

## CITY OF SEQUIM – SEPA CHECKLIST

### A. BACKGROUND

1. Name of proposed project, if applicable:

*Legacy Ridge 1, Subdivision*

2. Name of applicant:

*iDevelopNW*

3. Address, phone number, and email of applicant:

*c/o PACE Engineers, Inc.  
11255 Kirkland Way, Suite 300  
Kirkland, WA 98033*

4. Name and address of designated contact person:

*Steve Calhoon, ASLA  
PACE Engineers, Inc.  
11255 Kirkland Way, Suite 300  
Kirkland, WA 98033*

5. Phone number and email of designated contact person:

*(425) 827-2014  
[stevec@paceengrs.com](mailto:stevec@paceengrs.com)*

6. Date checklist prepared:

*Revised January 2018*

7. Agency requesting checklist:

*City of Sequim*

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

*Preliminary Plat Approval in 2018 by City of Sequim.*

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

*As of 2018, there are no plans for future additions, expansion, or further activity related to or connected with this proposal.*

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

- 1. Critical Areas Study and Buffer Mitigation Plan*
- 2. Geotechnical Reports*
- 3. Traffic Impact Analysis*
- 4. Preliminary Storm Drainage Report*
- 5. Cultural Resources Review*

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

No.

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

1. *Land Use Approval, Preliminary Plat, City of Sequim.*

13. Give a 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.

*Proposal is to receive land use approval to develop up to 97 single family lots in the form of a residential neighborhood with supportive parks, as well as supporting urban utility services.*

14. Project location including: Street address (if any); township, range, section (if known) assessor's parcel number and any other information needed for sufficient location identification.

*Address: 7<sup>th</sup> Avenue South and Reservoir Road*

*Parcel No: 033030-320010 & 043025410070*

*STR: The NW ¼ of the SW ¼ and the SW ¼ of the NW ¼ and the SE ¼ of the SW ¼ of Section 20, Township 30N, Range 3W WM.*

## B. ENVIRONMENTAL ELEMENTS

### 1. EARTH

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other..

*Rolling pasture/grassland generally slopes to the northwest at an average grade of 5-10%, with a 70' high escarpment forming the western margin of the development area.*

- b. What is the steepest slope on the site (approximate % slope):

*The northwest portion of the property has slopes exceeding 3:1 (33%).*

- 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 prime farmland.

*Soils in the development area (the upland terrace) are generally silty glacial till. Soils in the stormwater management area (the lower valley) are gravel and boulders covered by a thin layer of silt.*

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

*None found by geotechnical engineer.*

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

*Subdivision and Storm water Ponds*

*Cut: 35,500 CY*

*Fill: 52,900 CY*

*Fill material would be obtained locally by the contractor. The goal is to develop construction plans to be in "Balance" of Cut and Fill, thereby reducing the need for import of material.*

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

*Best Management Practices (BMPs) would be used to minimize and control erosion during clearing and grading. Exposed surfaces would be covered and stabilized.*

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

*Approximately 30%.*

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

*Erosion protection measures would be enforced to reduce damage. Measures include staking clearing limits, establish a construction entrance including fencing of wetlands, covering storage piles, silt fencing, straw or mulch cover, etc.*

**2. AIR**

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

*Emissions typical of construction activity are likely during onsite construction.*

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

*None to our knowledge.*

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

*Equipment would implement acoustic mufflers and other similar measures.*

### 3. WATER

#### a. Surface:

- 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.

*Wetlands are located onsite. Please refer to the Critical Areas Report.*

- 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.

*Work will occur within 200' of the wetlands. BMP's will occur to protect aquatic features.*

- 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.

*None is anticipated.*

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

*No.*

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

*No.*

- 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.

*No.*

#### b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

*No water will be withdrawn. BMPs related to stormwater management will occur related to the collection, conveyance, storage, infiltration, and discharge of rain water.*

- 2) Describe the 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 animals or humans the system(s) are expected to serve.

*None.*

**c. Water runoff (including stormwater):**

- 1) Describe the source of runoff (including stormwater) 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.

*Details of stormwater are located in the Stormwater Drainage Report. The primary source of runoff is rooftops, pavement, and lawns. Runoff will flow through water quality and infiltration/detention ponds.*

- 2) Could waste materials enter ground or surface waters? If so, generally describe.  
No.

**d. Proposed measures to reduce or control surface, ground, and runoff water impacts:**

*Measures include control of runoff in a closed secure collection, conveyance, detention, infiltration, and discharge system.*

**4. PLANTS**

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

deciduous tree:  alder,  maple, aspen, other

evergreen tree:  fir,  cedar, pine, other

shrubs,  grass,  pasture, crop or grain

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?

*The property is currently a pasture with scattered trees. The pasture would be converted to a residential neighborhood with new trees.*

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

*None identified on site.*

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

*Street and park planting will include City approved species.*

**5. ANIMALS**

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

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

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

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

- b. List any threatened or endangered species known to be on or near the site.

*None identified.*

- c. Is the site part of a migration route? If so, explain.

*No.*

- d. Proposed measures to preserve or enhance wildlife, if any:

*Preservation of trees on the northwest escarpment.*

## 6. ENERGY AND NATURAL RESOURCES

- 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.

*Electricity for lighting and heating.*

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

*No.*

- 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:

*Homes may include conservation features.*

## 7. ENVIRONMENTAL HEALTH

- 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?

*No.*

- 1) Describe special emergency services that might be required.

*Conventional police and fire services.*

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

*Environmental hazards would require prompt attention by Contractors.*

### b. Noise:

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

*None.*

- 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.

*Noise typical of residential neighborhood construction.*

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

*Construction work hours would be limited to allowable times per Sequim City Code.*

## 8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?

*Rural.*

- b. Has the site been used for agriculture? If so, describe.

*Yes, grazing.*

- c. Describe any structures on the site.

*None.*

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

*N/A*

- e. What is the current zoning designation of the site?

*R-II*

- f. What is the current comprehensive plan classification of the site?

*Residential.*

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

*N/A*

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

*Please refer to Critical Areas Report.*

- i. Approximately how many people would reside or work in the completed project?

*Assuming 2-4 individuals per home, approximately 200-400 people.*

- j. Approximately how many people would the completed project displace?

*None.*

- k. Proposed measures to avoid or reduce displacement impacts, if any:

*N/A*

- l. Proposed measures to ensure the proposal is compatible with the existing and projected land uses and plans, if any:

*Residential neighborhood is adjacent to the property's north side.*

## 9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

*97 new homes at the middle income level.*

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

*None.*

- c. Proposed measures to reduce or control housing impacts, if any:

*N/A*

## 10. AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

*Homes would be 1- or 2-story. Exterior materials may be wood, vinyl, or hardiboard.*

- b. What views in the immediate vicinity would be altered or obstructed?

*Near range views from South 7<sup>th</sup> Avenue would be altered, none obstructed.*

- c. Proposed measures to reduce or control aesthetic impacts, if any:

*Attractive homes and neighborhood landscape.*

## 11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it occur?

*Street lighting would be provided in accordance with City code.*

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

*No.*

- c. What existing off-site sources of light or glare may affect your proposal?

*None anticipated.*

- d. Proposed measures to reduce or control light and glare impacts, if any:

*N/A*

## 12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate area?

*Neighborhood parks and hiking trails are proposed.*

- b. Would the proposed project displace any existing recreational uses? If so, describe.

*No.*



- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

*Neighborhood parks as well as property taxes to support local parks.*

### 13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, describe.

*None identified.*

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

*None.*

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

*N/A*

### 14. TRANSPORTATION

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

*Access to the property would be from South 7<sup>th</sup> Avenue.*

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

*Not to our knowledge.*

- c. How many parking spaces would the completed project have? How many would the project eliminate?

*Proposed: 4 per home plus on-street parking*

*Eliminated: none*

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

*Yes, please refer to the preliminary plat layout in the plan set.*

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

*No.*

- f. How many vehicle trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

*Up to 932 ADT (Average Daily Trips)*

*PM peak = 99 trips*

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

*Payment of traffic mitigation fees.*

## 15. PUBLIC SERVICES

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

*Yes, the property owners would pay county property taxes to fund public services.*

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

*Payment of taxes.*

## 16. UTILITIES

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

- 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.

*Water: City of Sequim via an interlocal agreement with Clallam County PUD*

*Sanitary Sewer: City of Sequim*

*Power/Gas: Clallam County PUD*

*Telephone: Century Link*

## C. SIGNATURE

### ACKNOWLEDGEMENT

I acknowledge that all information provided in this checklist and all attached material is true and correct to the best of my knowledge. I understand the lead agency is relying on this information to make its decision. In addition, I understand that review under SEPA does not constitute approval of a proposal; compliance with local, state, and federal regulation applicable to the proposal shall constitute approval.

Applicant:  Date: January 25, 2018  
PACE Engineers, Inc.,  
Steve Calhoon, Principal Planner