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.

Concur with this section - TS

A. Background [help]

1. Name of proposed project, if applicable: [help]

Bell Creek

2. Name of applicant: [help]

Bell Creek Investments LLC

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

18300 Redmond Way, suite 120
Redmond, WA 98052

CONTACT

4. Date checklist prepared: [help]

02/28/2024, revised 9/11/2024

5. Agency requesting checklist: [help]

City of Sequim

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

Preliminary Plat approval Fall of 2024, Engineering approval Fall/Winter of 2024. Phase A Clearing and Grading in Spring of 2025, construction start Spring of 2026. Phase B to follow.

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 proposed as two phases, with the 67 lots west of Bell Creek as Phase A and the remaining 37 lots east of Bell Creek as Phase B.

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 applicants 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, and ROW/driveway Deviations from the City of Sequim. NPDES permit from WA Department of Ecology.

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 104 lot subdivision of detached single-family homes with associated public rights-of-way, frontage improvements, utilities, and open spaces.

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 number: 033030110000
Legal Description: NENE EXC N2N2NENE & EXC R/WS
Section 30, Township 30 N, Range 3 W

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth [help]

a. General description of the site: [help]

Generally speaking the site has an overall moderate slope. The highest point is approximately 310 ft in elevation in the SW corner, the lowest point is approximately 230 ft in elevation located in the NE corner and the creek bed in the north central part of the site. Bell Creek bisects the site within a ravine.

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

Concur - TS

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

The steepest slope on the site is approximately 25% within the ravine, while the majority of the site is 15% or less.

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]

Concur - TS

Per the project geotechnical report, the soils are silty sand (SM), sand with silt (SP-SM), and gravel with sand and silt (GP-GM) to be native glacial soils.

Concur - 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 - 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]

Total cut on the site is proposed at 48,080 CY and fill is proposed at 45,210 CY for a net cut of 2,870 CY. Fill for the site will use on-site soils where possible or native soils from an approved location.

Concur, final numbers to be verified with site construction approval - 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, 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]

This site will be approximately 45.9% impervious upon development.

Concur - 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. BMPs such as silt fences will be installed to help control erosion.

Concur, Site Construction permit will ensure that stormwater requirements are satisfied - 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 clearing and building 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 - 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 and 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 - 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.

Concur, however, 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]

Bell Creek runs through the middle of the site from south to north and has an associated 100 ft buffer.

Concur - 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. Clearing, grading, and infrastructure/home construction will occur within 200 ft of Bell Creek per the plan set provided as part of this submittal. No clearing or grading is proposed within the buffers of the creek.

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]

No fill or dredge will occur.

Concur - TS

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

No surface water withdrawals or diversions will occur.

Concur - TS

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

Per FEMA Flood Map 5300210530D the site is not within a 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, the proposal does not involve any discharges of waste materials to surfaces 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 as part of the project. The proposed development will be served by municipal water.

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]

There is no waste material proposed to be discharged into the ground. The proposed development will be connected to municipal sanitary sewer.

Concur - TS

c. Water runoff (including stormwater):

Water runoff from the site enters into Bell Creek. Upon development of the site, stormwater will be detained and treated prior to release along the natural flow path into the creek.

Concur - TS

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 and conveyed by a stormwater system to detention ponds before being treated and discharged to Bell Creek.

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]

This is unlikely as the proposed development will be served by a public sanitary sewer system, and no industrial or agricultural uses are anticipated.

Concur - 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 - TS

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

Stormwater on site will be controlled and collected in ponds to allow natural discharge rates. Please refer to the provided site plan and Drainage Report sets for further details.

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]

- ☒ 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 - TS

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

Areas of the site to be cleared are primarily pasture with very little native vegetation. Vegetation to be removed will include grasses, weeds, shrubs, deciduous and evergreen trees, and invasive species growing on the site. Land within the Bell Creek buffer will not be impacted.

Concur - 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 on or near the site.

Concur - 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 - TS

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

Himalayan Blackberry is present on the property and will be removed. No noxious weeds are known to be present.

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 _____

Deer, elk, migratory waterfowl, songbirds, squirrels

Concur - TS

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

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

Concur - TS

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

Yes, the Pacific Flyway covers all of western Washington.

Concur - TS

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

The project is providing 6.67 acres of critical area protection within Tract F as well as an additional 2.93 acres of open space throughout the project site.

Concur - 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 - 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 - 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 - 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 dwellings 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 - 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 heath hazards. If during construction a hazard is exposed, it will be handled using procedures set forth by any applicable regulations.

Concur - 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 - 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 - 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 chemicals stored on site would be typical of residential neighborhoods. Any chemicals on site during construction will be placed in a containment device to protect from spillage.

Concur - TS

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

No special emergency services are anticipated. Existing services are already in place in the general area.

Concur - TS

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

No measures to reduce or control environmental hazards are anticipated as 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 - 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 and surrounding roads.

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 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 and be similar to the surrounding areas.

Concur - 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.

8. **Land and Shoreline Use** [help]

Concur, construction will be limited to 7am-10pm M-F and 9am-10pm on weekends - TS

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]

The site is currently vacant pasture. Surrounding properties are primarily residential 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]

To the applicant's knowledge this site has not been used as working forest lands. Per aerial imagery it appears the property has been used as working farmlands prior to 2009.

Concur - 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 - TS

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

There are no structures on site.

Concur - TS

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

No. There are no structures on site.

Concur - TS

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

R4-8

Concur - TS

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

Low-Density Residential

Concur - 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 - TS

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

Bell Creek bisects the property and is classified as a Type F stream with a 100 foot buffer. There are also steep slopes within the stream area which creates overlapping buffers.

Concur - TS

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

Approximately 206 people would reside in the completed project
(104 units x 1.98 persons per household = 205.9)
1.98 persons per household was utilized from the 2019 US Census website for average persons per household in the City of Sequim.

Concur - 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 - 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 - 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 - 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 uses.

Concur - 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 104 units. These units will likely be in the middle income range.

Concur - 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 - TS

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

None as the project is proposing to increase housing opportunities in the City of Sequim by 104 units.

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]

The proposed homes are anticipated to be one or two stories and less than 25 ft in height in order to meet the height requirements of the R4-8 zone. 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 - 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 - TS

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

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

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]

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

Concur - 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 - 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 - 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 - TS

12. **Recreation** [help]

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

Margaret Kirner Park is approximately 0.5 miles to the northwest, the Olympic Discovery Trail is approximately 1 mile to the north, and Carrie Blake Park is 1.8 miles to the northeast of the site.

Concur - 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 - 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 2.93 acres of open space throughout the site including trails, parks, grass lawns, and community recreation space.

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]

There are no existing structures on the property. The applicant has collaborated with the Jamestown S'Klallam Tribe and currently has DAHP permit # 2024-29.

Concur - 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]

The applicant has collaborated with the Jamestown S'Klallam Tribe and currently has DAHP permit # 2024-29.

Concur - 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]

A complete archeological survey has already been completed. The applicant has collaborated with the Jamestown S'Klallam Tribe and currently has DAHP permit # 2024-29.

Concur - 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]

Close coordination has and will continue with Jamestown S'Klallam Tribe to include interpretive signage, with the goal of promoting indigenous heritage and history. Additionally, there is a DAHP permit # 2024-29.

Concur, inadvertent discovery method should be followed for any unknown findings during construction - 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]

Two access points off South Sequim Avenue are proposed for the eastern half of the project, while four connections to South 3rd Avenue are proposed for the western half of the project. The site is also close to SR 101 and W Brownfield Road.

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]

Public Transit does not service the property.

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]

A minimum of two parking spaces per unit will be provided on each lot. In total a minimum of 208 parking spaces will be provided.

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]

Yes, frontage improvements are proposed along South 3rd Avenue, South Sequim Avenue, and parts of Brownfield Road including right-of-way dedication. New public roads will be constructed throughout the site.

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 significant increase to water, rail, or air transportation is anticipated.

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]

Assuming the average per the ITE Trip generation manual, approx 10 trips per day per lot are assuming, therefore a total of 1,040 trips per day. Please see the TIA included as part of the submittal package for additional information.

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]

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

Concur - 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

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]

The proposed community will result in increased need for public service such as fire, health, and police protection consistent with typical single-family developments; however, these services are already in place in the vicinity.

Concur - 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 within the City.

Concur - 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 - 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, with services to each individual lot. In addition, dry utilities, such as phone, gas, power, will be provided.

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: _____

Printed name: Levi Holmes

Position and Agency/Organization Representative for Bell Creek Investments

Date and Place Submitted: 9/13/2024

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

Concur - TS

01/24/2025

D. supplemental sheet for nonproject actions [help]

(IT IS NOT NECESSARY to use this sheet for project actions) This section is not needed.

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: _____ RECEIVED BY: _____