ENVIRONMENTAL REVIEW PACKET AND CHECKLIST
PROJECTS SUBJECT TO DESIGN REVIEW

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply. " Complete answers to the questions now may avoid delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the agencies can assist you.

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.

Use of Checklist for Non project Proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." In addition, complete the supplemental sheet for nonproject actions (Part D). For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal, " "proposer, " and "affected geographic area, " respectively.

SEPA Review Process

1. A minimum of two (2) sets of stamped, legal size envelopes will need to accompany the application submittal. The applicant will need to obtain mailing labels for all adjacent property owners within a 300 foot radius of the subject property. See *Instructions for Obtaining Address Labels* on page 3 of this application.

2. Upon acceptance of an application by the City, you will receive a "Determination of Completeness" (DOC) within 28 days of the submittal of your application stating whether your application is complete or not complete.

3. A "Notice of Application" (NOA) will be published and sent to adjacent property owners for comment. The NOA will be issued within 14 days after a DOC is made. You will be required to post a "Notice Board" (see the attached example) on the property in conformance with Section 20.01.140 of the Sequim Municipal Code. An "Affidavit of Installation" shall be submitted to the City that the "Notice Board" has been installed on the property. The "Notice Board" shall be installed on the property on or before the date the NOA is published in the paper.

4. The SEPA determination will be issued after the comment period for the NOA has expired. Notification of the SEPA determination will be in the same manner as a NOA.

5. If a public hearing is required before the Planning Commission, Board of Adjustment, or the City Council for the permit or action requested, notification will be done in the same manner as with a NOA and SEPA determination.

6. A "Mitigated Determination of Nonsignificance" (MDNS) or a "Determination of Nonsignificance" (DNS) will be published and sent to property owners within 300 feet of the subject property and to all "Parties of Record". The MDNS or DNS will be sent within 90 days from the issuance of the DOC. The applicant can request advanced notification if a "Determination of Significance" (DS) is being considered by the City.

7. The "Notice Board" shall be removed within 30 calendar days of the publication of the Notice of Decision (NOD).

INSTRUCTIONS FOR OBTAINING ADDRESS LABELS

***Please Note –** Mailing labels with adjacent property owner addresses may only be purchased from Clallam County or prepared by a licensed title company. Mailing labels shall be on a 30 label per page format. Tax Assessor's map(s) showing the 300 foot radius around the exterior property lines of the proposal shall be submitted with the application.*

REMINDER:

Envelopes and postage shall be provided by the applicant. A copy of the labels shall be made before individually placing them on stamped legal sized envelopes (9 ½" x 4 ½") with the City's return address. A City of Sequim rubber stamp will be provided to the applicant upon request for the return address. (***NO METERED MAIL)***

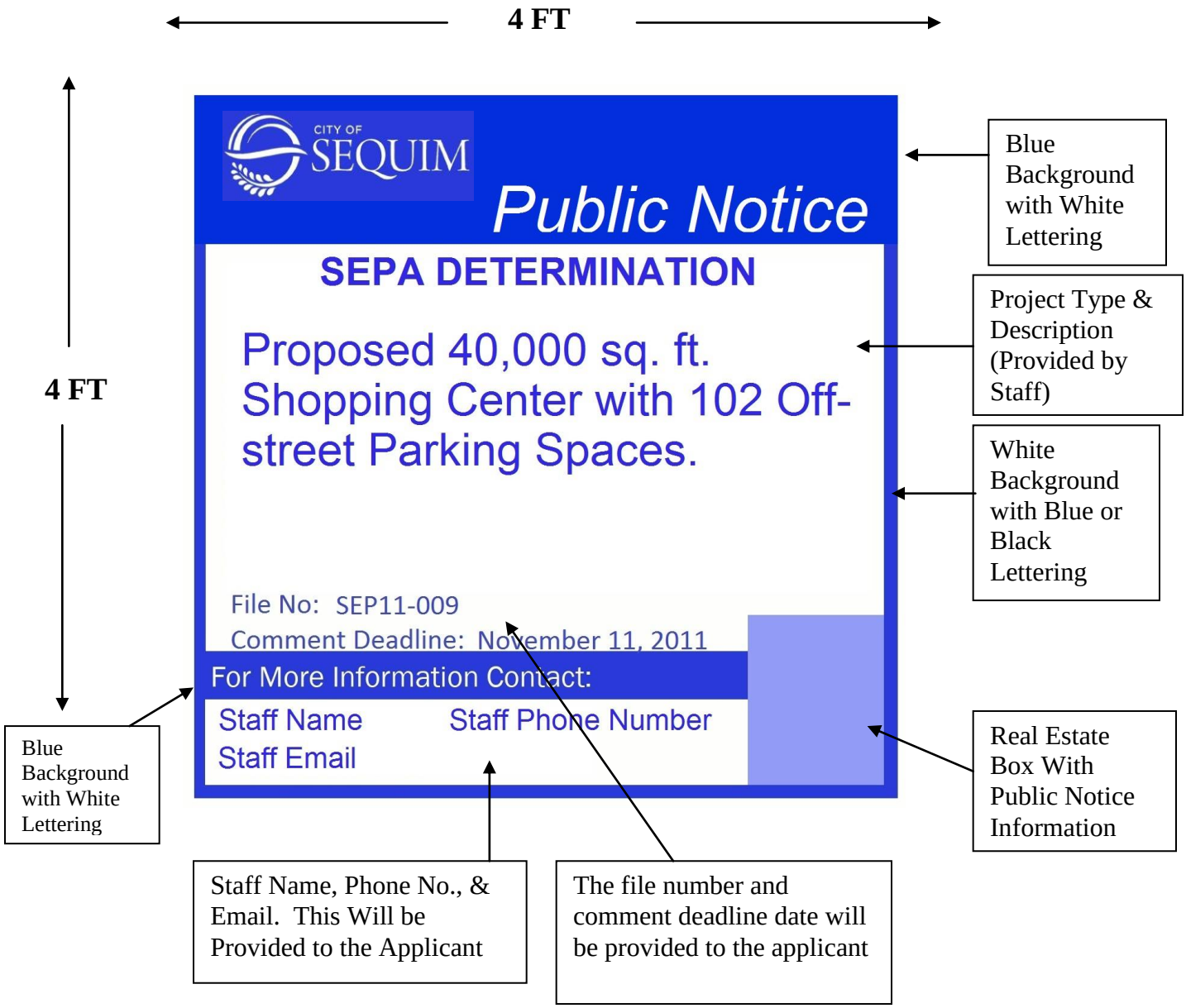
RETURN ADDRESS:

City of Sequim
Dept. of Community Development
152 W. Cedar St.
Sequim, WA 98382

NOTICE BOARD

The notice board shall be four feet (4') by four feet (4') and shall have a sky blue background with white lettering for the City logo, "Public Notification", and contact information. Project lettering, stating the land use/project action shall be blue or black on a white background. Lettering size shall be the following (the illustration below is an example. The type of action, dates, and all pertinent information will be supplied by the City):

a. Helvetica or similar standard type face;



SUBMITTAL REQUIREMENTS

	Plan Submittal Requirements	Applicant (Check if Provided)	Staff
1	A complete application with all required studies and submittal materials with electronic copies submitted on a flash drive.	☒	
2	State Environmental Policy Act (SEPA) Checklist	☒	
3	Title Report (no more than 120 days old) or other proof of ownership as approved by the City.	☒	
4	Adjacent property owners' list for all properties located within a 300′ foot radius obtained for Clallam County assessor's office or other source.	☒	
5	A minimum of two (2) sets of stamped, legal size envelopes addressed to each property owner within 300 feet of the subject property with the return address for the City of Sequim DCD. A return address stamp is available for your use upon request. **(NO METERED MAIL)**	☒	
6	One paper reduction of each oversized plan to 8 ½" x 11" or 11" x 17.	☒	
7	**3 Copies of an 18" x 24" or larger Site Plan map prepared by a Washington State licensed and registered land surveyor or equivalent to drawn at a horizontal scale of 50-feet or fewer to the inch, depicting the following items and required studies:**	☒	
8	**Colored Elevation Drawings.** Complete colored elevation drawings of all buildings showing dimensions and proposed materials including roofing, siding, windows and trim. Drawings shall include conceptual trim and cornice design and roof pitch. If landscaping is proposed to soften or mitigate architectural modulation or details, additional elevation drawings showing proposed landscaping shall be provided. Note which elevation is the north, south, west, and east elevation for all structures on-site; do not label as front, rear, or sides elevation.	☒	
9	**Equipment Screening**. A description of how all mechanical and utility equipment will be screened.	☐	
10	**Color and Material Palette**. The proposed schematic color and material palette for exterior siding, trim, cornice, windows and roofing of all proposed structures.	☒	
11	A scaled vicinity map showing the relationship of the proposed development to existing streets and surrounding land uses, and indicating the location of any nearby bodies of water, wetlands, or other significant natural features. The vicinity map should indicate all structures located within 300 feet of the subject property	☒	

12	**Materials Board.** Provide a Materials Board with samples of the proposed exterior surfaces.	☒	
13	A Site Plan drawn to scale (1 in. = 20, or 30, or 40 ft.) showing, at a minimum, the following: a) Dimension and shape of lot with adjacent street names b) Location and dimensions of existing and proposed buildings (engineering scale only) including the building height of proposed buildings c) Adjacent street improvements, ingress and egress, parking layout showing the number of stalls and stall sizes d) Off-street parking calculations and requirements e) Gross floor area. f) Proposed phasing. g) Date, scale and north arrow. h) Boundary lines, right-of-way for streets, easements and property lines of lots. i) Fencing. The location and description of any proposed fencing. j) Location of all open spaces (existing or proposed).	☒	
14	**Critical Areas** special studies where required by the Critical Areas Ordinance (SMC 18.80); for questions consult with the City of Sequim Planning Department.	☒	
15	**Preliminary Stormwater Drainage Plans**, prepared consistent with the requirements of SMC Title 13.	☒	
16	Estimated quantities of fill exported and imported to the site.	☒	
17	**Preliminary Site Section Drawings**. Section drawings which illustrate existing and proposed grades.	☒	
18	**Preliminary Grading Plan**. An accurate topographic map of the property, delineating contours, (existing and proposed) at two-foot intervals. The plan shall indicate all proposed cuts, fills, and retaining wall heights and include areas of disturbance necessary to construct all retaining walls, structures and impervious surfaces.	☒	
19	A circulation plan indicating the proposed movement of vehicles, goods, and pedestrians within the development and to and from adjacent public arterial, collectors or roadways. Any special engineering features and traffic regulation devices needed to insure the safety of this circulation plan shall be shown.	☒	
20	Location of streams, irrigation ditches, drainage ditches, wetlands, ponds, floodways or other water courses on or within 200′ feet of the proposed project.	☒	

21	Location, extent and type of wooded areas and all trees greater than eight inches in diameter, or identified as species of local significance. Show the location of **Garry Oaks** regardless of diameter.	☒	
22	**Tree Retention Plan.** A landscape plan showing the species, size and location of all significant natural vegetation to be retained on the property.	☒	
23	**Lighting and Signage**. A photometric plan identifying location and height of proposed parking lot, pedestrian and/or building security light structures and poles. Sign type and location shall be identified. A separate City of Sequim sign application will be required for additional sign information.	☐	
24	Copies of any existing and/or proposed deed restrictions or covenants.	☒	
25	**Preliminary Utility Plans**, including provisions for water, sewer, underground power where appropriate, telecommunications, and solid waste disposal, including utilities proposed in critical areas, critical area buffers and natural vegetation retention areas.	☒	
26	Location of all utilities and other improvements, with accurate bearings, dimensions of angles and arcs, and all curve data describing the location of improvements.	☒	
27	**Preliminary landscaping plans.** A plan showing the species, size and location of all existing indigenous and native trees eight inches in diameter or larger, and other significant shrubs, groundcovers, and ornamental grasses within the property subject to the application. This plan must also include all proposed new landscaping.	☒	
28	The name of the project.	☒	
29	Legal Description of the entire parcel.	☒	
30	**Accessories, Where Applicable**. The location of all outdoor furniture, trash receptacles, recycling areas, bicycle racks and other accessories.	☒	

******The City of Sequim Department of Community Development may require additional information necessary for decision making purposes. ******

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]

Rolling Hills

2. Name of applicant: [help]

Johnson & Holmes 2, LLC

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

3599 NW Carlton Street
Silverdale, WA 98383

4. Date checklist prepared: [help]

April 5th, 2022

5. Agency requesting checklist: [help]

City of Sequim

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

Begin Clear and Grading in Spring of 2023
Begin Construction in Spring of 2024

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

Not at this time

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

Geotechnical Report, Traffic Impact Analysis, Preliminary Stormwater Drainage Report, Critical Areas Report

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]

There are no applications pending approval to the applicant's knowledge.

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

Preliminary and Final Plat, Clearing and Grading Plan, Right-of-way permit, SEPA Determination.

Permits for site construction and for construction activities related to infrastructure installation - TS

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]

The project is proposing a 215 lot subdivision for detached single-family homes with associated public rights-of-way, utilities, and open space.

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]

Tax parcel Numbers: 033030219030 and 033030219040
A portion of the E 1/2 of the NW 1/4, Sec. 30, Twp. 30 N., Range 3 W., W.M.
Please reference sheet C1.01 of the preliminary plan set to view the vicinity map and legal descriptions

B. ENVIRONMENTAL ELEMENTS [help]

Concur with checklist for this section - TS

1. Earth [help]

a. General description of the site: [help]

Generally speaking the site has an over all moderate slope. The highest point is approximately 336' in elevation along the southern boundary. The lowest point is approximately 262' in elevation located in the northeast corner.

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

Concur with checklist - TS

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

The steepest slope on site is approximately 35%. This location is near the southwest corner.

Concur with checklist, location is in Phase 3 - TS

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]

According to the USDA Web Soil Survey, the site consists of the following soils, Carlsborg gravelly sandy loam, 0 to 5 percent slopes, Clallam gravelly sandy loam, 0 to 15 percent slopes, Sequim very gravelly sandy loam, and Yeary gravelly loam, 0 to 15 percent slopes. Please review the Geotechnical Report for detailed soil information.

Concur with checklist - TS

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

The applicant is not aware of any indications or history of unstable soils in the immediate vicinity.

Concur with checklist - TS

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]

Cut - 55,850 CY Fill - 78,525 CY Net 22,675 CY Import. Source of import will be from a City approved location.

Concur with checklist - TS

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

Erosion could occur as a result of clearing and grading during construction. However, best management practices (BMPs) through the implementation of a Storm Water Pollution and Prevention Plan (SWPPP) and a CESCL will be utilized to minimize erosion and ensure sediment control.

Concur with checklist - TS

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

The site will be approx 60% impervious upon development

Concur with checklist - TS

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

A Construction Storm Water General Permit (CSWGP) from WA State Dept. of Ecology is required due to the site being larger than one acre in size. The CSWGP requires a Storm Water Pollution and Prevention Plan (SWPPP) and Temporary Erosion and Sedimentation Control (TESC) Plan that will be prepared and implemented prior to start of construction.

Compliance with the most current Western Washington Stormwater Management Manual will be sufficient to mitigate potential impacts - TS

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]

Temporary impacts include construction-related vehicle exhaust and dust particles dispersed from sawing, cutting, and manipulating materials on site. Any spray-on material applications, such as paint or insulation, should be applied following OSHA and ISO guidelines for installation and clean up management.

Concur with checklist - TS

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

Off-site emissions that may affect the property would be from Highway 101. Other Off-site sources of emissions would be those typical for residential neighborhoods, such as automobile exhaust and fireplace/heating infrastructure. It is anticipated that these emissions would not have a significant negative impact.

Concur with checklist - TS

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

Construction impacts are not anticipated to be significant and can be controlled through BMP implementation, such as aggregate construction entrances, truck wash stations, or spray-truck watering for exposed soils.

To mitigate the potential 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 - TS

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]

Based on the preliminary reconnaissance results, there are no critical areas identified on or within 500 feet of these properties. Please see Critical Areas Report for detailed information regarding WDNR mapped stream and Clallam County mapped irrigation ditches.

Concur with checklist - TS

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]

Not applicable. There are no waters on site. **Concur with checklist - TS**

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]

Not applicable, there are no surface waters or wetlands on site.

Concur with checklist - TS

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

No. The proposal will not require surface water withdrawals or diversions.

Concur with checklist - TS

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

No the proposal is not within a 100-year floodplain.

Concur with checklist - TS

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, the proposal does not involve any discharges of waste materials to surfaces waters.

Concur with checklist - TS

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. Groundwater will not be withdrawn. The proposed development will be served by municipal water. **Concur with chekclist - TS**

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]

There is no waste material proposed to be discharged into the ground. The proposed development will be connected to municipal sanitary sewer. **Municipal sewer service is required, concur - TS**

c. Water runoff (including stormwater):

Please see response to C.1.

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 will be generated from driveways, sidewalks, right-of-ways, and structures, and will be captured, conveyed, and discharged into an infiltration pond. Stormwater management infrastructure will be sized according to the capacity requirements listed in the WA State Dept. of Ecology's (DOE) Stormwater Management Manual for Western WA. A National Pollutant Discharge Elimination System (NPDES) construction stormwater permit may be required. **Stormwater collection, treatment, and infiltration will be in conformance with the most current Stormwater Management Manual for Western Washington - TS**

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

The proposed development will be served by a public sanitary sewer system, and no industrial or agricultural uses are anticipated. **Concur with checklist - TS**

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

No, drainage patterns will only be affected within the limits of the development. Stormwater generated in the vicinity of the project will remain in its natural drainage basins at pre-development rates. **Concur with checklist - TS**

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

No drainage impacts anticipated; therefore, no mitigation measures are triggered. Also, please refer to the provided site plan sets for further details. **A stormwater management plan and erosion and sedimentation control plan in conformance with the most current Stormwater Management Manual for Western Washington will be required - TS**

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 - TS

b. What kind and amount of vegetation will be removed or altered? [help]

Selective alteration or removal of vegetation will occur for the construction of roads and dwellings. Vegetation will be retained pursuant to the applicable Code requirements. New vegetation will be planted and the removal of invasive or noxious plants will occur.

Concur with checklist - TS

c. List threatened and endangered species known to be on or near the site. [help]

The applicant is not aware of any threatened or endangered species to be on or near the site.

Concur with checklist - TS

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

Proposed landscaping may include the use of native or drought resistant plants. Invasive species found on site will be removed to enhance existing and planted vegetation. Please reference the landscaping plan submitted with this development proposal.

Concur with checklist - TS

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

The WSDA Noxious Weed Data Viewer has identified poison hemlock, hoary alyssum, and purple loosestrife to be near the site. No noxious or invasive species are identified on site.

Concur with checklist - TS

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]

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

Roosevelt elk and Northern Spotted Owl.

Concur with checklist - TS

b. List any threatened and endangered species known to be on or near the site. [help]

The area of Northern Spotted Owl and Roosevelt Elk occurrence mapped across the southeast corner is part of a larger habitat area designated for these species. There is no suitable habitat within the study area for the Northern Spotted Owl because it lacks mature or old growth trees so there is no use by this species. The study area is currently undeveloped, which is in contrast with the remainder of the PHS mapped area (most of it is residentially developed), so there is potential use of these properties by Roosevelt Elk. The study area is surrounded by high density residential developments, roadways, and Highway 101. It is unlikely that the elk utilize the study area as part of their range because of the lack of direct access.

Concur with checklist - TS

c. Is the site part of a migration route? If so, explain. [help]

Yes the Pacific Flyway covers all of Washington State. The Southeast corner of the site has been identified as the edge of Roosevelt elk winter range, see response above in 5b.

Concur with checklist - TS

d. Proposed measures to preserve or enhance wildlife, if any: [help]

The project is providing 287,929 SF of open space.

Concur with checklist - TS

e. List any invasive animal species known to be on or near the site. [help]

The applicant is not aware of any invasive animal species known to be on or near the site.

Concur with checklist - TS

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]

Electricity will likely provide heating and cooling to each dwelling. The builder will provide the appropriate heating and cooling systems which are energy efficient and cost effective for the home buyer.

Concur with checklist - TS

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

No, the project will not affect the potential use of solar energy by adjacent properties.

Concur with checklist - TS

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]

The proposed dwelling will be constructed in conformance with the applicable International Residential Code and State Energy Code standards. Energy conserving materials and fixtures will be evaluated for suitability in all new construction. Homes designed to be energy efficient are common in this area.

Concur with checklist - TS

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]

The applicant is unaware of any environmental health hazards. If during construction a hazard is exposed, it will be handled using procedures set forth by any applicable regulations.

Concur with checklist - TS

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

According to available Department of Ecology resources, there is no known possible contamination at the site from past or present uses.

Concur with checklist - TS

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]

There are no known contaminants on the site from past or present activities. If during construction a contaminant is exposed, it will be handled using procedures set forth by applicable regulations.

Concur with checklist - TS

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]

Any chemical stored on site would be typical of residential home construction.

City of Sequim building permit requirements will ensure proper compliance - TS

4) Describe special emergency services that might be required. [help]

There are not any special emergency services anticipated.

Concur with checklist - TS

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

There are no onsite environmental health hazards known to exist today, nor does the applicant anticipate that any will be generated as a direct result of this project.

Concur with checklist - TS

b. Noise [help]

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

The main source of off-site noise in this area originates from the vehicular traffic present on Highway 101.

Concur with checklist - TS

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 noise impacts will result from the use of construction and building equipment during site development and home construction. This will be limited to legal working hours as prescribed by the City of Sequim. Long-term impacts will be those associated with the increase of human population. The long-term noise which may result from this project is anticipated to be generated within the same scale as the existing and surrounding uses of the site.

Concur with checklist - TS

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

Building construction will be done during the hours prescribed by the City. Construction equipment will be equipped with muffler devices and idling time will be encouraged to be kept to a minimum. Any noise resulting from the long-term use of the project will be required to follow any applicable noise regulations.

Sequim codes do not regulate construction hours. To mitigate noise impacts, construction activities through buildout shall be limited from 7:00am-7:00pm Monday through Saturday - TS

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]

North - Single-family residential East - Single-family residential Site - Vacant
South - Single-family residential West - Single-family residential

Concur with checklist - TS

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]

To the applicant's knowledge this site has not been used as working forest lands or working farmlands in the past.

Concur with checklist - TS

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

It is not anticipated the proposal would affect any of the small scale farms in the surrounding area.

Concur with checklist - TS

c. Describe any structures on the site. [help]

There are no structures on site.

Concur with checklist - TS

d. Will any structures be demolished? If so, what? [help]

No. There are no structures on site.

Concur with checklist - TS

e. What is the current zoning classification of the site? [help]

R4-8

Concur with checklist - TS

f. What is the current comprehensive plan designation of the site? [help]

Single-Family Residential

Concur with checklist - TS

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

This site is not within a shoreline designation.

Concur with checklist - TS

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

The approximate northern half of the site has been identified as a Critical Aquifer Recharge Area by Clallam County. **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 performance standards of the City's critical areas code (SMC 18.80.100 (F)) - TS**

i. Approximately how many people would reside or work in the completed project? [help]

Approximately 426 people would reside in the completed project
(215 units x 1.98 persons per household = 425.7)
1.98 persons per household was utilized from the 2019 US Census website for average persons per household in the City of Sequim.

Concur with checklist - TS

j. Approximately how many people would the completed project displace? [help]

None. The site is currently vacant and the owner is a proponent.

Concur with checklist - TS

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

None. The site is currently vacant and the owner is a proponent.

Concur with checklist - TS

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]

The project will comply with the current zoning and design standards applicable to to the site. Any variations from City standards will have to be reviewed and approved by the City.

Concur with checklist - TS

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

None. There is no anticipated conflict with these types of issues.

Concur with checklist - TS

9. **Housing** [help]

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

The project is proposing to provide 215 units. These units will likely be in the middle income range.

Concur with checklist - TS

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

No units will be eliminated.

Concur with checklist - TS

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

The project is proposing to increase housing opportunities in the City of Sequim by 215 units.

Concur with checklist - TS

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]

The buildings will meet the height requirements of the R4-8 zone and any allowances by the Planned Residential Development. The exterior building materials may include any of the following: wood, hardwood, masonry, cedar shakes and/or asphalt shingles. Building materials will be decided upon at building permit.

Concur with checklist - TS

b. What views in the immediate vicinity would be altered or obstructed? [help]

It is not anticipated that the development will obstruct or alter any views in the immediate vicinity. The applicant is not aware of any view easements, agreements, restrictive covenants, or other documents creating any affirmative view rights affecting the property.

Concur with checklist - TS

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

The project is complying with the zoning standards of the site. Building materials and design will follow any City applicable regulations at time of permit submittal.

Concur with checklist - TS

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]

Minimal light and glare will be a result of residential lighting and traffic which will occur late in the evening or early in the morning.

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

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

Not to the applicant's knowledge. Homes will likely be constructed out of typical building materials such as wood, masonry brick, composite, and asphalt shingles. These materials typically do not produce glare which pose as a safety hazard.

Concur with checklist - TS

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

There are no existing off-site sources of light or glare that are anticipated to negatively impact the proposal.

Concur with checklist - TS

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

The project will be designed to minimize light and glare, including the utilization of down-lighting and will comply with the City's lighting Design Standards.

Concur with checklist - TS

12. **Recreation** [help]

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]

The applicant is not aware of any formal or informal recreational opportunities in the immediate vicinity.

Concur with checklist - TS

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

No the project will not displace any existing recreational uses.

Concur with checklist - TS

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

The project is proposing 287,929 SF of open space. This open space will contain over 144,000 SF of active recreational amenities.

Concur with checklist - TS

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]

No. The site is vacant.

Concur with checklist - TS

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]

Not to our knowledge.

Concur with checklist - TS

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 applicant has reached out to the Jamestown S'Klallam Tribe and made them aware of the development.

Concur with checklist - TS

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]

No Known impacts. During site grading permit process, applicant will submit a best management practice work plan on what to do in the event artifacts are discovered.

As mitigation, upon discovery during land disturbing activities, applicant must stop work and immediately contact City of Sequim, Jamestown S'Klallam Tribe and Washington State Office of Archaeology and Historic Preservation per SMC 18.82.090 (J) - TS

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]

There are 5 proposed access locations to the project. The north access will be from McCurdy Road. Eastern access will be from the South 5th Avenue and Big Leaf Loop. Southern access will be from West Norman Street. Eastern access will be along South 7th Avenue.

Concur with checklist - TS

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 service to the site provided via Route 40 – Sequim Shuttle. The nearest stops in relation to the subject site are provided at S 7th Avenue & W Hemlock Street. This transit line provides weekday service from approximately 8:35 AM to 4:40 PM with stops at major attractions in the City. Route 40 also offers a "Dial-A-Ride" service Monday through Saturday from 7:30 AM to 5:30 PM which allows users to arrange a pre-scheduled service stop. This shuttle service is anticipated to be utilized by Rolling Hills Plat residents, given the proximity and flexible scheduling.

Concur with checklist - TS

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 two parking spaces per unit will be provided on each lot. In total a minimum of 430 parking spaces will be provided. It is likely each lot will be able to provide four parking spaces, totaling 860 spaces.

Concur with checklist - TS

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]

Yes frontage improvements are proposed along South 7th Avenue, McCurdy Road, and West Norman Street. New public roads will be constructed throughout the site. Please review the Preliminary Plat and Engineering plan set for detailed information on proposed frontage improvements and proposed roads.

Concur with checklist - TS

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. These uses are not known to be in the immediate vicinity of the site.

Concur with checklist - TS

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]

The Transportation Impact Analysis as concluded using ITE Trip Generation, 11th Edition that the completed project is expected to generate 2,122 average weekly trips with 158 AM peak hour trips and 212 PM peak hour trips. Please review the full Transportation Impact Analysis provided for more detailed information.

Concur with checklist - TS

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]

It is not anticipated that the proposal will interfere or be affected by these uses.

Concur with checklist - TS

h. Proposed measures to reduce or control transportation impacts, if any: [help]

The Transportation Impact Analysis has proposed mitigation measures. In general they consist of frontage improvements, Traffic Impact Fees, and coordination with the City regarding Impact Fees. Please review the full Transportation Impact Analysis provided for more detailed information.

Transportation impact fees will be paid at the time of building permit issuance - TS

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]

The proposed community will result in increased need for public service such as fire, health, and police protection consistent with typical single-family developments.

Concur with checklist - TS

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

Roads and dwellings will be constructed to meet all applicable standards and codes of the City and IRC/WSEC. The proposed development will contribute to the local tax base and provide additional tax revenue for the various public services.

Concur with checklist - TS

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 _____

Concur with checklist - TS

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]

Sewer, water, storm and irrigation will be provided throughout the site and services to each individual lot. In addition, dry utilities, such as phone, gas, power, will be provided as well.

C. Signature [help]

Concur with checklist - TS

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Signature: Holli Heavrin Digitally signed by Holli Heavrin DN: C=US, E=hhh@coredesigninc.com, O="Core Design, Inc. ", CN=Holli Heavrin Date: 2022.04.08 13:19:03-07'00'

Printed name: Holli Heavrin

Position and Agency/Organization: Authorized Agent, Engineer, Core Design

Date and Place Submitted: 4/8/22 Bothell, WA

D. supplemental sheet for nonproject actions [help]

Not required for this project - TS

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

DATE CHECKLIST RECEIVED: **4/15/22** RECEIVED BY: **Travis Simmons**