CITY OF SEQUIM

152 W. Cedar Street, Sequim, WA 98382
PH (360) 683-4908 FAX (360) 681-0552

STATE ENVIRONMENTAL POLICY ACT

Mitigated Determination of NonSignificance

DATE OF ISSUANCE: 4/25/25
APPLICANT: Habitat for Humanity, 728 E Front Street (PO Box 1479) Port Angeles, WA 98362
PROJECT REPRESENTATIVE: LDC Corp, Tyrell Bradley, 20210 142nd Ave NE Woodinville, WA 98072
PUBLIC COMMENT DUE DATE: 5/10/25
LEAD AGENCY: City of Sequim Community and Economic Development Department, DCD@sequimwa.gov
FILE NO(s): BSP-24-0001, CUP-24-0001, SEPA-24-0001

PROJECT DESCRIPTION: The Sequim Avenue Development project is a proposed 48-unit development in the City of Sequim along Brownfield Rd and Sequim Ave. The project site is comprised of one parcel: # 03-30-29-22-9020. It is approximately 6.53 acres and is zoned R4-8. The site is a land trust owned by Clallam County Habitat for Humanity and will include the construction of 8 fourplex town home developments, 2 triplexes, and 5 duplexes. The project will also include the construction of drive aisles, drainage facilities, water, sewer, and frontage improvements along South Sequim Ave and Brownfield Rd.

LOCATION: PARCEL B CLAN MURPHY SP V35 P71 and # 03-30-29-22-9020. The project is comprised of a single Parcel located East of S. Sequim Ave, north of Alpine Loop Rd and south of Brownfield Rd.

SEPA ENVIRONMENTAL REVIEW: The City of Sequim has reviewed the proposed project for probable adverse environmental impacts and has issued a **Mitigated Determination of Nonsignificance (MDNS)** pursuant to WAC 197-11-350. This determination is based on a review of environmental information provided by the applicant, including a SEPA Environmental Checklist and supporting technical studies, as well as applicable development regulations and staff analysis.

This MDNS is issued **with conditions** that mitigate potential environmental impacts to a level below the threshold of significance. These conditions will be included as binding requirements of project approval.

The following findings support this determination:

- The applicant acknowledges the presence of a **Category IV wetland** on the project site and proposes work within 200 feet of the identified wetland. To mitigate this encroachment, the applicant will implement a vegetation enhancement plan over the wetland and its buffer, which will significantly improve wetland function and ecological value. The mitigation includes native planting, invasive species removal, and establishment of a protective buffer area. These measures are consistent with the requirements of SMC Chapter 18.80 (Critical and Environmentally Sensitive Areas Protection).
- The site is located near habitat identified as **Elk Priority Habitat** on the Washington Department of Fish and Wildlife PHS Mapper. The applicant proposes to retain open space corridors through the site to

allow for continued elk movement, and will restrict fence heights to a maximum of four feet to prevent habitat fragmentation and wildlife entrapment. These measures mitigate potential impacts to local wildlife.

- Existing environmental information for the site indicates that a cultural survey is required due to the site's proximity to a documented archaeological site (45CA426). Previous comments in the vicinity from the Washington State Department of Archaeology and Historic Preservation (DAHP) and Jamestown S'Klallam Tribe have emphasized the need for a cultural survey to assess potential impacts to historical and cultural resources. It is anticipated that similar comments will be made by these organizations, and the survey will ensure compliance with state and federal preservation standards while identifying any significant archaeological or cultural resources on the site.

The SEPA Environmental Checklist and additional application material is available at: (https://cityofsequimwa-energovweb.tylerhost.net/apps/selfservice#/home)

COMMENTS: Persons wishing to comment on the project should submit written comments no later than 4:00 PM on **May 14th, 2025** to the City of Sequim, Department of Community Development (DCD), c/o Planning, 152 West Cedar Street, Sequim, WA – dcdpubliccomment@sequimwa.gov. However, public comments will be accepted up to, and any time prior to, the closing of the open record public hearing. Public comments should be as specific as possible and submitted to the City as early in the review process as possible. Any person may comment on the application, receive notice of and participate in any hearings, and request a copy of the decision.

This MDNS is issued under WAC 197-11-350. The comment period will end, May 14th, 2025.

SEPA Responsible Designee:
Karla Boughton, Cross Sound Consulting, cross.sound.consulting@gmail.com

Signature _____
(electronic signature or name of signor is sufficient)

Date 4/29/2025

Appeal process: Appeals of this MDNS should follow the process outlined in SMC 20.01.240. An appeal of this decision will be conducted as set forth in SMC 2.10 and the rules of procedure established by the hearing examiner.

Proposed SEPA Mitigations for BSP-24-0001, CUP-24-0001, SEPA-24-0001

These mitigation measures are imposed pursuant to the authority granted under SMC 16.04.140 and WAC 197-11-350(3), to mitigate specific probable significant adverse environmental impacts identified during environmental review.

EARTH

1. The project will implement erosion and sediment control best management practices (BMPs) throughout construction to minimize off-site impacts. All work will comply with the City of Sequim's Engineering Design and Development Standards. Additionally, a final grading plan must be submitted for review and approved by the Public Works Department before any ground disturbance occurs.

WATER

2. All site construction shall be conducted in compliance with the most current Stormwater Manual for Western Washington.

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

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

A. Clearing, grading and/or excavation that results in the disturbance of one or more acres and discharges stormwater to surface waters of the State; and

B. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more and discharge stormwater to surface waters of the State. This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, and discharge to surface waters of the State; and

C. Any site construction activity discharging stormwater to waters of the State that Ecology:

i Determines to be a significant contributor of pollutants to waters of the State of Washington.

ii Reasonably expects to cause a violation of any water quality standard.

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

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

You may apply online or obtain an application from Ecology's website at: http://www.ecy.wa.gov/programs/wq/stormwater/construction/ - Application. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

AIR

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

ENVIRONMENTAL HEALTH-NOISE

4. To mitigate the potential for noise impacts to surrounding properties, construction activities through complete buildout of this proposed development shall be limited from 7:00 am to 10:00 pm Monday through Friday and 9:00 am to 10:00 pm on weekends, consistent with Sequim Municipal Code 8.32.040.

ANIMALS

5. The applicant is responsible for avoiding any incidental harm to protected species under the Endangered Species Act (ESA) through habitat modification or degradation during all phases of the approved project. If any damage or degradation to ESA-listed species habitat occurs as a result of the project, the applicant must immediately notify the City's Public Works Director (or designee) and the appropriate federal agencies. The applicant must, at their own expense, take all necessary

actions to stop further damage and restore the habitat in accordance with requirements from the relevant federal, state, and local agencies.

6. The designated open space area must be maintained to allow wildlife movement and remain free of fencing over four feet in height.

7. Landscaping must include native vegetation to support habitat functions for birds and small wildlife.

HISTORICAL AND CULTURAL RESOURCES

8. A professional cultural resource survey will be completed prior to any land disturbance on the project site. This survey will be conducted in coordination with the Washington State Department of Archaeology and Historic Preservation (DAHP) and the Jamestown S'Klallam Tribe. In the event that human remains or any evidence of cultural or historical significance is discovered during construction, work will be immediately halted. The appropriate authorities will be notified, and work may only resume once all applicable state and federal requirements are met. This condition will be clearly stated in the SEPA determination and referenced in the project approval documentation.

   Notification to the Jamestown S'Klallam Tribe:

   The applicant shall provide advanced written notification to the Jamestown S'Klallam Tribal Historic Preservation Office (THPO) at least 5 business days prior to the commencement of any archaeological survey, fieldwork, or ground-disturbing activities. Notification shall be sent to the THPO via email at ataylor@jamestowntribe.org or by phone at (360) 681-4638.

   Coordination and Tracking Number:
   The project applicant shall ensure that all cultural resource consultants include the DAHP Project Tracking Number in communications, reports, and submissions.

TRANSPORTATION

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

SOLID WASTE MANAGEMENT

10. All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior

to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department or Department of Ecology for proper management of these materials.

PLANTS

11. The applicant is required to remove all Himalayan blackberry and other invasive plant species prior to installing new landscaping. The final landscape plan must incorporate drought-tolerant and native species where feasible, in accordance with SMC 18.24.130. All disturbed areas not occupied by impervious surfaces shall be revegetated. Compliance with the approved landscape plan will be verified through inspection prior to final occupancy.

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STATE ENVIRONMENTAL POLICY ACT
BSP 24-0001, CUP-24-0001
SEPA 24-0001

SEPA and Environmental Analysis Memo

1.0 SUMMARY OF PROJECT INFORMATION

DATE OF ISSUANCE: 4/25/25
APPLICANT: Habitat for Humanity, 728 E Front Street (PO Box 1479) Port Angeles, WA 98362
PROJECT REPRESENTATIVE: LDC Corp, Tyrell Bradley, 20210 142nd Ave NE Woodinville, WA 98072
PUBLIC COMMENT DUE DATE: 5/10/25
RESPONSIBLE OFFICIAL: Karla Boughton On Behalf Of The Interim DCED Director
LEAD AGENCY: City of Sequim Community and Economic Development Department, DCD@sequimwa.gov
FILE NO(s): BSP-24-0001, CUP-24-0001, SEPA-24-0001
PARCEL NUMBER: 03-30-29-22-9020
LOCATION: PARCEL B CLAN MURPHY SP V35 P71 and # 03-30-29-22-9020. The project is comprised of a single Parcel located East of S. Sequim Ave, north of Alpine Loop Rd and south of Brownfield Rd.
ZONING DISTRICT: R4-8
SURROUNDING ZONING:
North: Highway Commercial (HC) – The property to the north is zoned for highway commercial use, which allows for a range of retail and service-oriented businesses aimed at serving the needs of travelers and residents in the area.
South: R4-8 – The properties to the south are zoned R4-8, which is a residential zoning designation that permits a range of residential uses, including single-family homes and low-density multi-family housing.
East: Sequim Urban Residential II (S(R-II) County) – The area to the east is designated as Sequim Urban Residential II, a residential zoning category intended for higher density residential development within the urban growth area of the city.
West: R4-8 – The properties to the west are also zoned R4-8, similar to those to the south, providing for low-density residential development.

PROJECT DESCRIPTION
The Sequim Avenue Development project is a proposed 48-unit development in the City of Sequim along Brownfield Rd and Sequim Ave. The project site is comprised of one parcel: # 03-30-29-22-9020. It is approximately 6.53 acres and is zoned R4-8. The site is a land trust owned by Clallam County Habitat for Humanity and will include the construction of 8 fourplex town home developments, 2 triplexes, and 5 duplexes.

The project will also include the construction of drive aisles, drainage facilities, water, sewer, and frontage improvements along South Sequim Ave and Brownfield Rd.

Project Record

The MDNS and application materials including all environmental documents organized are available at the website link. (https://cityofsequimwa-energovweb.tylerhost.net/apps/selfservice#/home)

Required Approvals

Sequim SEPA Determination (SEPA)
Sequim Binding Site Plan (BSP)
Administrative Conditional Use Permit (CUP)
Sequim Site Construction Permit
Sequim Building Permit

Critical Areas

The project site includes a Class IV wetland, which is a regulated critical area under the City of Sequim's zoning and land use codes. The wetland is designated as Category 4, which typically includes wetlands that are not critical to fish or wildlife but still require protection due to their function in stormwater management, flood control, and water quality.

The proposed development is situated near the wetland, and the project will be required to adhere to buffer requirements and mitigation measures. The wetland has a 25-foot buffer as per the applicable local code, and an additional 15-foot building setback is required. The development's encroachment into the building setback is being reviewed as part of the environmental evaluation, and it will be determined whether the proposed triplexes and playground can be allowed to encroach into the setback while still ensuring adequate protection of the wetland and surrounding environment. A mitigation plan will be required if any significant impacts are identified.

2.0 INTRODUCTION:

2.1 Purpose of SEPA

Pursuant to the State Environmental Policy Act (SEPA), RCW 43.21C and WAC 197-11, the City of Sequim reviews proposed projects for potential environmental impacts under Chapter 16.04 SMC. SEPA ensures that environmental values are considered during decision-making alongside other local and state regulations. For this project, a **threshold determination** is required, which involves reviewing the environmental checklist, supporting documents, and proposed mitigation to assess whether the project is likely to result in significant adverse environmental impacts.

2.2 Purpose of this Memo

The purpose of this memo is to evaluate the Habitat for Humanity project under the SEPA framework and provide an environmental analysis for the City of Sequim, the applicant, agencies, the public, and interested parties. This document presents a thorough review of the environmental considerations related to the project, drawing from the information provided by the applicant and other relevant studies. As the project has progressed, the details of the proposal have evolved, and this memo reflects the current scope and analysis. It

serves as a clear summary of the project's environmental impacts and mitigation measures, ensuring transparency and compliance with SEPA requirements.

3.0 ENVIRONMENTAL CHECKLIST:

3.1 Introduction

A threshold determination (WAC 197-11-330) is required for this project. In making a threshold determination, the SEPA responsible official shall (a) review the environmental checklist and all supporting documents; (b) determine if the project is likely to have a probable significant adverse environmental impact (WAC 197-11-794) based upon the submitted checklist and supporting documentation; and (c) consider mitigation measures which will be implemented as part of the project. The SEPA responsible official uses the criteria in WAC 197-11-330(3) to determine the project's significance.

Each environmental checklist element will be reviewed in relation to the proposed project, and if there it is likely to have a probably significant adverse environmental impact. One of the following terms is used to describe the level of significance of potential impacts:

• A finding of ***no impact*** is appropriate if the analysis concludes that the project would not affect the SEPA environmental threshold in any way.

• An impact is considered ***non-significant*** if the analysis concludes that the project would cause no substantial adverse change to the environment and require no mitigation.

• An impact is considered ***non-significant*** with mitigation if the analysis concludes that the project would cause no substantial adverse change to the environmental with the inclusion of environmental mitigations or other enforceable measures that would be required by the lead agency.

• An impact is considered a ***probable adverse*** impact if the analysis concludes that the project would have a significant adverse environmental impact. An EIS is required if the project is found to be significantly adverse impact that cannot be mitigated.

3.2 Earth

3.2.1 Supporting Documents:

- SEPA Environmental Checklist
- Preliminary Civil Plans (Grading Plan, Drainage Report)
- Clallam County Parcel Data and Topography Maps

3.2.2 SEPA Checklist and Proposed Approach:
The applicant states that the site is relatively flat, with an approximately 20% slope on the south side. No history or surface indication of unstable soils was reported. Soils are a mix of sand and clay. Approximately 5,000 cubic yards of material will be cut and 19,000 cubic yards of fill imported from an approved source. Construction will involve grading, clearing, and installation of infrastructure. The total impervious surface is expected to cover 45% of the site. Erosion potential during construction is acknowledged, but will be mitigated using BMPs consistent with the City's Engineering Design and Development Standards.

3.2.3 City Staff Evaluation:
Staff concurs with the applicant's general characterization of site conditions. Based on preliminary civil drawings and mapped topography, the majority of the site is flat with minor slope variation at the southern edge. No geologic hazard areas are identified in City or County maps. The proposed grading is typical for residential subdivision development and does not raise concerns of slope instability. Erosion potential during construction is expected to be temporary and controllable through required BMPs.

3.2.4 Impact Summary:

- Minor earth disturbance through cut/fill and grading
- Temporary erosion potential during construction
- No known landslide-prone or geologically hazardous areas
- Moderate impervious surface coverage (~45%)

3.2.5 Impact Determination:
No significant adverse impact, provided that erosion control BMPs and grading plans are reviewed and approved through the civil permitting process.

3.2.6 Mitigations:

- Implementation of erosion and sediment control BMPs during construction
- Compliance with the City of Sequim Engineering Design and Development Standards
- Review and approval of final grading plan by Public Works prior to ground disturbance

3.3 Air

3.3.1 Supporting Documents:

- SEPA Environmental Checklist
- Project Application Narrative

3.3.2 SEPA Checklist and Proposed Approach:
The applicant acknowledges that construction will result in temporary air emissions, including exhaust, dust, and odors from paving and roofing. No significant emissions are expected post-construction aside from typical vehicle use. There are no known off-site sources of emissions or odors that would affect the site. Dust control may include periodic watering during dry periods. Automobile emissions during project operation are expected to remain within regulatory limits.

3.3.3 City Staff Evaluation:
Staff concurs that construction-phase air impacts such as dust and equipment exhaust are temporary and typical for residential development. Sequim does not have identified air quality issues in this area. The project is not expected to generate significant air emissions once operational. Compliance with standard dust control and emission reduction practices is sufficient.

3.3.4 Impact Summary:

- Temporary dust and exhaust during construction

- Minimal operational emissions post-construction
- No nearby emission sources affecting the site

3.3.5 Impact Determination:
No significant adverse impact, provided dust control and equipment standards are followed.

3.3.6 Mitigations:

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

3.4 Water

3.4.2 SEPA Checklist and Proposed Approach:

The applicant identified one regulated wetland on the site, a Category IV wetland with a habitat score of 3 (LLL). This wetland requires a 25-foot buffer per City of Sequim Critical Areas Ordinance. The project proposes construction of townhomes, duplexes, triplexes, utilities, stormwater management facilities, and a private road within 200 feet of the wetland. However, no filling, dredging, or discharge of materials into the wetland or surface waters is proposed. Stormwater runoff will be managed onsite through detention and filtration prior to controlled release to an existing roadside swale.

The site lies outside a 100-year floodplain and will be connected to City utilities for potable water and sanitary sewer. No wells or septic systems are proposed. No surface or groundwater withdrawals will occur. Stormwater generated by impervious surfaces will be detained, filtered, and released in a manner consistent with the City's Engineering Design Standards.

3.4.3 City Staff Evaluation:

Staff concurs with the applicant's characterization of the existing wetland and supports the use of engineered stormwater systems to manage runoff and protect nearby critical areas. The buffer requirement for the Category IV wetland is correctly identified, and no buffer reduction is proposed. All utility and roadway work appears to be outside of the wetland and within the outer edge of the regulated buffer. Staff will confirm during civil review that stormwater facilities meet or exceed applicable standards and that temporary construction BMPs protect water quality. The proposal does not affect regional drainage patterns.

3.4.4 Impact Summary:

Wetland present on site (Category IV) No proposed impacts to the wetland or buffer Impervious surface will generate stormwater runoff No changes to surface or groundwater withdrawals Drainage patterns remain consistent with existing conditions

3.4.5 Impact Determination:

Less than significant with mitigation

3.4.6 Mitigations:

- See mitigations below in section 10

3.5 Plants

3.5.1 Supporting Documents:

- SEPA Environmental Checklist
- Landscape Plan (included in Civil Plan Set)
- WNHP Natural Heritage Data Search Results
- Application narrative

3.5.2 SEPA Checklist and Proposed Approach:

The site currently contains a mix of deciduous and evergreen trees, shrubs, grass, and wet soil vegetation. Vegetation types include alder, fir, Himalayan blackberry, and other native and invasive shrubs typical of undeveloped land in this area. According to the applicant, most existing vegetation will be removed or altered to accommodate grading, site development, and building construction.

The proposed site plan includes a detailed landscaping plan, which will provide street trees, ornamental planting around buildings, and buffer landscaping where required. The landscaping plan will incorporate a mix of native and climate-adapted species, consistent with City requirements.

The applicant conducted a review of the Washington Natural Heritage Program (WNHP) database and reported no known threatened or endangered plant species on or near the site.

3.5.3 City Staff Evaluation:

The proposed clearing and grading activity will result in substantial removal of existing vegetation, which is typical for infill residential development of this scale. While there are no protected plant species on the site, staff encourages preservation of native vegetation in areas not required for development. The proposed landscape plan will mitigate for vegetation removal and restore plant cover post-construction. Staff will ensure compliance with Sequim's landscape and screening standards (SMC 18.24.130 and SMC 18.24.140) during civil and building permit review.

The presence of Himalayan blackberry, a Class C noxious weed, will need to be addressed during site preparation. The applicant is expected to remove invasive species and replant with non-invasive or native alternatives as part of the landscape installation.

3.5.4 Impact Summary:

The site currently features a variety of vegetation, including alder, fir, shrubs, and an invasive species, Himalayan blackberry. Much of the existing vegetation will need to be removed or altered to accommodate the proposed development. However, no threatened or endangered plant species have been identified on the site. As part of the project, a landscape plan has been developed to restore plantings and introduce native or adapted species that are more suitable for the local ecosystem. In addition, removal of the Himalayan blackberry will be required as part of the effort to reduce invasive species and enhance the overall ecological health of the area. These measures are designed to mitigate the environmental impacts of the project and promote a more sustainable landscape.

3.5.5 Impact Determination:

Less than significant with mitigation

3.5.6 Mitigations:

- Applicant shall remove all Himalayan blackberry and other invasive species prior to landscape installation.

- Final landscape plan shall include drought-tolerant and native species where feasible, consistent with SMC 18.24.130.
- Revegetation shall occur in all disturbed areas not covered by impervious surfaces.
- Landscape installation shall be inspected for compliance prior to final occupancy.

3.6 Animals

3.6.1 Supporting Documents:

- SEPA Environmental Checklist
- Washington Department of Fish and Wildlife (WDFW) Priority Habitat and Species (PHS) Map
- Application narrative

3.6.2 SEPA Checklist and Proposed Approach:
The applicant reports observation of common songbirds and Roosevelt Elk in or near the project site. According to the WDFW Priority Habitat and Species (PHS) database, there are no documented occurrences of threatened or endangered species in the immediate project area.

The site lies within the Pacific Flyway, a major migratory route for birds along the West Coast. This designation applies broadly to Western Washington and is not unique to this parcel.

The applicant proposes to preserve a portion of the site as open space to support wildlife passage, particularly Roosevelt Elk. The open space area will remain unfenced or use fencing not exceeding 4 feet in height to allow free movement of wildlife. No invasive animal species are known to be present on the site.

3.6.3 City Staff Evaluation:
Staff finds that the site is located in proximity to known elk habitat, and the applicant has reasonably incorporated measures to support wildlife movement by maintaining an open corridor and avoiding barriers such as tall fences. This approach is consistent with open space design standards and supports habitat connectivity. The presence of the Pacific Flyway does not trigger specific local requirements, but vegetated landscaping may support avian species post-construction.

No direct impacts to priority species or sensitive habitat have been identified, and no threatened or endangered species are known to be present.

3.6.4 Impact Summary:

Wildlife observed on the site includes songbirds and Roosevelt elk. According to the Washington Department of Fish and Wildlife (WDFW) Priority Habitat and Species (PHS) database, no threatened or endangered species have been identified on the site. The project area lies within the Pacific Flyway migratory route, which is an important pathway for migratory birds. To support local wildlife, particularly elk, open space corridors will be preserved throughout the development, allowing for continued elk movement. Additionally, no invasive animal species have been identified on the site. These efforts aim to minimize disruption to the local wildlife population and support the area's ecological balance.

3.6.5 Impact Determination:
Less than significant with mitigation

3.6.6 Mitigations:

- Maintain designated open space area for wildlife movement, free of fencing exceeding 4 feet in height.
- Include native vegetation in landscaping to support habitat functions for birds and small wildlife species.
- It shall be the responsibility of the applicant to take all necessary steps to prevent the incidental taking of protected species under the Endangered Species Act through habitat modification or degradation during the life of the project or development authorized by this permit or approval. The applicant shall notify the City through Its Public Works Director or designee and the Federal Agencies with responsibility for enforcement of the Endangered Species Act immediately, in the event of damage of degradation to Endangered Species habitat by or from the project or the development subject to this permit or approval. In any such case, the applicant shall, at its sole cost and expense, take all action necessary to prevent the furtherance of the damage or degradation and to restore the habitat as required by the Federal, State, and local agencies with jurisdiction.

3.7 Energy and Natural Resources

3.7.1 Supporting Documents:

- SEPA Environmental Checklist
- Project narrative
- Preliminary site and building plans

3.7.2 SEPA Checklist and Proposed Approach:
The completed project will use electricity as the primary source of energy. Electrical power will be used for heating, lighting, and other standard residential functions. The project will comply with all requirements of the current Washington State Residential Energy Code.

The applicant indicates that the project is not expected to impact solar access for adjacent properties. Proposed buildings are of a standard residential scale and orientation, and no significant shading of nearby properties is anticipated.

Energy conservation features required under state code will be implemented. Additional energy efficiency measures (e.g., high-efficiency appliances, optional solar panels, smart thermostats) may be selected by the property owner or developer but are not mandated as part of this project.

3.7.3 City Staff Evaluation:
Staff confirms the project will utilize electricity for all standard residential energy needs and will comply with applicable energy efficiency requirements under state code. The project's scale and placement are not expected to negatively affect solar energy potential on nearby parcels. Staff encourages voluntary implementation of additional energy-saving features where feasible.

3.7.4 Impact Summary:

The primary energy source for the project will be electricity, which will be used for heating, lighting, and other household needs. The development will comply with the Washington State Energy Code to ensure energy efficiency. No significant impact to solar access for adjacent properties is anticipated as a result of the project. Additionally, optional energy conservation features may be installed at the discretion of the property owners, providing opportunities for enhanced sustainability and energy savings.

3.7.5 Impact Determination:
Less than significant

3.8 Environmental Health

3.8.1 Supporting Documents:

- SEPA Checklist

3.8.2 SEPA Checklist and Proposed Approach:

Environmental health hazards related to the project have been assessed, with no increased risk from toxic chemicals, fire, explosion, spills, or hazardous waste anticipated. No contamination from present or past uses has been found on the site. All materials used during construction will be handled in accordance with state and federal hazardous materials handling requirements.

3.8.3 City Staff Evaluation:

The project does not introduce significant environmental health hazards. No known hazardous chemicals or conditions are expected to affect the project. There are no underground pipelines or other hazardous conditions in the project vicinity, as per the Utilities and Transportation Commission ArcGIS website.

3.8.4 Impact Summary:

No significant environmental health impacts are expected. The project does not involve the storage, use, or production of toxic or hazardous chemicals. All construction materials will be stored and handled per regulations. Emergency services requirements are not anticipated. However construction can have an adverse impact to regular noise levels.

3.8.5 Impact Determination:

Less than significant with mitigation

3.8.6 *Mitigations:*

To mitigate the potential for noise impacts to surrounding properties, construction activities through complete buildout of this proposed development shall be limited from 7:00 am to 10:00 pm Monday through Friday and 9:00 am to 10:00 pm on weekends, consistent with Sequim Municipal Code 8.32.040.

3.9 Land and Shoreline Use [help]

3.9.1 Supporting Documents:

- SEPA Checklist
- Zoning maps
- Critical areas reports

3.9.2 SEPA Checklist and Proposed Approach:

The site has historically been a vacant field with some grazing. There are residential lots to the south, S Sequim Ave to the west, and Brownfield Road to the north. The proposal will not affect adjacent land uses. The property is currently zoned R4-8, and the parcel is located within the City of Sequim Urban Growth Area.

3.9.3 City Staff Evaluation:

The property is not located in a shoreline area, and no structures exist on the site. The proposal will not affect surrounding agricultural or forest lands. The site is currently vacant, and the project is compatible with the surrounding residential and urban development.

3.9.4 Impact Summary:

The project will not affect current land uses on nearby or adjacent properties. There are no impacts to surrounding agricultural or forest lands of long-term commercial significance, and no displacement of residents is anticipated. The development is consistent with the R4-8 zoning district and the City's comprehensive plan.

3.9.5 Impact Determination:

Less than significant

3.10 Housing

3.10.1 Supporting Documents:

- Site plan

3.10.2 SEPA Checklist and Proposed Approach:

The project will provide 8 fourplexes, 2 triplexes, and 5 duplexes, all targeting affordability at 80% Area Median Income (AMI) or below. No existing housing units will be eliminated, as the site is currently undeveloped.

3.10.3 City Staff Evaluation:

The proposal adds a total of 15 new residential structures to the community, introducing a mix of small multi-family housing types at moderate-income levels.

The site development supports the city's housing goals for increasing supply and affordability without displacing existing residents.

3.10.4 Impact Summary:

This project provides a net gain of housing units, aimed at middle- to low-income households, and does not eliminate any existing housing.

3.10.5 Impact Determination:

Less than significant

3.11 Aesthetics

3.11.1 Supporting Documents:

- Building elevations and site lighting plan

3.11.2 SEPA Checklist and Proposed Approach:

The tallest proposed structures in the project are 24 feet in height, measured from slab to roof peak. The exterior materials for the buildings have not yet been specified, but all structures will be designed in accordance with the City of Sequim's design standards to ensure compatibility with the surrounding environment. The

project may result in slight view alterations for residents immediately south of the site, particularly those looking north toward Brownfield Road. To minimize any visual disruptions, exterior lighting will be directed downward and will comply with the Washington State Energy Code, thus reducing light pollution and promoting energy efficiency.

3.11.3 City Staff Evaluation:

The proposed building height is consistent with the allowances outlined in the R4-8 zoning district. While there may be some minor obstruction of views to the north for properties located immediately south of the site, the height and scale of the buildings remain typical for this zone. Additionally, the proposed lighting plan is designed to minimize glare or light spillover, further reducing potential visual impacts. The design and scale of the project are compatible with the city's goals for maintaining neighborhood aesthetics.

3.11.4 Impact Summary:

Overall, the aesthetic impact of the project is expected to be minimal. The height and design of the buildings are fully compliant with the zoning requirements and design standards of the City of Sequim. A small number of properties to the south may experience minor view obstruction as a result of the project, but this impact will be localized and should not significantly affect the overall visual character of the area.

3.11.5 Impact Determination:

Less than significant

3.12 Light and Glare

3.12.1 Supporting Documents:

- Civil Plans
- SEPA Checklist

3.12.2 SEPA Checklist and Proposed Approach:
According to the SEPA checklist, the proposal will generate light primarily from automobile headlights, streetlights, and residential building illumination, mostly occurring during evening and nighttime hours. Light from nearby residences and existing roadway infrastructure may also contribute to ambient lighting in the area. No light or glare from the proposed development is expected to present a safety hazard, and reflective surfaces or materials that could increase glare are not proposed. Although the residential properties immediately south of the site may experience some view impacts looking north, those changes are not anticipated to result from light or glare.

3.12.3 City Staff Evaluation:
City staff concurs that the level of light produced by this development is typical for residential neighborhoods and does not pose a significant environmental or aesthetic impact. The project does not propose highly reflective materials or fixtures that would contribute to excessive glare. In addition, all exterior lighting is expected to be shielded and directed downward, which is a standard condition of approval for multifamily residential development in Sequim.

3.12.4 Impact Summary:
The proposed development will introduce standard levels of residential lighting to a currently undeveloped site. While this will increase the overall ambient light in the vicinity, especially during nighttime hours, it will be in character with surrounding residential uses. No significant glare or safety issues are anticipated.

3.12.5 Impact Determination:
Less than significant

3.13 Recreation

3.13.1 Supporting Documents:
No supplemental documents have been submitted specific to recreational impacts. The applicant has not proposed on-site recreational facilities or open space amenities at this stage.

3.13.2 SEPA Checklist and Proposed Approach:
According to the SEPA checklist, there are no formal or informal recreational opportunities in the immediate vicinity of the project site. The area primarily consists of undeveloped fields, single-family residences, and some nearby commercial uses. The site itself is currently vacant and does not host any existing recreational uses. As a result, the proposal would not displace any parks, trails, or informal gathering spaces.

3.13.3 City Staff Evaluation:
City staff confirms that the proposed development is not located near public parks, trailheads, or designated open space areas. While Sequim's Comprehensive Plan encourages the inclusion of neighborhood-scale recreational amenities in multifamily developments, the lack of existing recreational uses on or adjacent to the site means that no direct recreational impacts are anticipated. Staff notes that as part of the site design or subdivision process, common open space or small-scale recreation areas could be considered for inclusion, especially given the number of future residents.

3.13.4 Impact Summary:
The project does not displace any recreational land or uses. However, given the projected residential population of the site, future demand for parks and open space may increase in the area. This is a general cumulative effect associated with new housing and is not unique to this proposal.

3.13.5 Impact Determination:
Less than significant

3.14 HISTORIC AND CULTURAL PRESERVATION

3.14.1 Supporting Documents:
No historic preservation reports or archaeological assessments were submitted with the current application. However, existing environmental information for the site—including prior agency correspondence—indicates that a cultural resource survey should be completed before ground-disturbing activities occur. Both the Washington State Department of Archaeology and Historic Preservation (DAHP) and the Jamestown S'Klallam Tribe have previously noted the archaeological sensitivity of the area and expressed interest in reviewing cultural resources prior to any site disturbance.

3.14.2 SEPA Checklist and Proposed Approach:
The applicant states that there are no buildings, structures, or sites on or near the property that are over 45 years old or listed in any historic register. No known landmarks, burial grounds, or material cultural evidence have been identified. However, no formal cultural resource survey or tribal consultation has been conducted to verify these conditions.

3.14.3 City Staff Evaluation:
Staff notes that while no documented cultural or historic resources are currently recorded at this site, the property is located in an area with a high potential for unrecorded resources. Existing environmental data and previous agency comments support the conclusion that a cultural resource survey is appropriate. Staff will

condition the project accordingly, requiring a survey prior to any grading or excavation, with tribal coordination and DAHP oversight.

3.14.4 Impact Summary:
There are no confirmed impacts to historic or cultural resources at this time, as the site is vacant and contains no structures. However, based on the archaeological context of the broader area, impacts could occur if ground disturbance reveals unknown materials.

3.14.5 Impact Determination:
Less than significant with mitigation

3.14.6 Mitigations:

- A professional cultural resource survey must be completed before land disturbance, in coordination with DAHP and the Jamestown S'Klallam Tribe.
- If any human remains or evidence of cultural or historic significance is uncovered during construction, work will be immediately halted and the appropriate authorities notified. Work may only resume after compliance with all applicable state and federal requirements. This condition will be explicitly included in the SEPA determination and referenced in project approval documentation.
- The applicant shall provide advanced written notification to the Jamestown S'Klallam Tribal Historic Preservation Office (THPO) at least 5 business days prior to the commencement of any archaeological survey, fieldwork, or ground-disturbing activities. Notification shall be sent to the THPO via email at ataylor@jamestowntribe.org or by phone at (360) 681-4638.
- Inadvertent Discovery Plan (IDP): Prior to ground disturbance, the applicant shall prepare and submit an Inadvertent Discovery Plan to the City.
- Coordination and Tracking Number: The project applicant shall ensure that all cultural resource consultants include the DAHP Project Tracking Number in communications, reports, and submissions.

3.15 Transportation

3.15.1 Supporting Documents:

The project site is served by S. Sequim Ave and Brownfield Road. Supporting documents include site plans showing proposed access points and associated improvements.

3.15.2 SEPA Checklist and Proposed Approach:

The SEPA checklist outlines the relevant public streets and highways serving the site. Access will be from S. Sequim Ave and Brownfield Road. The checklist includes traffic flow assessments and outlines the need for new sidewalk installation along these streets to support the development.

3.15.3 City Staff Evaluation:

The City's transportation staff has reviewed the proposal and concurs that the access points from S. Sequim Ave and Brownfield Road are appropriate. The City also evaluated the impact of the project on the surrounding road network and pedestrian facilities. No new access points are required, but enhancements to existing sidewalks will be made to ensure safe pedestrian access along both S. Sequim Ave and Brownfield Road.

3.15.4 Impact Summary:

The development will generate approximately 407 Average Weekday Daily Trips (AWDT), 26 trips during the AM peak hour, and 32 trips during the PM peak hour. The vehicular traffic is expected to consist primarily of passenger vehicles, with a small percentage of commercial or non-passenger vehicles. A traffic impact analysis based on ITE (Institute of Transportation Engineers) data was used to determine these estimates.

The site is not served by public transit, but it is located within proximity to Clallam Transit Interlink services. The site will not disrupt the movement of agricultural or forest products, as the surrounding area does not rely on these routes for such purposes.

3.15.5 Impact Determination:

Less than significant with mitigation

3.15.6 Mitigations:

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

3.16 Public Services

3.16.1 Supporting Documents:

The proposal is expected to result in an increased need for several public services, including fire protection, police protection, public transit, health care, and schools. The supporting documents include a review of existing public services in the area, showing that these services are currently available and capable of accommodating the proposed development.

3.16.2 SEPA Checklist and Proposed Approach:

The SEPA checklist identifies the increased demand for public services that will be generated by the proposed development. It indicates that the necessary services (fire, police, healthcare, schools, and transit) are already established within the region. The checklist also addresses the potential need for impact fees or mitigation measures for public services.

3.16.3 City Staff Evaluation:

City staff has reviewed the existing public service capacity and determined that the increase in demand resulting from the project is manageable with the existing infrastructure and services. Staff evaluation indicates that no major upgrades to these services are anticipated. However, the City may require payment of applicable impact or mitigation fees to ensure continued service capacity.

3.16.4 Impact Summary:

The project is expected to increase demand on public services such as fire protection, police protection, public transit, health care, and schools. The surrounding services are capable of accommodating the additional demand, and no major infrastructure upgrades are required at this time. The project's impact on public services will be primarily managed through the payment of impact fees.

3.16.5 Impact Determination:

Less than significant

3.17 Utilities

3.17.1 Supporting Documents:
The site currently has access to all essential utilities, including electricity, natural gas, water, refuse service, telephone, and sanitary services. Documentation confirming the availability of these services is included as part of the project's supporting documents.

3.17.2 SEPA Checklist and Proposed Approach:
The SEPA checklist identifies that all necessary utilities are already present at the site. The checklist also outlines the proposed utility connections, with water and sewer services to be provided by the City of Sequim. No significant new utility infrastructure is expected to be required beyond minor connections to existing services.

3.17.3 City Staff Evaluation:
City staff have reviewed the proposed utility connections and confirmed that the City of Sequim can provide water and sewer services to the project site. Staff evaluation indicates that the existing utility infrastructure is adequate to accommodate the proposed development, with minimal need for new construction or upgrades in the immediate vicinity.

3.17.4 Impact Summary:
The utility services on the site, including electricity, natural gas, water, refuse, telephone, and sanitary services, are all present and functional. The project will connect to the City of Sequim's water and sewer systems, with no significant utility impacts expected. The need for any new utility infrastructure is minimal, and no disruptions to current utility services are anticipated.

3.17.5 Impact Determination:
Less than significant

4.0 CONCLUSIONS AND RECOMMENDATIONS:

The environmental review indicates that there are no significant adverse environmental impacts from the project proposal that cannot be mitigated through existing adopted federal and/or state regulations, and the City of Sequim Municipal Code, and through the authority of SEPA as identified in this document. Therefore, a determination of non-significance with mitigations is appropriate.

5.0 MITIGATIONS:

These mitigation measures are imposed pursuant to the authority granted under SMC 16.04.140 and WAC 193-11-350(3), to mitigate specific probable significant adverse environmental impacts identified during environmental review.

EARTH

1. The project will implement erosion and sediment control best management practices (BMPs) throughout construction to minimize off-site impacts. All work will comply with the City of Sequim's Engineering Design

and Development Standards. Additionally, a final grading plan must be submitted for review and approved by the Public Works Department before any ground disturbance occurs.

WATER

2. All site construction shall be conducted in compliance with the most current Stormwater Manual for Western Washington.

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

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

A. Clearing, grading and/or excavation that results in the disturbance of one or more acres and discharges stormwater to surface waters of the State; and

B. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more and discharge stormwater to surface waters of the State. This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, and discharge to surface waters of the State; and

C. Any site construction activity discharging stormwater to waters of the State that Ecology:

i Determines to be a significant contributor of pollutants to waters of the State of Washington.

ii Reasonably expects to cause a violation of any water quality standard.

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

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

You may apply online or obtain an application from Ecology's website at: http://www.ecy.wa.gov/programs/wq/stormwater/construction/ - Application. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

AIR

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

ENVIRONMENTAL HEALTH-NOISE

4. To mitigate the potential for noise impacts to surrounding properties, construction activities through complete buildout of this proposed development shall be limited from 7:00 am to 10:00 pm Monday through Friday and 9:00 am to 10:00 pm on weekends, consistent with Sequim Municipal Code 8.32.040.

ANIMALS

5. The applicant is responsible for avoiding any incidental harm to protected species under the Endangered Species Act (ESA) through habitat modification or degradation during all phases of the approved project. If any damage or degradation to ESA-listed species habitat occurs as a result of the project, the applicant must immediately notify the City's Public Works Director (or designee) and the appropriate federal agencies. The applicant must, at their own expense, take all necessary actions to stop further damage and restore the habitat in accordance with requirements from the relevant federal, state, and local agencies.

6. The designated open space area must be maintained to allow wildlife movement and remain free of fencing over four feet in height.

7. Landscaping must include native vegetation to support habitat functions for birds and small wildlife.

HISTORICAL AND CULTURAL RESOURCES

8. A professional cultural resource survey will be completed prior to any land disturbance on the project site. This survey will be conducted in coordination with the Washington State Department of Archaeology and Historic Preservation (DAHP) and the Jamestown S'Klallam Tribe. In the event that human remains or any evidence of cultural or historical significance is discovered during construction, work will be immediately halted. The appropriate authorities will be notified, and work may only resume once all applicable state and

federal requirements are met. This condition will be clearly stated in the SEPA determination and referenced in the project approval documentation.

Notification to the Jamestown S'Klallam Tribe:

The applicant shall provide advanced written notification to the Jamestown S'Klallam Tribal Historic Preservation Office (THPO) at least 5 business days prior to the commencement of any archaeological survey, fieldwork, or ground-disturbing activities. Notification shall be sent to the THPO via email at ataylor@jamestowntribe.org or by phone at (360) 681-4638.

Coordination and Tracking Number:
The project applicant shall ensure that all cultural resource consultants include the DAHP Project Tracking Number in communications, reports, and submissions.

TRANSPORTATION

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

SOLID WASTE MANAGEMENT

10. All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department or Department of Ecology for proper management of these materials.

PLANTS

11. The applicant is required to remove all Himalayan blackberry and other invasive plant species prior to installing new landscaping. The final landscape plan must incorporate drought-tolerant and native species where feasible, in accordance with SMC 18.24.130. All disturbed areas not occupied by impervious surfaces shall be revegetated. Compliance with the approved landscape plan will be verified through inspection prior to final occupancy.

CITY OF SEQUIM

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)***

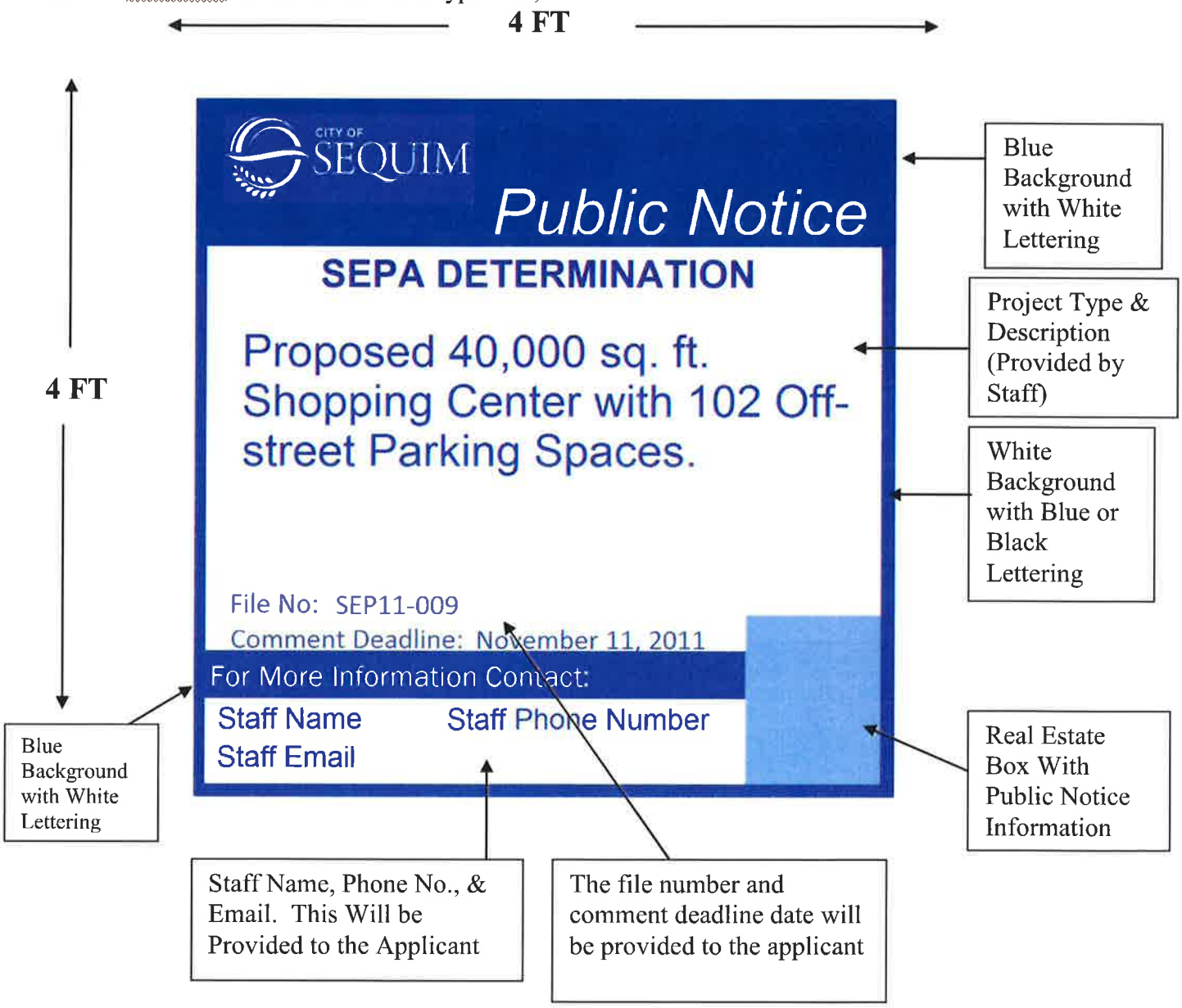
RETURN ADDRESS:

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]

Sequim Ave Development

2. Name of applicant: [help]

Habitat for Humanity of Clallam County

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

728 E Front Street (PO Box 1479)
Port Angeles, WA 98362
360-417-7543

4. Date checklist prepared: [help]

10/18/2024

5. Agency requesting checklist: [help]

City of Sequim

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

Begin construction immediately after issuance of site development permits. This will most likely occur next June, 2025. No phasing is proposed.

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

At this point in time, there are no plans for future additions, expansion or further activity related to or connected with this proposal.

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

Geotech report, Traffic Impact Assessment, Wetland Assessment and Critical Area Assessment, drainage report, SWPPP.

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 known applications pending for government approvals of other proposals directly affecting the property covered by your proposal.

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

Conditional Use Permit, Binding Site Plan, Design Review, , Civil Engineering Approval, SEPA Determination, Building Permit Issuance.

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 Sequim Avenue Development project is a proposed 48-unit development in the City of Seq uim along Brownfield Rd and Sequim Ave. The project site is comprised of one parcel: 033029 229020. It is approximately 6.53 acres and is zoned R4-8. The site is a land trust owned by Clal

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 site is comprised of one parcel: 033029229020. The Parcel is located East of S. Sequim Ave, north of Alpine Loop Rd and south of Brownfield Rd.

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth [help]

a. General description of the site: [help]

the site is relatively flat.

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

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

There is an approximately 20% slope on the south side of the property.

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]

8 - 4-unit townhomes, 2 triplex units, and 5 duplex units

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

There is no surface indications or history of unstable soils in the immediate vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]

Cut = 5,000 CY. Fill = 19,000 CY. Fill will be imported from an approved source

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

During construction, the potential for increased erosion would be present. However, erosion control BMP's will be implemented. Following construction, erosion potential would decrease when drainage is controlled and cleared areas are re-vegetated.

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

Approximately 45% of the site will be covered by impervious surfaces after the project is completed.

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

The project will meet or exceed the Engineering Design and Development Standards for erosion control and shall apply BMP's throughout the construction of the project.

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]

Typical air emissions of multi-family sites are possible. During construction, there would be incr eased exhaust and dust particle emissions. Objectionable odors could be caused by the roofing of homes or the paving of roads and driveways. After construction, the principal source of air p

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

There are no off-site sources of emissions or odor that may impact this proposal.

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

Should construction activities be taken during the dry season, periodic watering, if deemed necessary, could be used to control dust. Automobile emissions should be negligible because of the standards regulated by the State of Washington Department of Licensing.

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]

One regulated wetland was found on site. It is rated as a Category IV wetland with an overall score of 14 and a habitat score of three (LLL). Category IV wetlands with a high intensity land use intensity and a habitat score of three (LLL) typically have buffer of 25 - feet.

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]

The project requires construction of duplexes, triplexes, townhomes, stormwater management facilities (detention pond and infiltration trench), extension of utilities, and a private road within 200' of the wetland.

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]

There will be no fill or dredge material placed in or removed from surface water or wetlands on the site.

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

No surface water withdrawals are proposed.

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

The proposal does not lie within a 100-year floodplain

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 material into surface waters.

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 drinking water or other purposes. Water is to be provided by the City of Sequim.

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 will be no waste material discharged into the ground from septic tanks or other sources. This site is served by the City of Sequim.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [help]

Runoff on this site is primarily stormwater, and no significant flow is expected from any adjacent property. All runoff generated by the proposed development will be detained, filtered, and released at controlled rates to the existing swale along Brownfield Road.

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

It is unlikely that waste material will enter ground or surface waters as a result of this project.

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

The proposal will not alter or otherwise affect the drainage patterns in the vicinity of the project site

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

All adopted development and engineering requirements imposed by the City of Sequim to control hydrologic impacts on adjacent properties will be incorporated into final construction plans and implemented by the proponent. Storm drainage facilities will be designed in accordance with t

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]

Most of the site vegetation will altered or removed. There is a landscape plan to add additional plantings and trees to the improved site.

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

There are no known threatened or endangered plant species known to be on or near the site per the State Department of Natural Resources Natural Heritage database.

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

8 - 4-unit townhomes, 2 triplex units, and 5 duplex units
Landscape Plan proposes new vegetation to enhance the site.

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

Himalayan blackberry ✓

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 _____

songbirds, Elk

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

According to the WDFW PHS online, no species listed as threatened or endangered occur on or in the immediate vicinity of this site. ✓

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

The project site, like all Western Washington, lies within the Pacific Flyway Migratory Route ✓

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

According to the Department of Fish and Wildlife PHS Mapper, there is critical elk habitat nearby. Through the openspace design, we have maintained a portion of this parcel to maintain the corridor for these animals to travel unimpeded. No fences over 4 -feet will be used on the parcel ✓

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

There are no invasive animals in or near the site to our knowledge. ✓

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 be the primary source of energy for the proposal and would be used for heating, lighting, and other miscellaneous household purposes. Project will meet current energy codes. ✓

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

It is not anticipated that the project will impact any surrounding solar uses. ✓

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]

Measures required by the Washington State residential energy code would be employed. Additional energy conservation features would be at the choice of property owner.

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]

There are no increased environmental health hazards or risks associated with the proposal.

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

There are no environmental health hazards or risks associated with the proposal.

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 existing hazardous conditions that will affect this project. According to the Utilities and Transportation Commission ArcGIS website, there are no underground pipelines located within the project neighborhood.

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]

No toxic or hazardous chemicals are expected to be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

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

No need for special emergency services are anticipated.

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

All potentially hazardous materials used during construction would be handled and stored in ac cordance with state and federal hazardous materials handling requirements. If contaminated so il or groundwater are encountered during construction, a formal plan would be developed consi

b. Noise [help]

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

Typical residential neighborhood and vehicular noise from established and planned town home and duplex communities in the vicinity of the site will be heard from the project site.

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]

Noise levels would be intermittently high during construction but would be limited to code allowed and normal waking hours. Post-development traffic noise created by vehicular trips would increase ambient noise levels to the vicinity.

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

Construction will be limited to normal waking hours as prescribed by the City of Sequim's Ordinance so nearby residences should not experience long-lasting adverse noise impacts.

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]

Historically, the property has been a vacant field with some grazing. There are residential lots to the south, S Sequim Ave to the west, and Brownfield Road to the north. The land is vacant east of the lot. The proposal will not affect adjacent land use.

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]

The site has not been used as working forest land. At one time, this land was used for grazing cattle.

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]

The proposal will not affect or be affected by surrounding working farm or forest land.

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

There are no structures currently on the site.

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

Not applicable as there are no structures currently on the site.

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

The site is currently zoned as R4-8.

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

The parcel lies within the City of Sequim Urban Growth Area

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

The site is not within a shoreline.

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

Clallam County GIS has noted wetlands on the property. One regulated wetland was found on site. It is rated as a Category IV wetland with an overall score of 14 and a habitat score of thre e (LLL). Category IV wetlands with a high intensity land use intensity and a habitat score of thr

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

The Fourplexes have 3 bedrooms and would probably house 4 people per unit, 16 per building . The Triplexes have 3 bedrooms and would probably house 4 people per unit, 12 per building. The Duplexes would most likely house 3 per unit, 6 per building. Total on-site = (8x16) + (2x12)

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

This project will not displace any residents as the site is currently undeveloped.

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

There are no measures in place to avoid or reduce displacement as the site is currently vacant.

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

Compliance with existing regulatory codes and standards ensures compatibility with existing and project land uses.
The development is compatible with the existing R4-8

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

Not applicable as there are no agricultural or forest lands with long term commercial significance in the immediate vicinity of the project site.

9. **Housing** [help]

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

8 - 4-unit townhomes, 2 triplex units, and 5 duplex units, UNITS will be low-income Targeting 80% AMI or below

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

This project will not eliminate any units as the site is currently undeveloped.

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

There are no measures in place to reduce or control housing impacts as the site is currently undeveloped.

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 units are 24' from top of slab to top of roof

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

The existing homes to the south of the project may have their views impacted looking north towards Brownfield Road

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

Impacts from light and glare are not anticipated. However, all buildings will include interior illumination that will be turned off during unoccupied hours, as required by the Washington State Energy Code. All lighting on the exterior of the proposed buildings will be downward facing.

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]

This proposal would produce light from automobile headlights and streetlights, primarily at night. Ambient light from residences may also occur.

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

Neither artificial illumination nor glazing reflectivity associated with the proposed project is expected to pose safety hazards. As previously mentioned the residences adjacent to the south will have their views impacted.

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

Light from nearby residences and roadway lights may be present.

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

Impacts from light and glare are not anticipated. All lighting on the exterior of the proposed buildings will be downward facing.

12. **Recreation** [help]

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

The property is located in an area consisting of fields, residences and retail. No recreational opportunities are in the immediate vicinity.

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

The proposal will not displace any existing recreation use.

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

There are no proposed measures to reduce or control impacts on recreation as recreational opportunities do not exist in the immediate vicinity.

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 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

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]

There are no landmarks, features, or other evidence of Indigenous or historic use or occupation.

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]

8 - 4-unit townhomes, 2 triplex units, and 5 duplex units See Memo

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 human remains or evidence of historic recourses of any type are uncovered during the clearing and grading activities, all activities will be temporarily stopped until the proper notifications and analysis can be completed.

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 project site is served by S. Sequim Ave and Brownfield Road.

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 currently served by public transit. Clallam Transit Interlink serves the Sequim area.

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

96 off street parking stalls (two per unit) and approximately 33 on-street parking stalls. The site is undeveloped so no elimination of parking spaces.

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 existing sidewalk on S. Sequim Road will extend along the proposed development along with the a new detached sidewalk on Brownfield Road that will match existing

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

The proposal will not use water, rail, or air transportation.

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]

ITE data indicates the proposed development may generate approximately 407 AWDT, 26 AM peak hour trips (6 in / 20 out) and 32 PM peak hour trips (19 in / 13 out).

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]

The proposal will not interfere with the movement of agricultural and forest products on roads or streets in the area.

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

Payment of any traffic impact fees may be required by the City of Sequim.

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 proposal would result in an increase need for fire protection, police protection, public transit, health care, and schools. These services are already established and can accommodate the proposal.

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

Payment of any impact or mitigation fees that are required by the City of Sequim.

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]

Water and sewer service provided by the City of Sequim.

C. Signature [help]

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct. I understand that the lead agency is relying on them to make its decision.

The above answers are to the best of my knowledge.

Signature: Tyrell E Bradley

Name of signee Tyrell Bradley

Position and Agency/Organization Principal Engineer, LDC, Inc

Date Submitted: 10/18/2024

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.

DATE CHECKLIST RECEIVED: 10/21/24 RECEIVED BY: City of Sequim Department of Community & Economic Development

Reviewed By: Ethan Walker
Date: 4/24/25
Signature: Ethan Walker