



152 W. Cedar Street, Sequim, WA 98382
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MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)- WAC 197-11-970
Home Subdivision, Phase B - Preliminary Major Subdivision
File NO. SUB 19-001

Description of proposal: A proposed major preliminary subdivision application to develop 33 single family residential lots on approximately 9.14 acres of property currently zoned "Single Family Residence" (R 4-8). The project would be developed in four phases. Phase B-1: 10 lots, Phase B-2: 11 lots, Phase B-3: 4 lots, and Phase B-4: 8 lots.

PROPONENT: Green Crow Investments Company, LLC, P.O. Box 2439, Port Angeles, WA 98362.

PROJECT LEAD: Bruce Emery, Green Crow Investments Company, LLC, P.O. Box 2439, Port Angeles, WA 98362.

Location of Proposal: The 9.14-acre subject property is currently configured as a single parcel situated within a portion of Section 30, Township 30 N. Range 3 W., W.M. Clallam County, Washington, located south of Comfort Way and Rolling Hills Way, and east of E. Quail Lane and Eastgate Place, Sequim, Washington; and identified as Clallam County Assessor's Parcel No. 033030-590000.

Lead Agency: City of Sequim

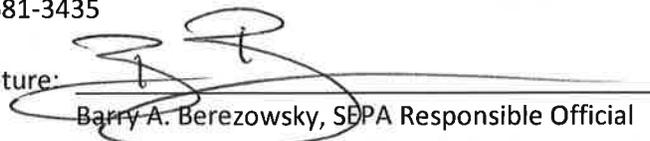
The lead agency for this proposal has determined that it does not pose a probable significant adverse environmental impact. Therefore, an environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information submitted by the applicant and on file with the lead agency. This information is available to the public upon request.

This MDNS is issued under WAC 197-11-355; the Optional DNS Process.

Responsible Official: Barry A. Berezowsky
Address: City of Sequim, 152 W. Cedar Street, Sequim, WA 98382
Phone: 360-681-3435

Date: November 8, 2019

Signature:



Barry A. Berezowsky, SEPA Responsible Official

You may appeal this determination in writing to the responsible official listed above no later than 14 calendar days from the date of this notice.

You should be prepared to make specific factual objections. Contact the responsible official to read or ask about procedures for SEPA appeals.

**File SUB 19-001 – Home Subdivision, Phase B Preliminary Major Subdivision
SEPA Mitigation requirements**

- WATER QUALITY

All site construction shall be conducted in compliance with the 2012 WSDOE Stormwater Manual for Western Washington, as amended in 2014.

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants. Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres and discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more and discharge stormwater to surface waters of the State. This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, and discharge to surface waters of the State; and
3. Any site construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

If contamination is suspected, discovered, or occurs during the proposed SEPA action, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator for the Southwest Regional Office (SWRO) at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Matthew Morris with the SWRO, Toxics Cleanup Program at (360) 407-7529.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted.

You may apply online or obtain an application from Ecology's website at:

<http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - Application. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

- AIR

Potential air impacts shall be mitigated by watering the site as necessary, utilizing dust suppression options and techniques described in the WA Department of Ecology publication # 96-433, 2016.

- ENVIRONMENTAL HEALTH-NOISE

To mitigate the potential for noise impacts to surrounding properties, construction activities through complete buildout of this proposed development shall be limited from 7:30 am to 7:00 pm Monday through Saturday.

- ANIMALS

It shall be the responsibility of the applicant to take all necessary steps to prevent the incidental taking of protected species under the Endangered Species Act through habitat modification or degradation during the life of the project or development authorized by this permit or approval. The applicant shall notify the City through Its Public Works Director or designee and the Federal Agencies with responsibility for enforcement of the Endangered Species Act immediately, in the event of damage or degradation to Endangered Species habitat by or from the project or the development subject to this permit or approval. In any such case, the applicant shall, at its sole cost and expense, take all action necessary to prevent the furtherance of the damage or degradation and to restore the habitat as required by the Federal, State, and local agencies with jurisdiction.

- HISTORICAL AND CULTURAL RESOURCES

In response to Washington Department of Archaeology & Historic Preservation (DAHP) comments, the proponent shall work with the DAHP in performing an archaeological survey. While there are currently no known archaeological resources on this site, in the event archaeological artifacts are uncovered during construction, activity shall be halted immediately, and the State Historic Preservation Office and local Tribes shall be contacted. The applicant shall follow the applicable sections of the *Inadvertent Archaeological and Historic Resources Discovery Plan for Sequim, WA* (Copy available at the City of Sequim Department of Community Development).

- TRANSPORTATION

Prior to final subdivision approval, the applicant shall submit final construction plans for review and approval by the City of Sequim Public Works Department. In accordance with SMC 17.20.040, the plans shall demonstrate to the satisfaction of the City engineer, that curb, gutter, sidewalk, trail connections, transit stops, streets, storm drainage, sanitary sewer lines, water lines and other utilities as required, will be installed at the expense of the applicant and meet city specifications and applicable ordinances.

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: [\[help\]](#)

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: [help]

Home Subdivision, Phase B

2. Name of applicant: [help]

Green Crow Investments Co., LLC

3. Address and phone number of applicant and contact person: [help]

P.O. Box 2439
Port Angeles, WA 98362 Bruce Emery 360-417-3669

4. Date checklist prepared: [help]

August 12, 2019

5. Agency requesting checklist: [help]

City of Sequim

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

Phase B-1, Spring 2020; Final phase By Spring 2024.
May combine phases if market conditions are favorable.

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

No

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

- Traffic Impact Analysis, Jake Traffic Engineering, Inc., October 4, 2018
- Geotechnical Report, Zenovic & Associates, August 5, 2019
- Preliminary Stormwater Control Plan, Zenovic & Associates, August 7, 2019

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. [help]

No

Concur with Checklist. - TW

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

- Environmental checklist review & Determination, City of Sequim
 - Subdivision approval, City of Sequim
 - Stormwater Construction Permit, Washington Department of Ecology
- Permits for site construction and for construction activities related to infrastructure installation.-TW

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

Subdivision of 9.14 acres of R4-S-zoned property into 33 residential lots, ranging in size from 6,621 square feet to 12,700 square feet in area.

Concur with Checklist. - TW

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. [\[help\]](#)

located at the southern terminus of Rolling Hills Way and Comfort Way, in a portion of the NW 1/4 of the SW 1/4, and SW 1/4 of the NW 1/4, Section 30, Township 30 North, Range 3 West, W.M. Assessor's Tax Parcel # 033030-590000.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

Concur with Checklist. - TW

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

a. General description of the site: [\[help\]](#)

the site is generally flat, with an over-all 3% slope to the north. It is vegetated with grasses and shrubs, with eight, large Garry oaks, to be retained.

(check one): Flat, rolling, hilly, steep slopes, mountainous, other

Concur with Checklist. - TW

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Approximately 6%.

Concur with Checklist. - TW

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. [\[help\]](#)

Northern 2/3 rd is shown as Sequim Very Gravelly, sandy Loam, and the southern 1/3 rd is Sequim-Mckenna-Mukilteo Complex, per the USDA Soil Survey for Clallam County. There are no agricultural lands of long-term significance.

Concur with Checklist. - TW

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No. A Geotechnical Report has been provided that evaluates the stability of the slope on the neighboring property to the south-east of the project site.

Concur with Checklist. - TW

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. [help]

Total road and sidewalk area is estimated at 0.9402 ac. It is expected the project will include the import of 1,600 cubic yards of road base material.

Concur with Checklist. - TW

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

Yes, however, it is doubtful there will be any sediment transfer off-site due to pervious soils. Stormwater BMPs will also be implemented to mitigate erosion risk.

Concur with Checklist. - TW

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

Roads and sidewalks will cover about 17.4% of the site. Future home construction and drives will cover significantly more, but will be subject to City of Sequim development standards concerning lot covering.

Concur with Checklist. - TW

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

A stormwater Pollution Prevention Plan (SWPPP) will be required prior to land-disturbing activities. This will include the application of BMPs to govern all future construction activities on the site.

Compliance with the Western Washington Stormwater Management Manual, 2012 Edition as amended in 2014

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. [help]

Construction equipment and vehicles during construction process. Normal residential vehicle use after build out.

Concur with Checklist - TW

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

No

Concur with Checklist - TW

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

All machinery is required to meet state and federal emissions standards. Dust may be controlled through use of water applied to working areas as needed.

To mitigate the potential for adverse impacts to air quality due to dust emissions during construction, the proponent shall employ the use of watering all dust generating surfaces a minimum of three times daily or more as needed during construction phase of the project. Alternative non-chemical methods would be considered for approval by the City of Sequim. - TW

3. Water [help]

a. Surface Water:

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. [help]

Yes. Although not shown on Clallam County Critical Area Maps, two Type 9 stream corridors are known to exist on portions of the slope to the south-east of the site. However, field reconnaissance shows that no active channels exist on or within 50-feet of the subject property. Any buffers required to protect against unstable slopes should be more than adequate to address any related concerns of this section.

Concur with Checklist - TW

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. [\[help\]](#)

No.

Concur with Checklist - TW

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. [\[help\]](#)

None

Concur with Checklist - TW

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

Concur with Checklist - TW

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No

Concur with Checklist - TW

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. [\[help\]](#)

No

Concur with Checklist - TW

b. Ground Water:

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. [\[help\]](#)

No

Concur with Checklist - TW

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. [\[help\]](#)

All homes will have access to municipal sewer.
No waste material will be discharged to the ground.

All homes are required to hook up to municipal sewer service. - TW

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. [\[help\]](#)

Runoff can be expected from roofs, sidewalks, driveways and homes. Per the preliminary stormwater control plan, runoff from roofs and sidewalks will be collected, treated by vegetated swales and discharged by infiltration trench. Homes will require downwell infiltration.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No

Concur with Checklist - TW

Stormwater collection, treatment, and infiltration will be in conformance with the DOE 2012 Stormwater Management Manual for Western Washington amended 2014. - TW

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No, on-site treatment/infiltration will protect vicinity water courses.

Concur with Checklist - TW

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Compliance with future SWPPP and final stormwater control plan

A stormwater management plan and erosion and sedimentation control plan in conformance with the DOE 2012 Stormwater Management Manual for Western Washington amended 2014 will be required. -TW

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

- a. Check the types of vegetation found on the site: [\[help\]](#)

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- 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

Concur with Checklist - TW

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Shrubs and grasses will be removed for street and sidewalk installation. Garry Oaks will be protected during construction and from future development.

Concur with Checklist - TW

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known.

Concur with Checklist - TW

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Street trees are proposed along the street right-of-way. The existing Garry Oaks will be preserved. Native vegetation will be preserved, except for construction needs.

Concur with Checklist - TW

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

Poison Hemlock, Himalayan Berry and Scotchbroom. Poison Hemlock is being controlled through spraying.

Concur with Checklist - TW

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. [\[help\]](#)

Concur with Checklist - TW

Examples include:

birds: hawk heron, eagle, songbirds other:

mammals: deer bear, elk, beaver, other:

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

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None known

Concur with Checklist - TW

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Do Not Know

Concur with Checklist - TW

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Preserve Existing Garry Oaks and introduce street Trees (American Hornbeam).

Concur with Checklist - TW

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None known

Concur with Checklist - TW

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. [\[help\]](#)

Electrical, propane energy will be used for lighting, home appliances and heating of future homes.

Concur with Checklist - TW

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No

Concur with Checklist - TW

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:

[\[help\]](#) *None proposed*

Concur with Checklist - TW

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. [\[help\]](#)

No

Concur with Checklist - TW

1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

None known

Concur with Checklist - TW

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. [\[help\]](#)

None present

Concur with Checklist - TW

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. [\[help\]](#)

Above-ground propane storage tanks for future residential use.

City of Sequim building permit requirements will ensure that all above ground propane tanks are secured in a safe and non-hazardous manner.-TW

4) Describe special emergency services that might be required.

No special emergency services will be required.

Concur with Checklist - TW

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

[\[help\]](#) *None needed*

Concur with Checklist - TW

b. **Noise** [\[help\]](#)

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

Only neighborhood residential uses and relate Traffic

Concur with Checklist - TW

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. [\[help\]](#)

Short-term equipment noise for the duration of the project. Future home construction. Long-term residential use.

Concur with Checklist - TW

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Limit construction hours from between 7:00 AM and 7:00 PM,

Sequim codes do not regulate construction hours. To mitigate the potential for noise impacts, construction activities through complete buildout shall be limited from 7:30 am to 7:00 pm Monday through Saturday. - TW

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. [\[help\]](#)

The site is currently vacant. Adjacent properties consist of homes and vacant lots. Some homes may experience some noise impacts during construction.

Concur with Checklist - TW

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? [\[help\]](#)

Not in the recent past.

The property has been designated for residential use since being annexed into the City of Sequim. - TW

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

No

Concur with Checklist - TW

c. Describe any structures on the site. [\[help\]](#)

No structures present

Concur with Checklist - TW

d. Will any structures be demolished? If so, what? [\[help\]](#)

No

Concur with Checklist - TW

e. What is the current zoning classification of the site? [\[help\]](#)

Residential (R4-8)

Concur with Checklist - TW

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Single Family Residential (SFR)

Concur with Checklist - TW

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

[\[help\]](#) N/A

Concur with Checklist - TW

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Yes. The entire property is classified in Malheur County Critical Area Maps as Critical Aquifer Recharge Area. There are no proposed on-site septic systems or other potential for discharge of contaminants into the ground water. All development activities are subject to the performance standards of the City's critical areas code (SMC 18.80.100.F)

i. Approximately how many people would reside or work in the project area? [\[help\]](#)
None. The project will enable 33 new residential lots for future development.

Concur with Checklist - TW

j. Approximately how many people would the completed project displace? [\[help\]](#)

None

Concur with Checklist - TW

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None needed

Concur with Checklist - TW

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The future lots will be subject to the Existing Home Subdivision CC&Rs. Future development will be consistent with the character of current residences.

Concur with Checklist - TW

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

None needed.

Concur with Checklist - TW

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

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

33 residential lots, presumably middle-income.

Concur with Checklist - TW

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None will be eliminated.

Concur with Checklist - TW

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None needed.

Concur with Checklist - TW

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? [\[help\]](#)

No above-ground structures are proposed at this time. Residential structural heights are controlled by the City of Sequim Municipal Code.

Concur with Checklist - TW

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

No views will be altered by the immediate proposal. Future residential development could have a minor impact on views to the south for some residents in Phase A.

Concur with Checklist - TW

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

None

Concur with Checklist - TW

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

None. Glare from future development of the site will be consistent with normal residential uses.

All lighting will be subject to the requirements of the Sequim Municipal Code. - TW

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No

Concur with Checklist. - TW

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None present.

Concur with Checklist. - TW

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None needed. Compliance with existing CCTRs will be sufficient.

Adherence to the lighting requirements of the Sequim Municipal Code. - TW

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

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

walking via existing sidewalks

Concur with Checklist. - TW

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No

Concur with Checklist. - TW

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None needed

Park impact fees will be required for each residential unit. - TW

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. [\[help\]](#)

Concur with Checklist. - TW

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. [\[help\]](#)

Concur with Checklist. - TW

No

- 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. [\[help\]](#)

The subject Phase B lot was part of the Home Subdivision Phase A, which was evaluated under SEPA and found to contain no historic or cultural features.

Concur with Checklist. - TW

- 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. [\[help\]](#)

Excavation activities will be stopped in the event that suspect materials or artifacts are discovered and the City and local Tribes will be promptly contacted.

As mitigation, the proponent will be required to stop work and immediately notify the City of Sequim, the Jamestown S'Klallm Tribe, and the Washington State Office of Archaeology and Historic Preservation if any historical or archaeological artifacts are uncovered during development. - TW

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. [\[help\]](#)

Comfort way and Rolling Hills way access 7th street and Silberhorn Road, respectively. Streets are shown on the vicinity map, attached.

Concur with Checklist. - TW

- 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? [\[help\]](#)

The nearest Transit Route occurs at 7th street and Prairie street, approximately 0.2 miles north of the site.

Concur with Checklist. - TW

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

A minimum of 2 parking spaces will be required on each lot upon development. The project will not be adding or removing any parking spaces.
Concur with Checklist. - TW

- 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). [\[help\]](#) Concur with Checklist. - TW

The project will include: 1,046 LF of extension to Comfort Way, 624 LF extension to Rolling Hills Way, a 266-foot side street (Comfort Ct.) and two cul-de-sacs.

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

No

Concur with Checklist. - TW

- 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? [\[help\]](#)

Per the Traffic study, the proposal, at Full Buildout, will likely generate 293 Trips per day, with Peak Am Traffic of 23 Trips and Peak PM Traffic of 31 Trips.

Concur with Checklist. - TW

- 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. [\[help\]](#)

No

Concur with Checklist. - TW

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Capital facility fees charged at the time of Building permit issuance will be sufficient to provide any mitigation related to traffic impacts.
Concur that Transportation Impact Fees will be paid at the time of building permit issuance. - TW

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. [\[help\]](#)

No. The project is located within a residential neighborhood of the City of Sequim. All required services are available or planned for.

Concur with Checklist. - TW

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

[\[help\]](#)

City of Sequim development fees ensure adequate funds at the time of development to cover any capital facility costs generated by the new demand resulting from the project. No additional mitigation is necessary.

Concur with Checklist. - TW

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

a. Check the utilities currently available at the site: [\[help\]](#)

- electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other Irrigation

Concur with Checklist. - TW

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. [\[help\]](#)

City of Sequim Municipal Sewer service and water service, PUD #1 of Clallam County electrical, Wave Broadband cable service, and Highland Irrigation District for irrigation water

Concur with Checklist. - TW

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: Bruce W. Emery

Name of signee Bruce Emery

Position and Agency/Organization Project Manager / Green Crow Investments Co., LLC

Date Submitted: _____