk's Office at 216 Prospect Street, Port Orchard, WA no later than September 7, 2023 at 4:30pm in accordance with POMC 20.160.240(6)(b). Appeals shall be submitted in writing, and must include the content required in POMC

20.160.240(10), and applicable appeal fee, as established by resolution of the city council; full appeal procedures can be reviewed under POMC 20.160.240.

Date of Issuance: **August 24, 2023**

Responsible Official: Nicholas Bond, AICP
Director of Community Development
216 Prospect Street
Port Orchard, WA 98366
(360) 874-5533

Signature: _____

Date: _____