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] Concur with this section - TS

1. Name of proposed project, if applicable: [help]
   Bella Vista Estates Preliminary Major Subdivision

2. Name of applicant: [help]
Bella Vista Estates, LLC (Chris Weymouth) – Managing Member
Authorized Agent Contacts:
Goldsmith - Trish Clements, Entitlement Manager / Keith Goldsmith, PE, President/CEO

3. Address and phone number of applicant and contact person: [help]
Bella Vista Estates, LLC, Chris Weymouth, 8711 Ridge Road, Medina, WA 98039,
Phone: 206-948-2323
Goldsmith - Authorized Agent: 11400 SE 8th Street, Suite 450, Bellevue, WA 98004
Authorized Contact: Trish Clements, Entitlement Manager, Phone: 425-462-1080 ext. 1009

4. Date checklist prepared: [help]
March 21, 2024

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

6. Proposed timing or schedule (including phasing, if applicable): [help]
It is anticipated that Preliminary Subdivision Approval, Site Construction Permit Approval and construction would occur in 2024/2025. Final plat and home building are anticipated in 2024 - 2025.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]
A Boundary Line Adjustment is being submitted concurrently with the preliminary subdivision application. Upon approval of the preliminary subdivision, future Site Construction Permit, final plat, and other required development permits including miscellaneous single family building permits.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]
The following have been prepared for the project: Draft Geotechnical Report (Terra Associates, Inc., October 12, 2023), Traffic Impact Analysis (TENW, March 6, 2024) and SEPA Checklist, March 21, 2024.

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]
Boundary Line Adjustment is being submitted concurrently with the preliminary subdivision application.

10. List any government approvals or permits that will be needed for your proposal, if known. [help]
Preliminary Subdivision, Engineering Site Construction Permit Approval (Road, Storm Drainage, Water and Sanitary Sewer), Watermain Extension from Clallam PUD, Water System Approval Clallam PUD, NPDES, HPA (if required), FPA (if required), ROW Use Permit, SEPA Approval, Final Plat Approval and Recording, multiple single family home building permits.

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 property owner, Bella Vista Estates, LLC., proposes to subdivide the site into a 24 lot single family subdivision with public roads, stormwater, water and sanitary sewer. Internal neighborhood roads will be urban standards with curb, gutter, and sidewalks. The site is zoned R4-8 per

SMC18.20.050. Property lots range between 5,590 sf and 19,395 sf. Maximum lot coverage will be in compliance with SMC 18.20.050. Frontage improvements will be made to Miller Road. A stormwater vault is proposed for stormwater drainage control and water quality and will be designed to meet Stormwater Management Manual for Western Washington requirements accepted by the City of Sequim SMC 13.108. Public sewer will be served by the City of Sequim extended from an existing sewer main adjacent to Miller Road. Public water will be served by Clallam County PUD Evergreen District. A watermain extension (8" main) will be extended from Fox Hollow Road via an existing 20 foot easement across property to the south (tax parcel #033029319260).

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]
The project area is comprised of a vacant / undeveloped 7.6 acre parcel (Bella Vista Estates, LLC ownership) located on Clallam County tax parcel #033029240100 adjacent to the south side of Miller Road in the City of Sequim, Clallam Co, WA.

An additional 0.20 acres of Clallam County tax parcel #033029249015, 160 Token Lane, Sequim, WA 98382, lying adjacent to the northeast corner of the Bella Vista Estates ownership parcel is proposed to be included in the overall subdivision project area, consistent with the Boundary Line Adjustment (BLA) to be processed concurrently with the preliminary subdivision application.

The south boundary of tax parcel #033029240100 is coincident with the City of Sequim and Clallam County UGA boundaries.

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth [help]

a. General description of the site: [help]
(circle one): Flat, rolling, hilly, steep slopes, mountainous, other **gradual slope**
The site gradually slopes from north to south at a slope of approximately 14%. Concur - TS

b. What is the steepest slope on the site (approximate percent slope)? [help]
Site topography consists of a moderate slope that descends from the south to the north with an overall vertical relief of approximately 160 feet. Based on the USDA Natural Resources Conservation Service (NRCS) soils classification of Yearly gravelly loam, slopes are estimated between 0-15%.
Concur - 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 Geologic Map of the 7.5 Minute Quadrangle, Clallam County the site is mapped as Vashon Till (Qgtv). Additionally, the USDA Natural Resources Conservation Service (NRCS) soils classification of Yearly gravelly loam. This has been verified in the Terra Associates Draft Geotechnical Report (October 12, 2023) as weathered and unweathered glacial till. Concur - TS

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

No indications of unstable soils in the vicinity. The project Geotechnical Engineer, Terra Associates, Inc. evaluated SMC erosion, seismic, and landslide hazard area definitions based on the NRCS and USGS soil classifications for the site and in their opinion none of the criteria is present at the site. See Terra Associates Draft Geotechnical Report (October 12, 2023).

Concur - 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]

Fill will be sourced from on-site cut, unless deemed unsuitable by the geotechnical engineer. Approximately 38,414 c.y of grading are proposed to be balanced across the site. The cut on site will be largely for the grading of roads, lots, and stormwater vault. The majority of the cut would be in the north end of the site for construction of the stormwater vault.

Concur - TS

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

According to the Draft Geotechnical Report, Terra Associates, Inc., 10-12-2023, there is a potential for soil erosion to increase during construction. Best Management Practices (BMPs) for erosion and sediment control, with properly implemented site drainage will adequately mitigate erosion potential in the development area. See report submitted with the project materials.

Concur, Site Construction permit will ensure that erosion control is required - TS

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

Approximately 52% of the total site is proposed to be covered in impervious surfaces. This includes the construction of the public road improvements and access tracts. Individual lots will comply with maximum lot coverage requirements per SMC 18.20.050.

Concur, future individual building and site permits will be reviewed to ensure compliance - TS

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

Stormwater BMPs, such as silt fencing, inlet protection, temporary ditches, etc., in addition to the City's required BMPs, will be used during construction to reduce and control erosion. After construction of the improvements, landscaping and other restoration (including lawns) will help control soil erosion. TESC BMPs approved by the City of Sequim will be implemented as outlined in the project SWPPP, engineering site development plans and drainage report.

Concur, Site Construction permit will ensure that impacts to the earth are monitored and erosion control is required - 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]

Short Term: Air pollutants generated during construction attributable to vehicle emissions from construction equipment, dust from site grading operations, trips to and from the site by construction employees, and trucks hauling export and/or import materials.
Long-Term: Normal expected emissions typically generated by home users.

Concur - TS

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

None known.

Concur - TS

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

Emissions from construction equipment and trucks would be reduced by using well-maintained equipment. Avoiding prolonged periods of vehicle idling and engine-powered equipment would also reduce emissions. Dust abatement/dust control measures may be implemented during construction, if necessary, per approved TESC Plan. By implementing BMPs and following

prescribed mitigation measures, on-site construction activities are not likely to substantially affect air quality in the project vicinity.

Concur, watering of the site will be mitigation measure utilizing dust suppression options and techniques described in the WA Dept of Ecology pub #96-433, 2016. - 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]
The Highland Irrigation Ditch is located along the south boundary of the site.

Concur, HID has been contacted by the applicant - 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]
Yes. A Clallam PUD watermain extension for public water will be extended from an 8" main in Fox Hollow Road northerly within an easement across tax parcel #033029319260 lying south of the site. It is anticipated that the watermain will be bored under the Highland Irrigation Ditch. The watermain easement is in the process of being recorded.

Concur - 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]
None.

Concur - TS

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]
No water withdrawals or diversions are required.

Concur - TS

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]
The property does not lie within the 100-year floodplain.

Concur - 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 waste material is proposed to be discharged into surface waters.

Concur - 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 be withdrawn from a well for any purpose.

Concur - 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]
None Anticipated. The proposed lots/residences will be served by public sewer.

Concur - TS

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]

The project proposes approximately 52% impervious surfaces. Storm water from the subdivision impervious surfaces will be collected and conveyed to a proposed detention vault, prior to being discharged into the City of Sequim's existing Miller Road ditch via a culvert on the south side of the road. Concur, Site Construction permit will ensure that stormwater requirements are satisfied - TS

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

None anticipated. Concur - TS

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

None anticipated. Concur - TS

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

The project will comply with the provisions of the Stormwater Management Manual for Western Washington, as adopted by SMC13.108. The Approved Stormwater Drainage Plan for Bella Vista Estates Subdivision would be prepared consistent with requirements of SMC Title 13, Division V, Stormwater Management. Concur, Site Construction permit will ensure that stormwater requirements are satisfied - TS

4. Plants [help]

a. Check the types of vegetation found on the site: [help]

_X_deciduous tree: alder, maple, aspen, other
_X__evergreen tree: fir, cedar, pine, other
_X__shrubs
_X__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 - TS

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

Approximately 80% of the site will be cleared of vegetation in preparation for construction of utilities, infrastructure, roads and homes. This will include the removal of some deciduous and evergreen trees. Concur - TS

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

None known. Concur - TS

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

A preliminary landscape plan, prepared by a certified landscape architect will be submitted with the preliminary subdivision application as required.

During site planning, consideration will be given to include and retain existing trees where reasonably possible in accordance with SMC 17.28.030 and SMC 18.22.040. B. Concur - TS

e. List all noxious weeds and invasive species known to be on or near the site. [help]
None known. Concur - 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 _____

Concur - TS

b. List any threatened and endangered species known to be on or near the site. [help]
None known. Concur - TS

c. Is the site part of a migration route? If so, explain. [help]
The Pacific Flyway is the only known migration route for the site. Concur - TS

d. Proposed measures to preserve or enhance wildlife, if any: [help]
Any existing trees along the irrigation ditch will be retained. New landscaping will be installed within the proposed subdivision to provide for local habitat. Concur - TS

e. List any invasive animal species known to be on or near the site. [help]
None known. Concur - 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 for lighting, appliances, heating/ cooling and cooking, and possibly electric car charging station. Solar energy may be an option to be utilized by the homeowner with or after home building. Concur - TS

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]
Not anticipated. Concur - 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]
Construction of all new homes will incorporate all adopted code requirements that require energy conservation. Concur - 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]
None Anticipated. Concur - TS

1) Describe any known or possible contamination at the site from present or past uses. [help]
None known/identified.
Concur - 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]
None known/identified.
Concur - 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]
None known/identified.
Concur - TS

4) Describe special emergency services that might be required. [help]
None proposed.
Concur - TS

5) Proposed measures to reduce or control environmental health hazards, if any: [help]
None proposed.
Concur - 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]
Existing traffic noise from Miller Road is not anticipated to affect the project.
Concur - 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 would be created during construction from heavy equipment which would be limited to hours of construction / operation as required by city code.

Long-term on-site noise from completed project is not anticipated to exceed acceptable levels of noise typically generated / associated with 24 single family homes.
Concur - TS

3) Proposed measures to reduce or control noise impacts, if any: [help]
Construction vehicles would include exhaust mufflers to reduce impacts associated with equipment noise. Construction activities would adhere to limited hours of construction / operation as required by city code.
Concur, construction will be limited to 7am-10pm M-F and 9am-10pm on weekends - 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]
Current use is vacant land. Surrounding uses are single-family homes and vacant land. Proposed uses are single-family homes. The proposed project is not anticipated to interfere with the surrounding uses.
Concur - 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]
None known.

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]
No.

Concur - TS

c. Describe any structures on the site. [help]
None.

Concur - TS

d. Will any structures be demolished? If so, what? [help]
No structures will be demolished with this proposal.

Concur - TS

e. What is the current zoning classification of the site? [help]
R4-8 Single Family Residential

Concur - TS

f. What is the current comprehensive plan designation of the site? [help]
LDR - Low Density Residential
The City of Sequim is in the process of preparing a Future Land Use Map (FLUM) which was not available at the time this checklist was prepared.

Concur - TS

g. If applicable, what is the current shoreline master program designation of the site? [help]
Not applicable.

Concur - TS

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]
No critical areas or potential hazard areas have been identified on the Clallam County GIS / Maps.

Concur - TS

i. Approximately how many people would reside or work in the completed project? [help]
Based on the Clallam County average persons per household, 2017-2021 of 2.21 people/household, approximately 53 people would reside in the completed project.

Concur - TS

j. Approximately how many people would the completed project displace? [help]
None.

Concur - TS

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]
None needed.

Concur - TS

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]
None needed. This project proposes to be compatible with the site zoning and zoning surrounding the project site.

Concur - TS

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [help]
None needed.

Concur - TS

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]
24 single family detached residential units. The applicant proposes that the residences will be medium to high income housing.

Concur - TS

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

None.

Concur - TS

c. Proposed measures to reduce or control housing impacts, if any: [help]
None needed.

Concur - 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]
Per SMC Code 18.20.050 Residential R4-8 zone table general development standards, the maximum building height for each structure will not exceed 25 ft.

Concur - TS

b. What views in the immediate vicinity would be altered or obstructed? [help]
No views are known/proposed to be obstructed. Views from properties to the west of the site may be altered by the addition of homes.

Concur - TS

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]
None proposed.

Concur - 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]
Outdoor lighting on the residential structures, yard lights, and vehicle headlights in the evenings through the early morning hours.

Concur - TS

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]
Not anticipated.

Concur - TS

c. What existing off-site sources of light or glare may affect your proposal? [help]
Vehicle headlights from Miller Road and Craftsman Court roadways and existing street lights.

Concur - TS

d. Proposed measures to reduce or control light and glare impacts, if any: [help]
None anticipated. Lighting would be shielded, if necessary.

Concur - TS

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]
There are no known designated or informal recreational opportunities in the immediate vicinity. The Sequim Parks and Open Space Plan (2022) shows Gerhardt Park approximately 1/4 mile west of the site along S 3rd Avenue, and Margaret Kirner Park approximately 3/4 miles northwest of the site, as the crow flies. The Olympic Discovery Trail aligns east/west of SR101 and north/south on 3rd, 5th and 7th Avenues. Sequim Bay State Park is approximately 4.1 miles southeast along Hwy 101.

Concur - TS

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]
No.

Concur - 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]
Open space areas are proposed within the preliminary major subdivision and will provide the required minimum 10 percent open space to satisfy the requirements per SMC 17.28.050.

Concur - 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]
None located on site or known. Concur, applicant must follow inadvertent discovery process. - 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]
None known on site or in the immediate vicinity. The S'Klallam Tribal Center is located at 1033 Old Blyn Hwy in Jamestown approximately 5 miles north of the site. No cultural studies have been prepared for the site. Concur, applicant must follow inadvertent discovery process. - 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]
There are no landmarks or evidence of any significant historic reference, archaeological, scientific, or cultural resources known to be on or next to the site based on a search on the Washington State Department of Archeology and Historic Development (DHAP) WISAARD mapping application.
Concur, applicant must follow inadvertent discovery process. - 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]
If any historic or cultural evidence was encountered during construction or installation of improvements, the resources would remain undisturbed until inspected and evaluated by a qualified archaeologist. The State Office of Archaeology and Historic Preservation would be informed of such findings. Any investigation or disturbance of archaeological resources would proceed in compliance with applicable state law.
Concur, applicant must follow inadvertent discovery process. - 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]
The site is located south and adjacent to Miller Road, a public right-of-way, approximately 0.25 miles east of Sequim Avenue in Sequim, Washington. Token Lane is approximately 120 feet west of the proposed project entry.
Concur - 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 site is not served directly by public transit. Clallam Transit provides fixed-route, Paratransit and dial-a-ride service in Sequim. These services are frequent and extensive for a small city, running 30 - 45 minute frequencies and from 6:10 am to 9:30 pm. Jefferson Transit Route # 8 provides service to Discovery Bay and Port Angeles along Hwy 101.
Concur - 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]
Two (2) off-street parking spaces will be provided per single family detached unit per SMC 18.48.050.B. 1. The 2 spaces will be provided in the garage or driveway or a combination.
Concur - 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]

The project proposes to construct a new neighborhood public street extension / connection from Miller Road with a boulevard entry with median island which will serve as the new internal roadway with a loop road serving the proposed subdivision. Concur - 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. Concur - 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]
TENW prepared the Bella Vista Estates Traffic Impact Analysis (TIA) dated March 20, 2024. The Trip Generation Calculations (Appendix E) identify:
Total New Daily Trips generation = 282
Total New AM Peak Hour Trips = 21
Total New PM Peak Hour Trips = 27

The TENW TIA is submitted with the Preliminary Major Subdivision Application submittal materials. Concur - 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]
Not anticipated. Concur - TS

h. Proposed measures to reduce or control transportation impacts, if any: [help]
None proposed. Concur - 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]
Additional public services typically associated with 24 new single-family detached homes. Concur - TS

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]
New home construction will require payment of any applicable impact fees, and will generate additional property tax revenue. Concur - TS

16. Utilities [help]

a. Circle utilities currently available at the site: [help]

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _ Solar (Utilities provided in Miller Road, not on-site).

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: Public sanitary sewer, and stormwater
Clallam County PUD - Evergreen Water District : Public water
Clallam County PUD: Electricity
Several Providers: Telephone/Cable/Fiber Optics
Refuse: City of Sequim and Waste Connections - Olympic Disposal Concur - TS

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: Trish Clements

Name of signee Trish Clements

Position and Agency/Organization Entitlement Manager

Date Submitted: 4/05/2024

Reviewed By: Travis Simmons, Senior Planner, City of Sequim

01/24/2025

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?

   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.