



Grays Harbor County Department of Public Services
Planning and Building Division

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ENVIRONMENTAL CHECKLIST

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 unnecessary 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 governmental 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 nonproject 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.

A. BACKGROUND

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1. Project Title: Olympic Resort	
2. Applicant: Pac Equities Inc. in Receivership	
3. Address and Phone: c/o Peter McKittrick Farleigh Witt, Attorneys 121 SW Morrison Street, Suite 200 Portland, OR 97204	
4. Date checklist prepared: Revised July 31, 2007	
5. Agency requiring checklist: Grays Harbor County	
6. Proposed timing or schedule: Work on the site will begin as soon as all necessary permits are obtained.	

<p>7. Plans for future additions, expansion, or further activity. If yes, explain.</p> <p>No additions are anticipated at this time.</p>	
<p>8. List other environmental information you know about related to this proposal:</p> <ul style="list-style-type: none"> • A wetland delineation report has been prepared for the site by Grette Associates. This effort was completed in December 2004, March and April 2005. After consultation with the Department of Ecology a Revised Wetland Delineation report was published on July 17, 2007 • The WDFW Priority Habitats and Species database was queried and the information obtained on wildlife and habitat for this area is included in this document. • The Office of Archeology and Historic Preservation has been contacted regarding cultural resources on or near the site. The results of the query are attached in the section of the document titled Archeology. • Environmental Data Resources, Inc. was queried regarding potential site contamination. The information obtained is attached to this checklist. • Airports and Compatible Land Use Volume 1; Washington State Department of Transportation Aviation Division; 1999 • Land Use Encroachment – Technical Assistance; Washington State Department of Transportation Aviation Division; 1996 • Grays Harbor Fecal Coliform Total Maximum Daily Load Study; Washington State Department of Ecology, 2000 • Grays Harbor / Chehalis Watershed Fecal Coliform Bacteria Total Maximum Daily Load: Submittal Report; Washington State Department of Ecology; 2002 • The Chehalis/ Grays Harbor Watershed Dissolved Oxygen, Temperature and Fecal Coliform Bacteria TMDL: Detailed Implementation Plan; Washington State Department of Ecology; 2004 • Grays Harbor County Comprehensive Flood Hazard Management Plan; June 2001 	OFFICE USE ONLY
<p>9. List other pending applications or approvals:</p> <p>For this project, the following permits and approvals are expected to be needed:</p> <ul style="list-style-type: none"> • Preliminary Long Subdivision – with Planned Unit Development w/Rezone and Condition Use • National Pollution Discharge Elimination System Stormwater Permit • Shoreline Substantial Development with Conditional Use Permit • Flood Development Permit • Grading Permit • Building Permits • Hydraulic Project Approval • Forest Practices Permit <p>There are no pending applications or approvals for any other projects at the site.</p>	
<p>10. Give detailed description of proposal including off-site improvements, utility requirements, land and building dimensions, etc. (attach site plan):</p> <p>The proposal consists of a Mixed Use Planned Unit Development (PUD) as defined within the County’s Subdivision and Zoning Ordinances (Code 17.56.190) W/Rezone which allows for clustered density of mixed land uses that include commercial as well as various types of residential and recreational development. The PUD involves development of approximately 560 acres and is depicted on the attached conceptual site plan. For a full project description refer to the project introduction section of this application.</p> <p>Roads internal to the project will be constructed to standards as defined and approved through the PUD process, and will include a combination of publicly and privately maintained local access roads.</p> <p>The site will be served by public water supply and wastewater treatment facilities designed, constructed, and operated by the developer. The developer is currently working with the Grays Harbor County Utilities Division to explore the option of developing the wastewater treatment facilities in a manner and location that would ultimately be owned and operated by the County as a public facility and be available to other potential users in the area of the project.</p>	

<p>11. Location of proposal including section, township, range and parcel number.</p> <p>Sections 23 and 14, Township 18 N, Range 12W</p> <p>Latitude: 47 02'41" Longitude: 124 09' 30"</p> <p>Grays Harbor County Parcel Numbers: 181214330010, 181214330050, 181223120000, 181214440000, 181214410010, 181223220000, 18122321000, 181214140000</p>	
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B. ENVIRONMENTAL ELEMENTS

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<p>1. EARTH</p>	
<p>a. General description of the site (circle one): flat, <u>rolling</u>, hilly, steep slopes, mountainous, other.</p> <p>SR 109 passes through the site from east to west. To the north of SR 109, the topography is gently rolling hills. To the south of SR 109, there are gentle rolling hills sloping toward the estuary south of the site.</p>	
<p>b. What is the steepest slope on site (approximate percent slope)? 20%</p>	
<p>c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.</p> <p>Insight Geological performed a soils investigation of the entire site in April 2005. A copy of the soils report is included in the application.</p> <p>The dominant soil type at the proposed Olympic Resort development is Calawah silt loam, 1 – 8 percent slopes (21). The soil is deep and well drained, and formed on terraces composed of glacial outwash. The soil exhibits moderate permeability, slow runoff and a slight hazard of water erosion. The unit is suited to residential development but septic system absorption may be limited due to the moderate permeability. Temporary construction roads will likely be soft during periods of wet weather unless suitable surfacing is used.</p> <p>Ground water was encountered locally in exploratory test pits at depths between approximately 3 and 6 feet. Typically, ground water was encountered at the interface between a cemented red sand and gravel layer and the overlying silt loam.</p> <p>The cemented sand and gravel layer occurs more frequently in test pits excavated to the north of SR 109 at depths generally less than 5 feet. This cemented sand and gravel unit consists of fine to medium subrounded gravel with fine to coarse sand. The cementing agents appear to be iron and manganese. The unit is dense and often difficult to excavate with a backhoe.</p> <p>Orcas peat is mapped as occurring in the southern area of the proposed development. This soil is poorly drained and composed of peat formed by sphagnum moss and roots. The water table is high in this soil and these areas are poorly suited for structures. None of the exploratory test pits conducted encountered these soils</p>	
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.</p> <p>According to the geotechnical investigation of the project site performed by Insight Geologic, the soils are stable.</p>	

<p>e. Describe purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.</p> <p>This project includes a substantial amount of grading and filling to accommodate roadway alignments as well as utilities installations, building site foundations and contouring for the proposed golf course. It is planned that a majority of the excavated or graded materials will be used as the source for establishing roadway foundation, golf cart paths, golf hole fairways, and tee and green locations. However, it is anticipated that off site materials will be imported for structural and/or top soil fill as required to meet the agreed-upon road standards and specifications for the construction of the golf course. Imported fill will be brought in from a variety of local permitted sources that meet the specifications required for the specific application. Grade and fill quantities cannot be accurately estimated until such time as the preliminary plan is approved.</p>	
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Erosion could occur during construction. During construction, erosion will be minimized by construction timing and proper application of erosion controls consistent with the Department of Ecology's Stormwater Management Manual for Western Washington. A preliminary Stormwater Management Plan has been prepared and is part of the application materials.</p>	
<p>g. About what percent of the site will be covered with impervious surfaces after project construction (e.g., asphalt or buildings)? The PUD design will result in the development of approximately 150 acres of the total 542- acre site. The percent impervious surface area is anticipated to be approximately 20% of the developed area.</p>	
<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:</p> <p>Earth disturbance will be minimized by postponing clearing and grading of lots or development areas until just prior to construction of homes, structures, and other project elements.</p> <p>An erosion and sediment control plan will be submitted to Grays Harbor County for approval before construction begins. The plan will include a variety of erosion control BMPs to minimize earth impacts and to protect the natural environment, which is a fundamental element of project planning.</p> <p>Some of the BMPs that will be implemented as appropriate are:</p> <ul style="list-style-type: none"> • Construction entrances will be built during each division of construction. • Construction access ways will be covered with aggregate to reduce erosion from vehicle tires. • Silt fencing will be installed before construction begins in each division. Exposed soils will be stabilized by planting vegetation as soon as possible after construction. If vegetation cannot be installed immediately, tackifier, erosion control matting, or other stabilization methods may be used. • Rock check dams will be placed as needed in drainage ways to slow stormwater flow and trap sediment. • Stockpiled soils on site will be revegetated within 2 weeks of grading. 	
<p>2. AIR</p>	
<p>a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.</p> <p>Construction activities will produce dust and vehicle emissions. At full build out the increased vehicle traffic and related emissions may affect local air quality. There will be an overall increase in traffic generation as a result of the project.</p>	
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</p> <p>None are known.</p>	

<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any: Construction vehicles will be fitted with factory installed emission control devices. To reduce the potential for dust from vehicles constructed accesses to the building sites will be covered with aggregate and construction entrances per county standards installed. Dust will be reduced during construction by spraying water as necessary during dry weather conditions and planting disturbed areas with erosion control seed mix as soon as is practical. Material stockpiles will also be watered as needed to control windblown dust.</p>	
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<p>3. WATER</p>	
<p>a. Surface:</p>	
<p>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. Grays Harbor Estuary lies to the south of the project. The Estuary is connected to the Pacific Ocean. Development proposed is over 1100 feet from the ordinary high water mark of the estuary.</p> <p>The OHW mark appears on the Division Map – Sheet 1.</p>	
<p>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.</p> <p>No. See attached Plan Sheet. Distance from Ordinary High Water mark to closest development is at a distance of approximately 1,130 feet.</p>	
<p>3. Estimate 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.</p> <p>NA</p>	
<p>4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.</p> <p>Yes, stormwater will be collected, treated and retained on the site and released at pre-development rates to existing drainage ways on the property. Golf course grading will be designed to retain runoff to the degree possible, with golf course water features serving a dual role as storm retention structures.</p>	
<p>5. Does the proposal lie within a 100-year flood plain? If so, note location on the site plan. None of the proposed developed area falls within the flood plain, however a small portion of the southern most property does lie within the coastal flooding high hazard area. See Tsunami Inundation Map provided to the county from the DNR website.</p>	
<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>No. A wastewater treatment facility will be provided by the development. The proposed treatment system will be a package treatment plant designed to reclaim the wastewater so that the Class A reclaimed water can be used for irrigation of the golf course. Solids will be hauled off-site monthly by a contract hauler. As an option to a development treatment facility the project is also working with Grays Harbor County Utilities Division to consider development of an area- wide public treatment facility that could serve the project as well as the surrounding area. Either option would focus on reuse of the reclaimed water for irrigation.</p> <p>Solid waste will be collected and disposed of by Harbor Disposal Company, the current franchise operator for the area.</p>	
<p>b. Ground:</p>	

<p>1. Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.</p> <p>No groundwater will be withdrawn as a result of this proposal, however, Class reclaimed water from the proposed wastewater treatment facility will be used for irrigation.</p>	
<p>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (e.g., 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>No industrial waste streams are associated with this proposal. A domestic sewer collection and treatment system as previously described will serve the project. The proposed wastewater reuse system will reclaim the wastewater and use the treated effluent for irrigation on the golf course and open space areas. The development is planned for 504 residences (SFR/condo), 600 hotel rooms and 40 Motor Coach sites.</p>	
<p>c. Water Runoff (including storm water):</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.</p> <p>Stormwater runoff from all impervious surfaces including new roadways will be collected, treated and retained to achieve pre-development outfall rates to drainages in turn outfalling to the estuary by means of an approved drainage system designed for consistency with the Stormwater Management Manual for Western Washington. Individual stormwater retention ponds will be designed and incorporated as water features within the golf course complex.</p>	
<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>There is a potential for fuel and other petroleum products to enter ground or surface waters as a result of a spill or other unintended event and conveyed to ground or surface waters via stormwater flow.</p>	
<p>3. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p> <p>Construction contractors will be required to have Spill Prevention, Control and Countermeasures plans in place during construction. A Stormwater Pollution Prevention Plan will be developed for the PUD before construction begins. Stormwater controls will include biofiltration and wetpond treatment of runoff prior to discharge, consistent with Ecology's Stormwater Management Manual for Western Washington</p>	
<p>4. PLANTS</p>	
<p>a. Check or circle types of vegetation found on the site:</p> <p><input checked="" type="checkbox"/> deciduous tree: <input checked="" type="checkbox"/> alder, <input checked="" type="checkbox"/> maple, aspen, other _____</p> <p><input checked="" type="checkbox"/> evergreen tree: <input checked="" type="checkbox"/> fir, <input checked="" type="checkbox"/> cedar, pine, other <input checked="" type="checkbox"/> hemlock, spruce _____</p> <p><input checked="" type="checkbox"/> shrubs</p> <p><input checked="" type="checkbox"/> grass</p> <p><input type="checkbox"/> pasture</p> <p><input type="checkbox"/> crop or grain</p> <p><input checked="" type="checkbox"/> wet soil plants: cattail, <input checked="" type="checkbox"/> buttercup, bullrush, <input checked="" type="checkbox"/> skunk cabbage, other _____</p> <p><input type="checkbox"/> water plants: water lily, eel grass, milfoil, other _____</p> <p><input checked="" type="checkbox"/> other types of vegetation</p>	

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<p>b. What kind and amount of vegetation will be removed or altered? Native vegetation will be removed to allow for construction of roadways, various types of structures and the golf course complex. All wetlands will be preserved and wetland buffer averaging will be done to mitigate impacts to buffers. Currently large portions of the wetland buffer areas have been cleared, therefore, restoring native vegetative planting within the buffer areas will constitute mitigation and help preserve the wetland functions.</p>	
<p>c. List threatened or endangered species known to be on or near the site. None have been identified.</p>	
<p>d. Proposed landscaping, use of native plants, or measures to preserve or enhance vegetation on the site, if any: Disturbed areas will be replanted with native plants and compatible ornamental varieties to maintain a natural coastal environment. The community greenways will be maintained by the developer.</p>	
5. ANIMALS	
<p>a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site: birds: hawk, heron, eagle, songbirds, other _____ mammals: deer, bear, elk, beaver, other _____ fish: bass, salmon, trout, herring, shellfish, other _____</p>	
<p>b. List any threatened or endangered species known to be on or near the site. Bald eagles, mud minnow, peregrine falcons and reticulate sculpin have been identified within a 1 mile radius of the project. (See attached WDFW Priority Habitat and Species Database search information attached.)</p>	
<p>c. Is site part of a migration route? If so, explain. Yes it is part of the Pacific Flyway Corridor.</p>	
<p>d. Proposed measures to preserve or enhance wildlife, if any: Wildlife including a resident bear population will be preserved and protected to the extent possible by maintaining wetlands and their buffers as well as other areas of native vegetation within the PUD as wildlife corridors. Selective tree harvesting and adherence to the Forest Riparian Easement Program will result in vegetation/wildlife corridors throughout the development. Some of the previously cleared land will be enhanced with native planting to provide buffer averaging in areas where buffer is impacted.</p>	
6. ENERGY AND NATURAL RESOURCES	
<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 will be used for heating, manufacturing, etc. Electricity, oil, and wood heat are potential uses within the community. Propane may also be used as a heating source for some or all of the resort facilities. As an example to minimize use of electrical energy the water park facility will use propane as an alternate heating fuel. The propane vendor will be required to meet regulations and comply with UTC requirements for operation and maintenance.</p>	
<p>b. Would your project affect the potential use of solar energy on adjacent properties? If so, generally describe. No.</p>	
<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: Energy efficient building materials will be used for construction of all structures including hotels, residences, and commercial businesses.</p>	
7. ENVIRONMENTAL HEALTH	

<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>There is a risk of explosion or fuel spills during construction when there is heavy equipment on site. However it is not anticipated that fuel will be stored on site during construction. Once completed the developed areas will create an increased risk of fire. A small propane tank storage area is anticipated as part of the water park resort complex. To minimize potential fire and explosion risks, tanks will be well buffered from other developed areas and will be monitored and maintained pursuant to applicable regulations on a regular basis throughout the prescribed operational life of the facilities.</p>	
<p>1. Describe special emergency services that might be required.</p> <p>None are anticipated to be required.</p>	
<p>2. Proposed measures to reduce or control environmental health hazards, if any.</p> <p>Spill Prevention, Control and Countermeasures plans will be required for the contractors working on site. These plans will identify petroleum and chemicals used on site during construction, identify site constraints and environmentally sensitive areas, describe measures that will be taken to prevent, contain, and treat releases of petroleum or chemicals, and detail reporting procedures to alert responsible managers and legal authorities in the event of a spill.</p>	
<p>b. Noise</p>	
<p>1. What types of noise exist in the area which may affect your project (e.g., traffic, equipment operation, other)?</p> <p>There is existing noise from traffic on SR 109 and air traffic on the private airstrip, however, these facilities are not expected to have any significant effect on the project. The airstrip will have only occasional use and will not be significantly different than current frequency of use.</p>	
<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 (e.g., traffic, construction, operation, other)? Indicate what hours noise would come from the site.</p> <p>During construction there will be elevated noise levels from earthwork equipment and other machinery. Construction will be limited to daylight hours. Once the PUD is developed there will be increased noise associated with vehicular traffic to and from the site.</p>	
<p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>Motorized construction equipment will be properly fitted with mufflers to reduce engine noise. Following construction, noise impacts will be limited by maintaining as much natural vegetation as possible to act as a buffer.</p>	
<p>8. LAND AND SHORELINE USE</p>	
<p>a. What is the current use of site and adjacent properties?</p> <p>Currently there is nothing constructed on the site with the exception of 3 storage buildings and associated private air strip on the south side of SR109 and the building and tipping floor associated with the Grays Harbor County Transfer Station located to the north of SR109</p>	
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b. Has the site been used for agriculture? If so, describe. No it has not been used as agricultural land.	
c. Describe any structures on site. Three large warehouses are located at the west end of the airstrip. These have been used for storage and maintenance. The County Solid Waste Transfer Station consists of a covered tipping area and small office but has no water and/or sewer services.	
d. Will any structures be demolished? If so, what? The structures at the west end of the airstrip will be demolished. The County Transfer Station will be relocated off the project site to a location yet to be determined.	
e. What is the current zoning classification of the site?. Current zoning is General (G-5).	
f. What is the current comprehensive plan designation of the site? Recreational - Residential.	
g. If applicable, what is the current shoreline master program designation of the site? Conservancy designation.	
h. Has any part of the site been classified as an "environmentally sensitive" area? Yes, Grays Harbor Estuary and its associated wetlands are classified as critical area.	
i. Approximately how many people would reside or work in the completed project? It is anticipated that approximately 800 people would reside part-time or full-time in the completed project. It is anticipated that over 300 jobs would be created with the new PUD.	
j. Approximately how many people would the completed project displace? None.	
k. Proposed measures to avoid or reduce displacement impacts, if any: There will be no displacement impacts and no mitigation measures are proposed.	
l. Proposed measures to ensure proposal is compatible with existing and projected land uses and plans, if any: Projected land use for this area is designated R-3 Resort Residential and General Development by the County. The proposed development is consistent with these designations but will also introduce additional commercial facilities to the area. While none of the property within the project is currently designated for commercial uses, existing commercial uses of property immediately adjacent to the site are developed and operating.	
9. HOUSING	
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. At full build-out approximately 504 housing units are planned. These housing units will be a mix of primary and second homes for the owners. There will also be a 200-unit hotel conference center complex and a water park hotel complex with capacity for serving 400 guests.	
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None	
c. Proposed measures to reduce or control housing impacts, if any: The project will provide housing where none currently exists; therefore, no mitigation is proposed.	
10. AESTHETICS	

<p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?</p> <p>The highest structure will be the waterpark hotel with 4 stories, over 50 feet, located on the north side of SR 109. Dwelling units and commercial buildings will range in height from one to three stories. Exterior siding will be designed to blend with the architectural nature of the area.</p>	
<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>By establishing dwelling units along the golf course, the territorial views will open to most lots. Converting the forest land to development uses will alter views, primarily for the passing motorist.</p>	
<p>c. Proposed measures to reduce or control aesthetics impacts, if any:</p> <p>The aesthetic quality of the built and natural environment of the new resort is of the highest priority. The PUD will be designed and built to feel like a resort with Northwest architecture, and the building design will closely draw from the best traditions of the Northwest.</p> <p>Large evergreen trees on the site will be preserved to the greatest extent possible, and access and views of specific natural environments on the site will be enhanced. These include the wetland corridors. To the extent practicable, native plant species will be used to revegetate disturbed areas.</p> <p>Approximately 50 percent of the site will be open space.</p>	
11. LIGHT AND GLARE	
<p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur?</p> <p>Nighttime illumination along the main road may produce glare. Additionally, residences, new businesses, and increased traffic on SR109 will increase light and glare at night.</p>	
<p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>Ambient light at night may increase safety hazards.</p>	
<p>c. What existing off-site sources of light or glare may affect your proposal.</p> <p>The existing development at Hogan's Corner commercial center produces glare that may affect some of the residential section of the PUD.</p>	
<p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>Light from buildings and streetlights will be kept to a minimum but at safe levels for pedestrians and security purposes. Lighting will be designed so that light levels are lowest at the outer edges of the PUD, and higher near the commercial areas. Street and path lighting will be on low standards (12-24 feet high) with down light directing fixtures. It is expected that the developer will be responsible for maintaining the lighting systems.</p>	
12. RECREATION	
<p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>Informal recreational opportunity is limited to hiking, and biking. Other designated or more formal recreational opportunities are available in Ocean Shores, approximately 2 miles from the site.</p>	
<p>b. Would the proposed project displace any existing recreational uses? If so, describe.</p> <p>No</p>	
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<p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <p>The PUD will include walking trails, an 18-hole golf course and a resort water park. The hotels will enhance recreational opportunities by providing lodging for visitors.</p>	

13. HISTORIC AND CULTURAL PRESERVATION	
a. Are there any places or objects listed on, or proposed for, national, state or local preservation registers known to be on or next to the site? If so, generally describe. None have been identified in the immediate area.	
b. Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site. None are known to exist on the site.	
c. Proposed measures to reduce or control impacts, if any: If any artifacts or other indications of historic, archeological, scientific, or cultural importance are discovered during land clearing or construction, activity in the area of the find will immediately cease until it can be evaluated by a qualified archeologist and/or representatives of the Quinault Nation, depending on the artifacts found.	
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. SR 109 runs through the property. Two access points off the state route are being proposed (see site plan). A traffic impact analysis will be completed. Based on the analysis, standards for types and locations of intersections will be reviewed and approved by the State Department of Transportation, consistent with WSDOT's Highway Access Management Guidebook.	
b. Is site currently served by public transit? If not, what is the approximate distance to nearest transit stop? The Grays Harbor Transit Authority currently serves the Hogan's Corner area as well as the Ocean Shores community approximately 2 miles south of the site. As the PUD develops it is anticipated that a bus stop will be placed within the development near the commercial center of the site.	
c. How many parking spaces would the completed project have? How many would the project eliminate? The project will have 3000 parking spaces in parking lots and a parking structure. (See attached unit count.) No parking spaces will be eliminated by the project.	
d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). It is anticipated that improvements will be required on SR 109, including center turn lanes, medians and improved shoulders. Internal roadway standards will be as approved by the County. Internal road standards will vary based upon areas of the development served. A set of proposed standards will accompany the PUD plan submittal and will become an attachment to the checklist.	
e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. There is a private airstrip on the project site. It will remain an active private airstrip with only slight potential levels of increased use.	
f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. It is estimated that over 500 trips per day on average will be generated by the full build out of the project.	
g. Proposed measures to reduce or control transportation impacts, if any: Transportation impacts will be addressed within a Traffic Impact Analysis and related access negotiations with WSDOT. Transportation impacts will be reduced by the nature of the PUD. The PUD will be designed to limit vehicle use and encourage and facilitate pedestrian activity by those that live in and visit the community. Traffic on SR109 will be increased by the construction of the PUD and the developer will be responsible for, a proportionate share of improvements as will be defined by above mentioned processes..	

15. PUBLIC SERVICES	
<p>a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, generally describe.</p> <p>Fire protection, police protection, health care, schools, and public transit will be needed to support the PUD.</p> <p>Fire Protection for the area is provided by Fire District #7 Police protection for the area is provided by the Grays Harbor County Sheriff and Washington State Patrol. The project is within the North Beach School District. Health Care for the area is provided by the Grays Harbor County Health Department and Grays Harbor Community Hospital Public Transit for the area is provided by the Grays Harbor County Transit Authority</p>	
<p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>It is anticipated that the increased tax base created by the PUD will help offset impacts incurred by public facilities and services.</p>	
16. UTILITIES	
<p>a. Circle utilities available at the site: <input type="checkbox"/> electricity, <input type="checkbox"/> natural gas, <input type="checkbox"/> water, <input type="checkbox"/> refuse service, <input type="checkbox"/> telephone, <input type="checkbox"/> sanitary sewer, <input type="checkbox"/> septic system, other.</p> <p>Some of these services are not currently available at the site, however public water and sewer services are being negotiated with Grays Harbor County. The project will be dependant on receiving potable water supply from the County. Options for wastewater collection and treatment are still being evaluated but will either be provided by a package plant owned and operated by the project or a public facility constructed in part by the project for ultimate operation by the County. Propane service, if used, will be provided by a licensed propane supplier. The supplier will pursue permitting for the propane supply once locations and uses have been identified.</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 which might be needed.</p> <p>The developer is working with Grays Harbor County to provide water and potentially sewer service to the project. Stormwater utilities, water storage and distribution systems will be built as part of the project improvements, as well as wastewater treatment facilities Telephone (Century Tel) and electricity (Grays Harbor Public Utility District) and cable (Coast Communications) will be the service providers for the project site.</p>	

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____
Michael F. Daniels, Principal, Pacific International Engineering, PLLC, for Pac Equities in Receivership

Date Submitted: _____

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (do not 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.

	OFFICE USE ONLY
<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>Proposed measures to avoid or reduce such increases are:</p>	
<p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p>Proposed measures to protect or conserve plants, animals, fish, or marine life are:</p>	
<p>3. How would the proposal be likely to deplete energy or natural resources?</p> <p>Proposed measures to protect or conserve energy and natural resources are:</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>Proposed measures to protect such resources or to avoid or reduce impacts are:</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>Proposed measures to avoid or reduce shoreline and land use impacts are:</p>	
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</p> <p>Proposed measures to reduce or respond to such demand(s) are:</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>	