

SEPA ENVIRONMENTAL CHECKLIST

THE PURPOSE OF SEPA

The State Environmental Policy Act (SEPA) requires the City to consider the environmental impacts of a proposal before making decisions. The City will use this checklist to help determine whether the environmental impacts of your proposal are significant and decide whether an Environmental Impact Statement (EIS) is required from a Determination of Significance (DS), or a Determination of Non-Significance (DNS) may be issued. An EIS must be prepared for all proposals with probable significant adverse impacts on the environment. Frequently, however, the impacts of a proposal can be mitigated through certain conditions or voluntary measures agreed to by the applicant. Mitigation measures may include, for example, limiting construction hours to reduce noise, preserving significant trees or habitat, and a variety of other issues regarding the environment.

New development proposals may also place an added burden on public services. New residents and employees use public parks, require fire and police protection, and other general government services. These impacts are significant during the first few years after a proposal is submitted to the City, and before the tax the City receives generated by the project. City service providers must cover increasing expenses without compensating revenues. Impact mitigation under SEPA is designed to help reduce the strain on public services.

Also, capital costs associated with providing facilities for new residents and employees are not covered by these tax revenues. In a rapidly growing community, existing City taxpayers must make up unpaid short-term operational costs and capital expenses. Unless these impacts are mitigated, current City taxpayers would be put in the position of subsidizing new development and would not realize a full return on their tax dollars.

WHEN A CHECKLIST IS REQUIRED

The SEPA review process generally begins when someone submits a permit application to the City, for example, a building permit, land use application such as a conditional use or a rezone, grading permits, or any such project where the City is required to issue a permit or approval. This is considered an “action” under SEPA, in the Washington Administrative Code WAC 197-11-704.

EXEMPTIONS TO SEPA

To be exempt from SEPA review, the proposed project must be smaller than or equal to the following:

- ◇ The construction or location of any residential structures of twenty (20) dwelling units;
- ◇ For multifamily residential projects, up to sixty (60) dwelling units;
- ◇ The construction of an office, school, commercial, recreational, service, or storage building 12,000 square feet in size with forty (40) parking spaces;
- ◇ For agricultural structures, up to forty thousand square feet;
- ◇ Repair, remodel, and maintenance activities (unless associated with a non-exempt proposal);
- ◇ For parking facilities, up to forty (40) parking spaces;
- ◇ For landfills and excavations in WAC 197-11-800(1)(b)(v), up to one thousand cubic yards;
- ◇ The vacation of streets and roads;
- ◇ The granting of variances based on special circumstances.

CRITICAL AREAS

Pursuant to the Washington Growth Management Act (GMA), the City requires protection of critical areas within the city limits. These areas, along with protective buffers, include wetlands and streams, frequently flooded areas, aquifer recharge areas, fish and wildlife habitat, and geologically hazardous areas (steep slopes, soils with high erosion rates). The Critical Areas Ordinance, as codified in Chapter 19.05 of the Port Townsend Municipal Code, establishes protection standards that minimize development impacts.

If your property is in a mapped critical area, or meets the criteria for a critical area, City staff may conduct a site investigation or you may need to obtain the services of a professional, such as an engineering geologist or wetlands specialist to determine if the mapping is correct. If it is, you may be required to obtain a Critical Area permit. Critical areas maps are available on the third floor of City Hall, 250 Madison Street, in the Development Services Department. You can request a City staff person to print this map for you.

INSTRUCTIONS FOR APPLICANTS

The Environmental Checklist asks you to describe some basic information about your proposal. Please answer the questions descriptively, but briefly. Be as accurate as possible, and use the most precise information available 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. However, answers to some questions may require expertise or technical assistance from qualified persons. The cost of obtaining such information is the responsibility of the applicant.

If you do not know the answer, write, "do not know," or if it does not apply to your proposal, write "does not apply." *Complete answers to the questions now may avoid unnecessary delays later.*

Some questions ask about governmental regulations, such as zoning, shoreline, and land use designations. Answer these questions if you can. If you need help, City staff can assist you. The Checklist questions apply to all parts of your proposal, even if you plan to do it 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 PROCESS

A pre-application conference with City Development Services Department (DSD) staff is required prior to submitting a SEPA environmental checklist. Filing a checklist with thorough answers the first time may avoid unnecessary delays later.

Within 14 days of determining that a SEPA application is complete, DSD will provide the public and adjacent property owners with notice and an opportunity to comment on the pending threshold determination.

The DSD will provide the applicant with a copy of the notice of the pending threshold determination posted on one (or in some cases two) public notice boards, and one (1) copy of an affidavit of posting. The applicant posts the notice(s), placing the board(s) in conspicuous locations on or near the property, and maintains them in place until the determination is issued. The affidavit of posting must be signed, notarized, and returned to the DSD no later than seven (7) days after the notices are provided. Upon issuance of the determination, any conditions imposed must be posted on the signboards and remain there until the project has been finalized.

The DSD will arrange one (1) publication of the notice to appear in a newspaper of general circulation within the City. Any person will then have a period of 20 days (30 days if a shoreline permit is involved) from the date of publication to submit information and comments to the DSD relating to the project. All comments received will be provided to the applicant. In addition to having the property posted and publishing the notice, DSD staff may opt to hold a public meeting to review the checklist, schedule a public site visit or informal meeting with the proponent, adjacent property owners, or interested citizens, or use any other reasonable method deemed appropriate by the staff.

The planning staff member who is the responsible official will make the threshold determination and issue either a Determination of Non-Significance (DNS), a Mitigated Determination of Non-Significance (MDNS), or a Determination of Significance (DS). An applicant may request in writing early notice if a DS is likely. A DS may not be appealed.

If the responsible official finds that a proposal is likely to have some potential significant environmental impacts, the applicant may modify the proposal to reduce such impacts, so that an MDNS could be issued. An MDNS lists specific mitigation measures to be implemented by the applicant to reduce impacts. If the project is approved with specific mitigating conditions, the applicant must post the conditions and return a signed, notarized affidavit of posting, and maintain the posted conditions during construction. The conditions must be removed upon completion of the project.

No threshold determination is final until expiration of the 15-day administrative appeal period. If it is appealed, then the determination is final when the decision is made on the appeal. If no written comments have been received on a threshold determination, no appeal is available.

A written statement appealing the threshold determination of the responsible official must be filed with the Development Services Department Director within fifteen (15) calendar days of the date of publication of the threshold determination. If any person has already filed comments on the pending determination, submittal of a written appeal letter is required. If a person has not commented previously, both a comment letter and a separate appeal letter must be submitted within the 15-day administrative appeal comment period.

The fee to appeal the Director's decision is \$352.72. The fee is waived if a valid petition is signed by 200 Port Townsend citizens and is submitted to DSD within the 15-day appeal period. The appeal must clearly list the names and addresses of each signatory.

Decisions on additional necessary permits for a proposal cannot take place until the environmental review process is completed. In addition, no site work, including clearing or grading, may commence prior to completion of the SEPA process. So, while a hearing before the Planning Commission or the Hearings Examiner may be held before the environmental review process is completed, decisions must await completion of SEPA review.

The SEPA review process can normally be accomplished within 90 days of the City receiving a complete application, unless the City requests additional technical studies. Please contact a City planner at 360.379.5095 if you have questions.

USE OF CHECKLIST FOR NON-PROJECT PROPOSALS:

For non-project 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.

**SEPA Application
Submittal Requirements
CHECKLIST**

- Completed Checklist
- Application fee
 - Minor:** \$695.44 (plus \$355.00 for notice fees)

 - Major:** \$1380.88 (Plus \$455.00 for notice fees) (*i.e. Planned Unit Developments, Full Subdivisions, Commercial projects in excess of 10,000 square feet and any other major projects*).
- Additional Fees:** Additional fees may apply should companion applications be required.

- The latest list of tax parcels and their owners within 300 feet of the property, prepared by a Title Company, with said owner's names and addresses typed on mailing labels. The City will supply envelopes. For minor SEPA, include 1 set of mailing labels; for major SEPA, include 2 sets of mailing labels.
- A vicinity map of the area as shown by the Jefferson County Assessor's Office
- Three copies of a site plan** showing the dimensions and shape of:
 - Existing lots
 - All existing or proposed structures/improvements
 - Existing and Proposed building floor space (if applicable)
 - Conceptual building elevations (if applicable)
 - Adjacent streets, alleys, driveways and off-street parking
 - Utilities, parking, landscape areas, adjacent land uses
 - All easements, deeds, restrictions or other encumbrances restricting the use of the property, if applicable
 - Significant natural features such as creeks, wetlands, steep slopes, etc.
 - The location of any critical areas and/or buffers as described in PTMC 19.05, including all floodplains, lying within or adjacent to the proposed variance; Critical Areas special reports where required by (PTMC 19.05 - Critical Areas)
 - North Arrow and scale
- If the above site plan is larger than 8-1/2" x 11", provide one 8-1/2" x 11" copy
- A drainage plan. If there are existing structures on-site, show and calculate the total amount of impervious surfaces (i.e. building roof areas, driveways) in square feet and current method of stormwater management (i.e. downspouts, drywells, etc.)
- Attach any additional information (reports, studies, maps, illustrations, leases, permits, etc.) that may further describe the proposal or as required by the Development Services Department.

SEPA INFORMATION

A. Background:

1. Name of proposed project, if applicable:

Madrona Ridge

2. Name of applicant:

Montebanc Management, LLC

Name of Contact person:

Agent: ESM Consulting Engineers, LLC; C/O: John Everett

3. Address and phone number of applicant and contact person:

Applicant: 400 NW Gilman Blvd #2781, Issaquah, WA 98027. **Ph:** (206) 391-8366

Agent: 33400 8th Ave S, Suite 205, Federal Way, WA 98003. **Ph:** (253) 838-6113

Email Addresses:

Applicant: montebanc.mgt@comcast.net

Agent: John.everett@esmcivil.com

4. Date checklist prepared:

August 2021

5. Agency requesting checklist:

City of Port Townsend Development Services Department

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

Construction in June 2022

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

Yes, the future construction of 167 new single-family residences.

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

Critical Area Report Supplement and Buffer Averaging Plan by Wetland Resources, dated August 2021.

Geotechnical Report by Aspect Consulting, dated August 2021.

Critical Area Determination by David Loggy, dated May 2021.

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.

None known.

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

Preliminary plat approval, engineering review, critical area permit.

Note: Approvals and permits subject to change at agency's discretion.

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.

a. Brief Description:

The applicant is seeking to subdivide parcels #00109-1002, 00109-2005, 00109-2006, 97380-0201, and 97380-70301 into 167 single-family residential lots through a Planned Unit Development application process. The subdivision will include eleven (11) open space tracts, one (1) recreation tract, four (4) private access and utility tracts, four (4) stormwater ponds, a 50' wide public road, and 40' wide public internal roads.

b. Have any known wetlands or their buffers been identified on the property?

No Yes

If yes, attach wetland report.

c. Are there any steep slopes (greater than 15%) on the property? No

Yes

If yes, attach geotechnical report.

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.

(Attach additional pages if necessary.)

1601 Rainier Street, Port Townsend, WA 98368.

Property Legal Description: Assessor's Tax #: 00109-1002, -2005, -2006, 97380-0201, -0301.

Addition: _____, Block(s): _____,

Lot(s): _____

Or Other Legal Description: 00109-1002: S9 T30 R1W TAX 60 BND BY LLA#124627

00109-2005: S9 T30 R1W TAX 61 BND BY LLA#124627

00109-2006: S9 T30 R1W TAX 62 BND BY LLA#124627

97380-0201: MOTOR LINE ADDITION BLK 2 LOTS 1 TO 26

97380-0301: MOTOR LINE ADDITION BLK 3 LOTS 1 TO 24

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<p>B. ENVIRONMENTAL ELEMENTS</p> <p>1. EARTH</p> <p>a. General description of the site (mark one): <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Rolling <input type="checkbox"/> Hilly <input type="checkbox"/> Steep slopes <input type="checkbox"/> Mountainous <input type="checkbox"/> Other</p> <p>b. What is the steepest slope on the site (approximate percent of the slope)? <u>The steepest slope on site is approximately 25%.</u></p> <hr/> <p>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. <u>The general types of soils on site are lodgement till and loamy sand.</u></p> <hr/> <p>d. Are there surface indications or a history of unstable soils in the immediate vicinity? If so, describe. <u>None known.</u></p> <hr/> <p>e. Describe the purpose, type, total area, and approximate quantities of any filling, excavation, and grading proposed. Indicate source of fill. <u>Earthwork will include stripping the site, grading the roadway and lot areas, excavating the detention facilities, installing utilities, and excavating foundation footings.</u> <u>Approximate grading quantities: Cut = 46,200 cubic yards, fill = 47,400 cubic yards, net (FILL) = 1,200 cubic yards. Source of fill is from on-site excavation or from an approved structural fill supplier.</u></p> <p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. <u>No. Erosion and sedimentation control best management practices will be used on site.</u></p>	

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<p>g. About what percent of the site would be covered with impervious surfaces after project construction (for example, asphalt or buildings)? <u>Approximately 37% of the site will be covered with impervious surfaces after project construction.</u></p>	
<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: <u>The applicant will institute an erosion control plan to be used during earth-work and construction and are shown on the Clearing and Grading Plans for the project. This includes silt fencing, covering exposed soils, temporary/permanent stabilization of exposed soils.</u></p>	
<p>2. AIR</p>	
<p>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. <u>Some heavy machinery exhaust and dust particulates generated primarily by construction equipment. After construction the ongoing emissions will primarily come from passenger vehicle exhaust and residential home emissions typical of a 167-home neighborhood.</u></p>	
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. <u>Generally, no. Vehicle trips on Rainier Street may affect the homeowners; however, this type of impact would not be uncommon for this type of development.</u></p>	
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any: <u>All construction equipment will be in proper working order and regulated for emissions by the manufacturer and local emissions laws. Vehicles entering and leaving the site will also be regulated for emissions by state and local</u></p>	

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<p>laws. Dust control BMPs will be implemented as necessary during construction.</p> <p>3. WATER</p> <p>a. Surface Water:</p> <p>1) Is there any surface water body on or in the immediate vicinity of the site (including year-round or seasonal streams, salt waters, lakes, ponds, and wetlands)? If yes, describe the type and provide names. If appropriate, state what stream or river it flows into: <u>Yes, there are seven (7) wetlands on site and one off-site wetland, its associated buffer falls within a project parcel.</u> <hr/> Category III Wetlands: C, D, E, F, G, A1, A2 <hr/> Category IV Wetland: A3 <hr/></p> <p>2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, describe the work and attach the available plans. <u>Yes, work within 200' of the wetlands. Wetland WL #C3: lots, stormwater pond #1, multi-use trails. Wetland A3: stormwater pond #2 & 3, play area. lots. Wetland A1 & A2: Rainier St improvements, stormwater pond #3 &4, lots, and play area. Wetland #M: Rainier St improvements, stormwater ponds #2, and lots. Wetland #F and G: Rainier St improvements, stormwater pond #2 &4. Off-site wetland #E: stormwater pond #4.</u></p> <p>3) Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Identify the source of the fill material. <u>None.</u> <hr/> <hr/> <hr/></p> <p>4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose and approximate quantities, if known. <u>The project will not require surface water withdrawals or diversions.</u> <hr/> <hr/> <hr/> <hr/></p>	

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<p>5) Does the proposal lie within a 100-year flood plain? If so, note the location on the site plan.</p> <p><u>The project does not lie within a 100-year floodplain.</u></p> <hr/> <hr/> <hr/> <hr/> <p>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.</p> <p><u>No known or anticipated discharge of waste materials to surface waters.</u></p> <hr/> <hr/> <hr/> <hr/> <p>b. Ground Water:</p> <p>1) Will ground water 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 ground water? Give a general description, purpose, and approximate quantities, if known.</p> <p><u>No.</u></p> <hr/> <hr/> <hr/> <hr/> <p>2) Describe waste material that would 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:</p> <p><u>No waste material will be discharged into the ground from septic tanks or other sources. See subsection 3.C for information on discharge of stormwater.</u></p> <hr/> <hr/> <hr/> <hr/>	

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<p>c. Water runoff (including stormwater):</p> <p>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. <u>The proposed site improvements (shared access roads, drive-ways, rooftops, landscaping) will increase impervious surface area of the site, causing an increase in stormwater runoff. To mitigate a portion of the stormwater impacts the storm drainage improvements for the project consists of detention facilities (above ground pond) designed to accommodate the stormwater quality control requirements for the proposed as required by the City. Mitigated runoff will be released to the nearest wetland to maintain hy-</u> <u>dration and the natural discharge pattern of the project site.</u></p> <p>2) Could waste materials enter ground or surface waters? If so, generally describe. <u>Suspended soils and hydrocarbons associated with automobiles may</u> <u>potentially enter the ground waters via storm water. This would be mitigated</u> <u>with water quality facilities installed per City of Port Townsend standards.</u></p> <p>3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. <u>No - discharge will occur at the discharge location.</u> <hr/> <hr/></p> <p>4) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any. <u>None.</u> <hr/> <hr/></p> <p>4. PLANTS</p> <p>a. Check the types of vegetation found on the site:</p> <p><u>Deciduous tree:</u> <input checked="" type="checkbox"/> Alder <input checked="" type="checkbox"/> Maple <input type="checkbox"/> Aspen</p> <p><input type="checkbox"/> Other _____</p> <p><u>Evergreen tree:</u> <input checked="" type="checkbox"/> Fir <input type="checkbox"/> Cedar <input type="checkbox"/> Pine</p> <p><input type="checkbox"/> Other <u>Western Hemlock</u></p> <p><input checked="" type="checkbox"/> Shrubs</p>	

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<p> <input type="checkbox"/> Grass <input type="checkbox"/> Pasture <input type="checkbox"/> Crop or Grain <input type="checkbox"/> Orchards, vineyards or other permanent crops </p> <p> <u>Wet Soil Plants:</u> <input type="checkbox"/> Cattail <input checked="" type="checkbox"/> Buttercup <input type="checkbox"/> Bulrush </p> <p> <input type="checkbox"/> Skunk Cabbage <input checked="" type="checkbox"/> Other <u>grass plant</u> </p> <p> <u>Water Plants:</u> <input type="checkbox"/> Water Lily <input type="checkbox"/> Eelgrass <input type="checkbox"/> Milfoil </p> <p> <input type="checkbox"/> Other _____ </p> <p> <input type="checkbox"/> Other types of vegetation _____ </p> <p> b. What kind and amount of vegetation would be removed or altered? <u>Roots will be removed from the topsoil. Topsoil will be stockpiled and reused for landscaping.</u> </p> <hr/> <hr/> <p> c. List threatened or endangered species known to be on or near the site. <u>None known.</u> </p> <hr/> <hr/> <hr/> <p> d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: <u>Drought tolerant plant species and native vegetation will be used by contractor for final landscaping of the home lots.</u> </p> <hr/> <hr/> <p> e. List all noxious weeds and invasive species known to be on or near the site: <u>There are Himalayan blackberries on site.</u> </p> <hr/> <hr/> <hr/>	

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<p>5. ANIMALS</p> <p>a. Check any birds and animals that have been observed on or near the site or are known to be on or near the site:</p> <p><u>Birds:</u></p> <p><input type="checkbox"/> Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input checked="" type="checkbox"/> Songbirds</p> <p><input checked="" type="checkbox"/> Other: <u>crow, robin, finch</u></p> <p><u>Mammals:</u> <input type="checkbox"/> Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver</p> <p><input checked="" type="checkbox"/> Other: <u>squirrels, coyote, racoon</u></p> <p><u>Fish:</u> <input type="checkbox"/> Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout</p> <p> <input type="checkbox"/> Herring <input type="checkbox"/> Shellfish</p> <p><input type="checkbox"/> Other: _____</p> <p>b. List any threatened or endangered species known to be on or near the site.</p> <p><u>None known.</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>c. Is the site part of a migration route? If so, explain.</p> <p><u>Western Washington is in the Pacific Flyway, which is a major north-south flyway for migratory birds in America. Generally, this site is considered part of the Pacific Flyway.</u></p> <p>_____</p> <p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p><u>Residential landscaping will provide a measure of suburban wildlife habitat.</u></p> <p>_____</p> <p>_____</p>	

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<p>e. List any invasive animal species known to be on or near the site.</p> <p>No known invasive species are known to be on or near the site.</p> <hr/> <hr/>	
<p>6. ENERGY AND NATURAL RESOURCES</p>	
<p>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 would be used for heating, manufacturing, etc.</p> <p>The site will be served by electricity for heating and cooling needs.</p> <hr/> <hr/> <hr/> <hr/>	
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</p> <p>No.</p> <hr/> <hr/> <hr/>	
<p>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:</p> <p>The future single-family residential homes will be designed to meet Washington State Residential Energy Codes.</p> <hr/> <hr/>	
<p>7. ENVIRONMENTAL HEALTH</p>	
<p>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.</p> <p>None known.</p>	

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<p>1) Describe any known or possible contamination at the site from present or past uses. <u>None known.</u></p> <hr/> <p>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. <u>No known existing hazardous chemicals or conditions occur on this site.</u></p> <hr/> <p>3) Describe special emergency services that might be required. <u>Emergency medical and 911 services, along with typical fire and police services may be required per the amount typical to a residential development of this size. No special services are anticipated.</u></p> <p>4) Proposed measures to reduce or control environmental health hazards, if any: <u>State regulations regarding safety and the handling of hazardous materials will be followed during the construction process. Equipment refueling areas would be located in areas where spill could be quickly contained and where the risk of hazardous materials entering the surface water is minimized.</u></p> <p>b. NOISE</p> <p>1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? <u>The primary source of noise near the project is the vehicular traffic along Rainier Street on the east end of the project.</u></p> <hr/> <p>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. <u>Short-term noise associated with the operation of heavy machinery, including chainsaws, and the removal of materials would be created during the execution of the proposed work. No long-term noise impacts are anticipated from the proposed work.</u></p>	

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<p>3) Proposed measures to reduce or control noise impacts, if any: <u>Construction activity will be limited to permitted construction hours and construction equipment will not be allowed to idle for continuous periods of time, which will help mitigate the impacts of potential construction noise.</u></p> <hr/>	
<p>8. LAND AND SHORELINE USE</p> <p>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. <u>The site currently holds one single-family residence on the west portion of the project site. The remainder of the parcels are currently vacant.</u></p> <hr/> <p>b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agriculture or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource land has not been designated, how many acres of farmland or forest land tax status will be converted to non-farm or non-forest use? <u>The subject site is not considered working farmlands or forest lands.</u></p> <hr/>	
<p>1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, describe. <u>No impacts are anticipated.</u></p> <hr/>	

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<p>c. Describe any structures on the site. <u>A single-family residence and detached garage.</u></p> <hr/> <hr/>	
<p>d. Will any structures be demolished? If so, what? <u>Yes, all structures on the site will be demolished.</u></p> <hr/> <hr/>	
<p>e. What is the current zoning classification of the site? <u>Parcels 001091002, -2005, 97380-0201, -0301: R-II</u> <u>001091002, -2006: R-III</u></p> <hr/>	
<p>f. What is the current comprehensive plan designation of the site? <u>The current comprehensive plan designations for the site are:</u> <u>Parcels 001091002, -2005, 97380-0201, -0301: R-II (Single-family)</u> <u>001091002, -2006: R-III (Multi-family)</u></p> <hr/>	
<p>g. If applicable, what is the current Shoreline Master Program designation of the site? <u>N/A, the site is not within the Shoreline Master Program area.</u></p> <hr/> <hr/>	
<p>h. Has any part of the site been classified as an "critical area" by the city or the county? If so, specify. <u>Yes, there are six (6) on site wetlands. There is also one (1) off-site wetland, its associated buffer falls within the project site.</u></p> <hr/> <hr/>	
<p>i. Approximately how many people would reside or work in the completed project? <u>Assuming 2.63 people per household (U.S. Census), once the plat is fully developed, the total amount of people residing at the completed project would be about 440 (167*2.63).</u></p> <hr/>	

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<p>j. Approximately how many people would the completed project displace? <u>The project would not displace any people.</u></p> <hr/> <hr/>	
<p>k. Proposed measures to avoid or reduce displacement impacts, if any: <u>No measures to avoid or reduce displacement impacts are proposed.</u></p> <hr/> <hr/>	
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: <u>Land use review by the City of Port Townsend will occur concurrently with the subdivision review.</u></p> <hr/> <hr/>	
<p>m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: <u>No measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance are proposed.</u></p> <hr/> <hr/>	
<p>9. HOUSING</p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. <u>167 middle income housing units will be provided.</u></p> <hr/> <hr/>	


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<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. <u>One (1) middle income housing unit will be eliminated.</u></p> <hr/> <hr/> <p>c. Proposed measures to reduce or control housing impacts, if any: <u>No measures to reduce or control housing impacts are proposed.</u></p> <hr/> <hr/>	
<p>10. AESTHETICS</p>	
<p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? <u>The buildings will not exceed R-IIIs regulations per the City of Port Townsend Zoning Code. Exterior building materials have not been determined yet.</u></p> <hr/> <hr/> <p>b. What views in the immediate vicinity would be altered or obstructed? <u>None.</u></p> <hr/> <hr/>	
<p>c. Proposed measures to reduce or control aesthetic impacts, if any: <u>Landscaping around site perimeters, single-family buildings and Victorian are road frontage landscaping are proposed with this project.</u></p> <hr/> <hr/>	
<p>11. LIGHT AND GLARE</p>	
<p>a. What type of light or glare would the proposal produce? What time of the day would it mainly occur? <u>Minimal glare would occur from sunlight reflected off of parked cars. During the evening, headlights of traveling vehicles may have a brief impact.</u> <u>Additional light from houses in the evening would occur.</u></p> <hr/> <hr/>	

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<p>b. Could light or glare from the finished project be a safety hazard or interfere with views? <u>Not as proposed.</u></p> <hr/> <hr/>	
<p>c. What existing off-site sources of light or glare may affect your proposal? <u>None are known.</u></p> <hr/> <hr/>	
<p>d. Proposed measures to reduce or control light and glare impacts, if any: <u>None proposed, however, landscaping around the site has potential to reduce or control light and glare impacts.</u></p> <hr/>	
<p>12. RECREATION</p>	
<p>a. What designated and informal recreational opportunities are in the immediate vicinity? <u>No designated recreation opportunities are in the immediate vicinity.</u> <u>The closest park to the site is Bishop Park, approximately .9 miles southeast of the site.</u></p> <hr/> <hr/>	
<p>b. Would the proposed project displace any existing recreational uses? If so, describe. <u>The proposed project will not displace any existing recreational uses.</u></p> <hr/> <hr/>	

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<p>c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant, if any:</p> <p>The applicant will provide approximately 13.5 acres of open space.</p> <hr/> <p>The project is proposing a potential dedication and addition to the City for the future Janke property Park.</p> <hr/>	
<p>13. HISTORICAL AND CULTURAL PRESERVATION</p> <p>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 located on or near the site? If so, specifically describe.</p> <p><u>No, there are no buildings, structures, or sites located on or near the site that are over 45 years old.</u></p> <hr/> <hr/> <p>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.</p> <p><u>None known.</u></p> <hr/> <hr/> <p>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, archeological surveys, historic maps, GIS data, etc.</p> <p><u>ESM utilized GIS data from WISAARD to assess potential cultural historic resource impacts near the project site.</u></p> <hr/> <hr/>	

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<p>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. <u>If any such historic or cultural evidence is encountered during construction or installation of improvements, work will be halted in the area and a state-approved archeologist/historian will be engaged to investigate, evaluate and/or move or curate such resources, as appropriate.</u></p> <p>14. TRANSPORTATION</p> <p>a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. <u>The site is currently served by Rainier St.</u> <u>The future homes will be served by the extension of Rainier St and the future Madrona Blvd.</u></p> <p>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? <u>The subject site is not currently served by public transit. The closest transit stop is for bus route 4 at Discovery & Eddy, approximately 0.4 miles away.</u></p> <p>c. How many additional parking spaces would the completed project or non-project proposal have? <u>The completed project will have a minimum 668 off street parking spaces and will eliminate none.</u> How many spaces would the project or proposal eliminate? _____ <u>The proposal will not eliminate any parking spaces.</u></p> <p>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). <u>Yes, extension and improvements to the existing Rainier St is proposed. A 50' wide public road (Madrona Blvd) is proposed to connect the subdivision to Rainier St. Internal streets will be 40' wide public roads. Active transportation multi-use paths are proposed throughout the site.</u></p>	

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<p>e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. <u>No.</u></p> <hr/> <hr/> <p>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 non-passenger vehicles). What data or transportation models were used to make these estimates? <u>ITE Trip Gen Data, 10th Edition applies 9.44 as rate of trips per dwelling unit.</u> <u>Given the finished development will provide 167 single family homes the finished project will produce 1577 average daily passenger vehicle trips for the plat .</u></p> <p>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. <u>No.</u></p> <hr/> <hr/> <p>h. Proposed measures to reduce or control transportation impacts, if any: <u>Provide improvements for Rainier St and the future internal roads.</u></p> <hr/> <hr/> <p>15. PUBLIC SERVICES</p> <p>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. <u>The completed single-family residences would result in a slightly increased need for public services to include fire protection, police protection and health care.</u></p> <hr/>	

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<p>b. Proposed measures to reduce or control direct impacts on public services, if any: <u>The increased demand will be offset by impact fees, levies, and taxes required to be paid by the applicant as part of this development, and future residents of the completed project. The project has been designed in a manner that will provide adequate access for fire, medic, and police vehicles.</u></p> <p>16. UTILITIES</p> <p>a. Check which utilities are currently available at the site: <input checked="" type="checkbox"/> Electricity <input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Refuse Service <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Septic System <input type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Other</p> <p>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 that might be needed. <u>Connection to water and wastewater services are proposed for the project.</u> <u>Said utilities will be provided by City of Port Townsend.</u></p>	
<p>C. SIGNATURE</p> <p>The above answers are true and complete to the best of my knowledge. I understand the lead agency is relying on this information to make its decision.</p> <p>Signature: <u></u></p> <p>Name of signee: <u>John Everett</u> Planning Director</p> <p>Position and agency/Organization: <u>ESM Consulting Engineers, LLC</u></p> <p>Date Submitted: <u>08/18/2021</u></p>	

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<p>D. Supplemental sheet for non-project actions</p> <p>(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.</p> <p>When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, that would affect the item at a greater intensity or at a faster rate than if the proposal was not implemented. Respond briefly and in general terms.</p> <p>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?</p> <p>_____</p> <p>_____</p> <p>Proposed measures to avoid or reduce such increases are:</p> <p>_____</p> <p>_____</p> <p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p>_____</p> <p>_____</p> <p>Proposed measures to protect or conserve plants, animals, fish, or marine life are:</p> <p>_____</p> <p>_____</p>	

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<p>3. How would the proposal be likely to deplete energy or natural resources?</p> <p>_____</p> <p>_____</p> <p>Proposed measures to protect or conserve energy and natural resources are:</p> <p>_____</p> <p>_____</p> <p>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?</p> <p>_____</p> <p>_____</p> <p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>_____</p> <p>_____</p> <p>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?</p> <p>_____</p>	

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<p>_____</p> <p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>_____</p> <p>_____</p> <p>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</p> <p>_____</p> <p>_____</p> <p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>_____</p> <p>_____</p> <p>7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment?</p> <p>_____</p> <p>_____</p>	