

SEPA INFORMATION

A. Background:

1. Name of proposed project, if applicable:

SAN JUAN DISCOVERY PUD

2. Name of applicant:

PORT TOWNSEND PRESERVATION ALLIANCE, LLC

Name of Contact person:

CELINE SANTIAGO OR MALCOLM DORN

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

CELINE SANTIAGO
3229 HIGHWAY 20
PORT TOWNSEND, WA 98368
Email Addresses: 360-774-0062

celine@go-vetrans.com

MALCOLM DORN
1037 LAWRENCE ST.
PORT TOWNSEND, WA 98368
360-385-2771

dmalcolmdorn@gmail.com

4. Date checklist prepared:

AUG. 13, 2018 Revised March 16, 2022

5. Agency requesting checklist:

PORT TOWNSEND DSD

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

PUD APPROVAL BEFORE ~~JAN. 2019~~ SEPT. 2022
DEVELOPMENT OF SITE ~~JAN. 2019 - DEC. 2024~~
SEPT 2022 - DEC. 2027.

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

NOT BEYOND THE PLANS SUBMITTED
WITH THE PUD APPLICATION

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

"LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT"

PREPARED BY DLH ENVIRONMENTAL CONSULTING
2400 NW 80th STREET PMB 114
SEATTLE, WA 98117-4449

MARCH 7, 2017. (SEE ADDITIONAL INFO ON

8. ADDITIONAL ENVIRONMENTAL
INFORMATION:

GEOLOGY HAZARD ASSESSMENT, MAY 14, 2019.

PREPARED BY: STRATUM GROUP
PO BOX 2546
BELLINGHAM, WA 98227
360-714-9409

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.

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

PUD APPROVAL
STREET DEVELOPMENT PERMITS
BUILDING PERMITS.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

a. Brief Description:

SEE ATTACHED NARRATIVE.

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

Yes

If yes, attach geotechnical report.

SEE ATTACHED.

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.)

Property Legal Description: Assessor's Tax #: _____

Addition: _____, Block(s): _____,

Lot(s): _____

Or Other Legal Description: _____

001 034 001: S3 T30 RIW TAXI (LS R. SHORTS/P)
RW #96270

001 034 002: S3 T30 RIW TAXI (LS 5 PTN)
RW #96270

001 034 039: RUTH SHORT SHORT PLAT LOT 2

001 034 040: RUTH SHORT SHORT PLAT LOT 3

001 034 041: RUTH SHORT SHORT PLAT LOT 4.

Please print in ink or type each answer. Please do not write in area designated "Evaluation."

EVALUATION
FOR AGENCY
USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site (mark one):

Flat Rolling Hilly Steep slopes

Mountainous Other

b. What is the steepest slope on the site (approximate percent of the slope)? 20%

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.

SOILS ON THE SITE ARE EITHER "SAN JUAN SANDY GRAVELLY LOAM", OR "HOYPUS GRAVELLY LOAMY SAND" IN AREAS WITH SLOPES OVER 15%. MOST OF THE SITE IS MORE LEVEL, WITH THE "SAN JUAN" SOILS. SEE SOILS SURVEY ATTACHED.

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

NO

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

MOSTLY EXCAVATION WILL BE TO EXCAVATE PARKING BASEMENTS UNDER BUILDINGS LOCATED ON STEEPEST PARTS OF THE PROPERTY. FILL USED TO RAISE GRADE ON LOWER PART OF SITE. ALL FILL USED ON SITE.

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

MOST OF THE SITE SLOPES TO SOME EXTENT, SO DISTURBED SOIL COULD ERODE IF PROTECTIVE MEASURES ARE NOT TAKEN

Please print in ink or type each answer. Please do not write in area designated "Evaluation."

EVALUATION FOR AGENCY USE ONLY

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

APPROXIMATELY 30%

(PRIMARY BUILDINGS + SHY ACRE LANE (GRAVEL)
ROADS, SIDEWALKS + PATHS ARE PERVIOUS.)

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

BMP'S FROM WASH. STATE STORMWATER MANUAL:
SILT FENCES, COMPOST BERM, COVER STOCKPILED SOIL, ETC.

2. AIR

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.

DURING CONSTRUCTION: EMISSIONS FROM TRUCKS AND CONSTRUCTION EQUIPMENT.
OPERATION + MAINT. AFTER COMPLETION: EMISSIONS FROM MAINTENANCE TRUCKS & SMALL FARM EQUIPMENT.

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

NONE.

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

AVOID USING EXCESSIVELY NOISY TRUCKS OR EQUIPMENT.

Please print in ink or type each answer. Please do not write in area designated "Evaluation."

EVALUATION FOR AGENCY USE ONLY

3. WATER

a. Surface Water:

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:

NONE ON THE PROPERTY.

GOLF COURSE POND IS LOCATED APPROXIMATELY 300' TO THE EAST - ACROSS SAN JUAN AVE.

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.

NONE.

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.

NONE.

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

NONE.

Please print in ink or type each answer. Please do not write in area designated "Evaluation."

EVALUATION
FOR AGENCY
USE ONLY

5) Does the proposal lie within a 100-year flood plain? If so, note the location on the site plan.

NO

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

NONE

b. Ground Water:

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.

WATER FROM AN EXISTING WELL WILL BE
WITHDRAWN FOR AGRICULTURAL USE. AG WATER
WILL BE USED FOR IRRIGATION ON SITE & WILL
INFILTRATE ON SITE. SEE ADDITIONAL WATER INFO
ON ATTACHED P. 12A.

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:

NO SEPTIC - THIS DEVELOPMENT IS SERVED BY
A MUNICIPAL SEWER SYSTEM. VERY LITTLE
FERTILIZER ETC. FARMING + LANDSCAPE MAINTENANCE
WILL BE PRIMARILY ORGANIC.

The "PTPA Well" is located on a 5-acre parcel located within 13 acres of property slated for development of an intergenerational community with a foundation in permaculture. The well has reportedly been used for irrigation under an exempt water right for at least 50 years (Santiago, 2021). The location of the well and the property proposed for development are shown on *SHEET 12.0*

PTPA filed a water-right application for the PTPA Well with the Washington State Department of Ecology (Ecology) under the name "Celine Santiago" on August 14th, 2018. Application G2-30730 requests a maximum instantaneous allocation (Qi) of 50 gallons per minute (gpm) and a maximum annual withdrawal (Qa) of 10 acre-feet. The requested withdrawal will allow the PTPA to irrigate approximately 3 acres of development edible landscape to include fruit and nut trees, herbs, berries and farm vegetable crops over a roughly 5-month irrigation season (May thru September). Ecology provided PTPA with a contract to process their water-right application under their Cost Reimbursement Program on October 6, 2020.



State of Washington
DEPARTMENT OF FISH AND WILDLIFE

Mailing Address: P.O. Box 43200, Olympia, WA 98504-3200 • (360) 902-2200 • TDD (360) 902-2207
Main Office Location: Natural Resources Building, 1111 Washington Street SE, Olympia, WA

January 20, 2022

Attention: Joseph Morrice
Mott MacDonald
2377 Eastlake Avenue E.
Seattle, WA 98102

Re: G2-30730- Port Townsend Preservation Alliance

Pursuant to Chapter 77.57 RCW, the Washington Department of Fish & Wildlife (WDFW) has reviewed the following pending water right application for its impact to stream flows that support Washington fish populations:

Application No.	Applicant	Quantity gpm or cfs	Acre-Feet per Year	POD
G2-30730	Celine Santiago	50 gpm	10 afy	NE SE S3, T30N, R1W WM

Based on available literature and WDFW databases, the following are the water resource inventory areas and species of fish potentially affected by this application:

Water Source	Name	WRIA	Species
Wells	No nearby surface water	17	Presumed no fish species impacted

Codes: CK=Chinook, CO=coho, CH=chum, PK=pink, SO=sockeye, KO=kokanee, SH=steelhead, RB=rainbow trout, CT=Cutthroat Trout, DVC=Dolly Varden/bull trout, BT=brown trout, EB=eastern brook trout, LMB=largemouth bass, Other=other resident game & non-game fish

Based on impacts to fish and/or wildlife and the habitat they rely on, and pursuant to 77.57.020 RCW, WDFW does not oppose the issuance of this application. The most likely scenario is that the aquifer being intercepted discharges primarily to marine waters. The few streams on the north end of the Quimper Peninsula are away from the project site and are not fish bearing.

Thank you for the opportunity to comment on this application.

Sincerely,

Steve Boessow
Water Rights Biologist

cc: Peter Schwartzman, Mott MacDonald

Please print in ink or type each answer. Please do not write in area designated "Evaluation."

EVALUATION
FOR AGENCY
USE ONLY

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.

STORMWATER FROM ROADS, SIDEWALKS, AND PATHS

WILL INFILTRATE THROUGH PERVIOUS PAVING. ROOF

RUNOFF WILL GO INTO BIORETENTION CELLS AND
INFILTRATE OR TRANSPIRE.

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

STORMWATER FROM ROADS WILL BE FILTERED

BY MEDIA UNDER PERVIOUS PAVING.

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

NO - ALL STORMWATER WILL STAY ONSITE

EXCEPT FOR HEAVY RAIN OVERFLOW TO GOLF

COURSE POND.

4) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.

RAIN GARDENS AND PONDS TO TRANSPIRE &

INFILTRATE STORMWATER. + PERVIOUS PAVING.

4. PLANTS

a. Check the types of vegetation found on the site:

Deciduous tree: Alder Maple Aspen

Other BLACK HAWTHORNE, BEAKED HAZELNUT, PACIFIC
MADRONE.

Evergreen tree: Fir Cedar Pine

Other _____

Shrubs BLACK BERRY, ELDERBERRY, OREGON GRAPE, ETC.

Please print in ink or type each answer. Please do not write in area designated "Evaluation."

EVALUATION FOR AGENCY USE ONLY

- Grass
- Pasture
- Crop or Grain
- Orchards, vineyards or other permanent crops

Wet Soil Plants: Cattail Buttercup Bulrush

Skunk Cabbage Other _____

Water Plants: Water Lily Eelgrass Milfoil

Other _____

Other types of vegetation WEEDS, NETTLES, ETC.

b. What kind and amount of vegetation would be removed or altered?

MOST OF THE EXISTING VEGETATION WILL BE REMOVED + REPLACED WITH DEVELOPMENT AND PERMACULTURE/EDIBLE LANDSCAPING.

c. List threatened or endangered species known to be on or near the site.

NONE KNOWN TO PROPERTY OWNER

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

PROPOSED LANDSCAPING WILL FOCUS ON RAIN GARDEN PLANTS & EDIBLE LANDSCAPE. NATIVE SPECIES TO AS GREAT AN EXTENT POSSIBLE.

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

HIMALAYAN BLACKBERRY, THISTLES, HEMLOCK WEED, NON-NATIVE GRASSES.

Please print in ink or type each answer. Please do not write in area designated "Evaluation."

EVALUATION
FOR AGENCY
USE ONLY

5. ANIMALS

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:

Birds:

Hawk Heron Eagle Songbirds

Other: CROWS, PRAIRIE BIRDS

Mammals: Deer Bear Elk Beaver

Other: COYOTE, RACCOON, RODENTS

Fish: Bass Salmon Trout

Other: Herring Shellfish

b. List any threatened or endangered species known to be on or near the site.

NONE KNOWN TO OWNER.

NO EAGLE NESTS ON SITE - EAGLES USE

THIS PROPERTY FOR HUNTING.

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

NO.

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

EDIBLE LANDSCAPE WILL BE AVAILABLE

TO WILDLIFE AS FOOD.

Please print in ink or type each answer. Please do not write in area designated "Evaluation."

EVALUATION
FOR AGENCY
USE ONLY

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

NONE KNOWN TO OWNER.

6. ENERGY AND NATURAL RESOURCES

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.

ON-SITE SOLAR-GENERATED ELECTRICITY, PUD ELECTRICITY, PROPANE. MOSTLY USED FOR HEATING, LIGHTS, APPLIANCES, COMPUTERS, ETC. PERHAPS SMALL-SCALE MANUFACTURING IN LIVE-WORK UNITS.

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

NO.

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

ALL BUILDINGS TO BE HIGHLY INSULATED, + USE ENERGY-EFFICIENT SYSTEMS SUCH AS LED LIGHTING AND HEAT-RECOVERY VENTILATION, SOLAR PANELS, DAYLIGHTING, SOLAR HEAT GAIN, HEAT PUMPS, ETC.

7. ENVIRONMENTAL HEALTH

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.

No.

Please print in ink or type each answer. Please do not write in area designated "Evaluation."

EVALUATION
FOR AGENCY
USE ONLY

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

NO CONTAMINATION KNOWN TO PROPONENTS

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.

UNDERGROUND CONTAMINATION ACROSS DISCOVERY ROAD FROM SITE, AT LOCATION OF FORMER SERVICE STATION

3) Describe special emergency services that might be required.

JUST TYPICAL EMERGENCY SERVICES SUCH AS FIRE + AMBULANCE.

4) Proposed measures to reduce or control environmental health hazards, if any:

NO ENVIRONMENTAL HEALTH HAZARDS.

b. NOISE

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

TRAFFIC NOISE ON SAN JUAN AVE & DISCOVERY ROAD.

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.

SHORT-TERM: TYPICAL CONSTRUCTION NOISE; TRUCKS, TOOLS, EQUIPMENT

LONG-TERM: VERY LITTLE NOISE; GARBAGE + DELIVERY TRUCKS. POTENTIALLY

OUTDOOR MUSICAL PERFORMANCES AT AMPHITHEATER.

Please print in ink or type each answer. Please do not write in area designated "Evaluation."

EVALUATION
FOR AGENCY
USE ONLY

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

CONSTRUCTION NOISE ONLY DURING
SPECIFIED HOURS & DAYS OF THE WEEK.

8. LAND AND SHORELINE USE

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.

THE SITE IS CURRENTLY MOSTLY VACANT,
WITH SOME LIMITED RESIDENTIAL & GARDENING
USE. SURROUNDING AREAS ARE RESIDENTIAL,
VACANT, OR LIGHT COMMERCIAL (OFFICE +
VETERINARIAN)

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?

SITE HAS NOT BEEN USED COMMERCIALY
FOR EITHER FARMLAND OR FOREST LAND.

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.

PROPOSAL INCLUDES A SMALL DEMONSTRATION
FARM. THE FARMING WILL BE ORGANIC, SO NO
TOXIC PESTICIDES, ALSO NO LARGE FARM
EQUIPMENT.

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EVALUATION FOR AGENCY USE ONLY

c. Describe any structures on the site.

CURRENTLY, THERE IS A HIGHLY ALTERED 1940'S HOUSE, 1992 ADU, A GARAGE, A SHED, AND A CHICKEN COOP ON THE PROPERTY, ALSO COLLAPSED REMAINS OF AN OLD BARN.

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

ALL OF THE EXISTING STRUCTURES WILL BE DEMOLISHED.

e. What is the current zoning classification of the site?

1 ACRE CI-MU; 6.1 ACRES R-11; 5.7 ACRES R-111

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

ON THE CURRENT COMPREHENSIVE PLAN MAP, THE R-11 PARCELS ARE DESIGNATED R-11. THE R-111 AND CI-MU PARCELS ARE DESIGNATED AS SUCH, BUT WITH AN OVER LAY CALLED "POTENTIAL PARK OR OPEN SPACE"

g. If applicable, what is the current Shoreline Master Program designation of the site?

N/A.

h. Has any part of the site been classified as an "critical area" by the city or the county? If so, specify.

THE ONLY MAPPED CRITICAL AREA ON THE SITE IS A "SLIGHT LANDSLIDE HAZARD" LOCATED ALONG THE EDGE OF DISCOVERY ROAD ACROSS FROM HAINES ST.

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

WE BELIEVE THAT APPROXIMATELY 350 PEOPLE WILL LIVE ON SITE WHEN BUILT OUT. SOME OF THOSE PEOPLE MAY ALSO WORK ON SITE. WE BELIEVE THAT APPROXIMATELY 60-70 PEOPLE MAY WORK ON SITE.

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EVALUATION
FOR AGENCY
USE ONLY

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

THERE ARE CURRENTLY 3 PEOPLE LIVING ON SITE.
ALL OF THEM HOPE TO BE ABLE TO RETURN TO THE SITE
AFTER DEVELOPMENT.

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

WE DO NOT FEEL THAT DISPLACEMENT IS
AN ISSUE FOR THIS PROJECT.

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

CHECKED COMPATIBILITY W/ PORT TOWNSEND
COMPREHENSIVE PLAN - SEE PROJECT
NARRATIVE.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

PROJECT OWNERS HAVE CONSULTED WITH
NEARBY "COLINWOOD FARMS" WITH REGARD
TO COMPATIBILITY AND POTENTIAL JOINT
EFFORTS.

9. HOUSING

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

PROJECT PLANS SHOW 148 HOUSING UNITS.
26
20 HOUSES 1800-2000 SF MIDDLE-INCOME
97 ADUS, COTTAGES, CONDOS, LIVE-WORK, APTS
95
600-1000 SF MIDDLE-INCOME
37 STUDIO APT + BOARDING HOUSE UNITS
30
400-500 SF LOW-INCOME.
45 ELDER APARTMENTS

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EVALUATION FOR AGENCY USE ONLY

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

ONE SINGLE-FAMILY HOUSE AND 1 ADU WILL BE ELIMINATED. (MIDDLE-INCOME)

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

THE PROPONENTS ARE HOPEFUL THAT THIS PROJECT WILL HAVE AN OVERALL VERY POSITIVE IMPACT ON HOUSING IN PORT TOWNSEND.

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

MAXIMUM BUILDING HEIGHT IN CI-MU ZONE IS 40'
MAXIMUM BUILDING HEIGHT IN R-111 ZONE IS 35'
MAXIMUM HEIGHT PROPOSED = 45' (AS ALLOWED IN CI-MU)
PRINCIPAL EXTERIOR MATERIALS: WOOD AND/OR HARD PLANK.
(FOR ELDER CARE BUILDING ONLY)

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

VIEWS OF THE SUBJECT PROPERTY FROM WEBSTER'S ADDITION, "F" STREET, AND MORGAN HILL WILL BE ALTERED BY DEVELOPMENT OF THE PROPERTY

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

CARE WILL BE TAKEN IN THE BUILDING DESIGN PHASE TO DESIGN BUILDINGS THAT ARE COMPATIBLE WITH THIS SEMI-RURAL CORNER OF PORT TOWNSEND.

11. LIGHT AND GLARE

a. What type of light or glare would the proposal produce? What time of the day would it mainly occur?

SINCE MANY OF THE BUILDINGS ARE ON AN EAST-FACING SLOPE, THERE COULD BE GLARE OFF WINDOWS IN THE MORNINGS.

Please print in ink or type each answer. Please do not write in area designated "Evaluation."

EVALUATION
FOR AGENCY
USE ONLY

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

GLARE FROM RESIDENTIAL WINDOWS COULD
POTENTIALLY AFFECT DOWNHILL DRIVERS ON "F" STREET
AT SPECIFIC MOMENTS.

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

LIKEWISE, WINDOWS ON THE WEST-FACING SLOPE
IN WEBSTER'S ADDITION COULD AFFECT THE PROJECT
SITE.

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

IF IT SEEMS TO BE A PROBLEM, SOLUTIONS SUCH
AS ADJUSTABLE EXTERIOR BLINDS WILL BE
CONSIDERED.

12. RECREATION

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

GOLF COURSE, WALKING + BIKING TRAILS
BIRD-WATCHING AT KAH-TAI LAGOON.

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

NO. THE PROJECT WILL ADD
WALKING + BIKING OPPORTUNITIES, ALSO
THE POTENTIAL FOR MUSIC + PERFORMANCE
AT THE NEW AMPHITHEATER.

Please print in ink or type each answer. Please do not write in area designated "Evaluation."

EVALUATION
FOR AGENCY
USE ONLY

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

THE PROJECT WILL ADD PEDESTRIAN + BIKE
ROUTES TO THE COMMUNITY, AND PROVIDE THE
OPPORTUNITY FOR OUTDOOR MUSIC AND PERFORMANCE
AT THE NEW AMPHITHEATER.

13. HISTORICAL AND CULTURAL PRESERVATION

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.

THERE IS A HOUSE ON THE SITE THAT WAS
BUILT IN 1940, HOWEVER IT HAS BEEN SUBSTANTIALLY
ALTERED OVER THE YEARS. SOME OUTBUILDINGS
MAY ALSO BE MORE THAN 45 YEARS OLD.

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.

NONE KNOWN AT THIS TIME.

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.

OWNERS HAVE CONSULTED WITH THE
JAMESTOWN S'KLALLAM TRIBE & JEFFERSON
COUNTY HISTORICAL SOCIETY REGARDING
HISTORICAL RESOURCES AT THE SITE.

Please print in ink or type each answer. Please do not write in area designated "Evaluation."

EVALUATION
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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.

CARE WILL BE TAKEN DURING ALL EXCAVATION
ACTIVITIES ON SITE TO WATCH FOR ARTIFACTS AND
CONSULT WITH AN ARCHEOLOGIST AS APPROPRIATE.

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

THE SITE IS BORDERED BY SAN JUAN AVENUE ON
THE EAST, AND DISCOVERY ROAD TO THE NORTH WEST,
ACCESS TO THE UPPER PART OF THE SITE IS FROM
DISCOVERY, AND TO THE LOWER PART FROM SAN JUAN.

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?

THERE IS A JEFFERSON TRANSIT ROUTE ON
SAN JUAN AVENUE ADJACENT TO THE SITE.

c. How many additional parking spaces would the completed project or non-project proposal have? 162

THE PROJECT PROPOSES ~~113~~ SPACES OFF-STREET,
AND ~~102~~ ¹⁰² NEW STREET PARKING SPACES.

How many spaces would the project or proposal eliminate? _____

NONE.

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).

THE PROJECT INCLUDES NEW STREETS INSIDE THE
PROJECT BOUNDARIES, WHICH WILL BE DEVELOPED
AND DEEDED TO THE CITY, AND IMPROVEMENTS
TO PARKING, SIDEWALKS, AND BIKE LANES ON
BOTH SAN JUAN AND DISCOVERY.

Please print in ink or type each answer. Please do not write in area designated "Evaluation."	EVALUATION FOR AGENCY USE ONLY
<p>e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</p> <p style="text-align: center;"><u>NO</u></p>	
<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?</p> <p style="text-align: center;"><u>SEE ATTACHED REPORT.</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.</p> <p style="text-align: center;"><u>MOVEMENT OF AGRICULTURAL PRODUCTS ON STREETS IN THE AREA IS MINIMAL AND INSIGNIFICANT. NO FOREST PRODUCTS.</u></p>	
<p>h. Proposed measures to reduce or control transportation impacts, if any:</p> <p style="text-align: center;"><u>SEE ATTACHED REPORT.</u></p>	
<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.</p> <p style="text-align: center;"><u>THE PROJECT WILL RESULT IN A MODEST INCREASE IN TOWN POPULATION, AND THEREFORE A SMALL INCREASE IN DEMAND ON PUBLIC SERVICES.</u></p>	

Please print in ink or type each answer. Please do not write in area designated "Evaluation."

EVALUATION
FOR AGENCY
USE ONLY

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

PROPERTY TAX REVENUES WILL
RISE SIGNIFICANTLY.

16. UTILITIES

a. Check which utilities are currently available at the site:

- Electricity Natural Gas Water Refuse Service
 Telephone Septic System Sanitary Sewer Other
 CABLE.

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.

WATER, SEWER TO BE PROVIDED BY CITY OF P.T.
POWER BY JEFFERSON PUD, COMMUNICATION INFRASTRUCTURE
BY CENTURY LINK + WAVE, REFUSE BY MURREY'S DISPOSAL
TRENCHING IN ADJACENT RIGHTS OF WAY WILL BE
C. SIGNATURE REQUIRED. AT TIMES.

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.

Signature: _____

Name of signee: _____

Position and agency/Organization: _____

Date Submitted: _____