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)***

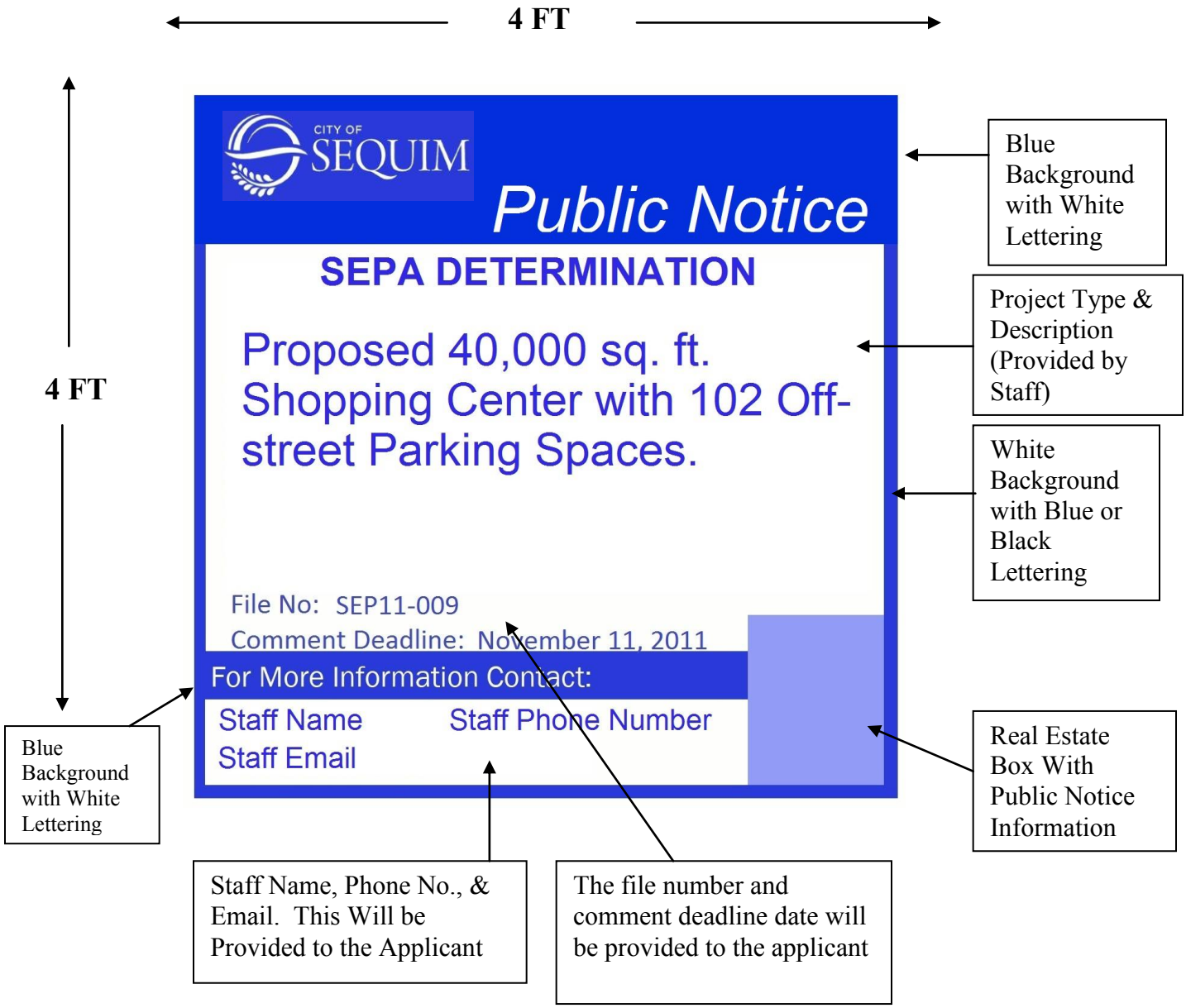
RETURN ADDRESS:

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]
Grubb 10 Units Multi Family

2. Name of applicant: [help]
W. Caleb Grubb, Pointer Properties Inc

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

51 Mariners Dr
Sequim, WA 98382 (360) 461-4393
3

4. Date checklist prepared: [help]
5/30/2023

5. Agency requesting checklist: [help]
City of Sequim

6. Proposed timing or schedule (including phasing, if applicable): [help]
May 2023 to Dec 2023

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]
This project is an 10 unit standalone development consisting of (2) 5 plex buildings. No plans for further activity.

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

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]
None known

10. List any government approvals or permits that will be needed for your proposal, if known. [help]
City of Sequim Binding Site Plan, Design Review, Building Permits, Public Works Permit

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]

This project proposes construction of (2) new 5 plex buildings for a total of (10) units on 0.78 AC lot with access off N 5th Ave.

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]

Thompson PUD Parcl #6 0.78 AC T30N, R3W N 5th Ave
Clallam County Parcel # 033019840060000

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth [help]

a. General description of the site: [help]

Flat, grassy lot on W Hendrickson Rd

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

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

Approx 1%

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]

Per the Soils Analysis, the site is >12 ” topsoil and mostly loamy sandy gravel with a low potental for erosion in a disturbed state,

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

No

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]

Approx 12,000 sq ft of building site excavation. Fill would include approx 500 cu yds of crushed rock for driveway/parking and drain rock for infiltration.

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

Not much if any erosion is anticipated. To mitigate the impacts of erosion, erosion and sediment control will be implimented during the construction period.

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

Approx 75% will be covered by impervious surfaces.

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

Soils, foundation & utility work requiring excavation will take place in the dry season (May-Sep).
Additional perimeter erosion and sediment control features will be used if necessary.

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]

Air emissions are limited to minimal dust and auto emissions from equipment during construction. Excessive emissions are not anticipated during this project.

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

None known.

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

The site will be stabilized during construction with watering as needed to control dust. Solid waste will be removed/recycled in a timely manner throughout the project.

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]

None known.

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]

N/A

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]

N/A

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

None known.

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

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [help]

No

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

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]

None

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]

Any runoff from storms will be treated on site and will not run off site.

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

None.

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

There is no anticipated impact on drainage patters in the vacinity of the site.

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

Propsed measures are the use of bioswales and filter strips.

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

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

Primarily grass and small srubs to be removed.

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

None known.

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

Turf lawn, native lavender, small trees & shrubs per landscaping plan.

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

None known.

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 _____

None observed.

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

None known.

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

No

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

N/A

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

N/A

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]

Electric energy.

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

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [help]

Energy efficient LED lighting, timed controls to reduce energy consumption.

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]

None known

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

None known

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 known

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]

None known

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

None

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

None known

b. Noise [help]

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

No adverse noise is anticipated as a result of this project.

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]

No adverse noise is anticipated, only noise common for construction during normal working hours.

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

During construction, equipment use will be limited to approved working hours.

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 undeveloped. Adjacent properties consist of comercial/medical property and undeveloped land.

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]

No

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]

N/A

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

None

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

N/A

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

Lifestyle District (LD)

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

Comercial, medical, muilti-family

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

N/A

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

No

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

Approx 30 - 40 people when fully developed

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

None

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

N/A

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

City of Sequim Design Review

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

N/A

9. **Housing** [help]

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

This project proposes 10 units that would be classifies as middle income housing.

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

None

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

N/A

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]

Approx 25 ’

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

None

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

N/A

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]

Exterior lighting will use LED lamps.
Parking lamps will be Dark Sky Compliant.

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

No

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

None

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

N/A

12. **Recreation** [help]

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

Olympic Discovery Trail

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

No

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

N/A

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

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]

None known

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]

N/A

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]

N/A

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]

N 5th Ave will serve the completed site with 2 recorded easments. Garry Oak Dr will serve as primary access during construction phase.

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 closest bus stop is located approx 1,000 feet from the project on N 5th Ave.

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

15 propsed parking spaces. None eliminated.

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]

It is not expected that the traffic generated by this project is considered significant enough to warrant upgrades to surrounding roads.

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

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]

Approx 40 daily trips (both arrival & departure) with 15 trips during peak AM hour and 15 trips during peak PM hour expected. <5% volume would be commercial delivery trucks.

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

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

N/A

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]

None anticipated

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

N/A

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 _____

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]

Proposed utilities include electricity, City sewer & water, phone & internet cable, Waste Conections refuse service

C. Signature [help]

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

Signature: _____

Name of signee W. Caleb Grubb

Position and Agency/Organization Owner, Pointer Properties Inc

Date and Place Submitted: 5/30/2023 - City of Sequim

D. supplemental sheet for nonproject actions [help]

(**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?

Stormwater runoff will be treated on site. Emissions to air & noise are limited to temp construction equipment, with minimal longterm impacts only common with this type of project.

Proposed measures to avoid or reduce such increases are:

Disposing of stormwater runoff 100% on site exceeds the WA DOE flow control requirements. Condo covanants will address noise levels and amount of vehicles allowed.

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

No effect know

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

N/A

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

None known

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

N/A

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?

N/A

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

N/A

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?

N/A

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

N/A

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

A slight increse in the use of public transportation is expected with meduim income housing. The utility usage will be normal for housing of this size.

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

N/A

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

None known

DATE CHECKLIST RECEIVED: _____ RECEIVED BY: _____