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OF OAK HARBOR
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CITY OF OAK HARBOR
Development Services Department

ENVIRONMENTAL CHECKLIST

CITY OF OAK HARBOR
865 SE Barrington Drive
Oak Harbor, Washington 98277
Phone: (360) 279-4510

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 information to help you and the City identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City 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 know, 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 City 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 City 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

1. Name of proposed project, if applicable:

   Oak Grove Addition – Lot C Development

2. Name of Applicant: Alpine Village, Inc.

3. Address 41 NE Midway Blvd. Ste. 101

   City Oak Harbor Phone No. 675-6800

   Contact Person: David Sherman DBA / Island Associates, LLC

4. Date checklist prepared: 10.03.2013

5. Agency requesting checklist: City of Oak Harbor

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

   Single Phase; 2013-2015

7. Do you have any plans for future additions, expansion, or future additions, expansion, or further activity related to or connected with this proposal: If yes, explain. **NO**

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

   Archaeological Investigation Report which no Historic Properties were found

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 at this time

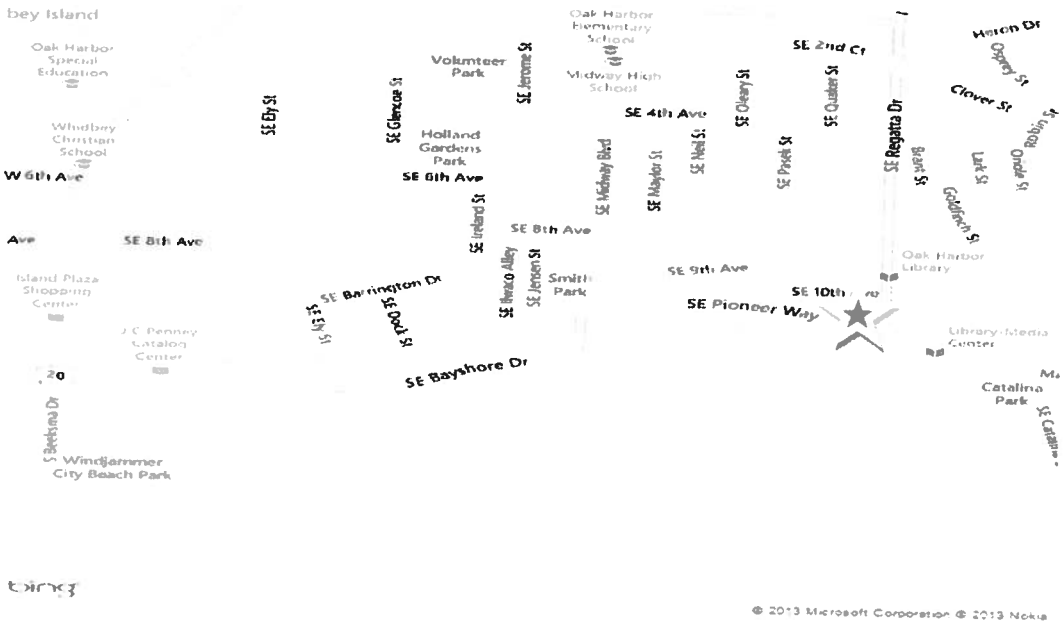
10. List any government approvals or permits that will be needed for your proposal, if known.

No government approvals or permits are known to be needed for this proposal.

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. **The Oak Grove Addition of Lot C, involves the construction and development of a duplex, multifamily housing structure of 4,000sqft or less. Also included are driveway, parking and appropriate landscaping with site appropriate species. Total acreage of this lot equals that of 0.16 acres or 6,834 square feet. We are looking to promote healthy development both economically and environmentally while taking into consideration the surrounding properties by maintaining a "match-too", or "as-good-as" or "better-than" development.**

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.

Sec.-SE, 38, Township-32N, Range-1E; 48.289475N / -122.636650 W. Heading south on SR20, Turn left (east) onto SE Pioneer Way. Continue on Pioneer Way heading East for approx. 1.2 miles. The project is on the left hand side, or North side, approx. 200' west of SE Regatta Drive and Pioneer Way. Our project is located next door to; West of, 1182 SE Pioneer Way



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EVALUATION FOR

AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other **Gentle Slopes**

b. What is the steepest slope on the site (Approximate percent slope)? **Approximately 5 percent slope**

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 prime farmland.

The distinct soil matrices consist of dark brown, silty sand, 20% gravels/pebbles, moderately compact, some carbon, moist. There is also a matrix characterized as local fill, made up of mixed soils similar to the above outlined.

d. Are there surface indications or history of unstable soils in the immediate vicinity: If so, describe. **Areas located near this property appear on the City of Oak Harbors Geologically Sensitive Areas, further sighting those lands as both moderate and high in potential liquefaction areas.**

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. **Answers Below;**

Land Clearing & Excavation:

Land Clearing: an estimated 0.16 acre area will be striped of sod/grass which may account for nearly 125 cy of material to be exported off site.

Excavation: An estimated .046 acre area (2000 sqft) will be excavated for the concrete foundation of the structure/duplex. This may account for nearly 111 cy, a percentage/portion "only" to be exported off site.

Road construction (driveway, driveway turn around and parking):

An estimated .049 acre (2120 sqft) will be excavated for new road base material and paved. The excavation may account for nearly 80 cy of spoils (expected to be spread out on site/landscape areas. The driveway, driveway turn around, and parking will be built by adding fill material consisting of either select or gravel borrow (exact material to be determined). These new areas will be paved.

Utilities: An estimated linear footage amount of 275' may be excavated, trenched or otherwise dug for the sole purpose of placing utility's (natural gas, phone, TV, electrical, water, sewer, and storm drains. Neither the import, nor the export of these materials will individually exceed 100 cy. It is expected that the spoils from this work may be used on site for landscaping or backfill acceptably. These areas will be filled with material consisting of either select or gravel borrow (exact material to be determined).

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f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **As a precaution to minimize impacts to areas in and adjacent to the project area, the following BMP's (or functional equivalent) may be considered during construction: silt fences, stabilized construction entrances, check dames, temporary seeding, and high visibility fencing.**

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

Approximately 75%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **SEE answer for "f." above**

2. AIR

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.

Emissions may include those associated with typical construction and land grading activity. Construction equipment may include excavators, bulldozers, dump trucks, back hoes, concrete trucks, lumber trucks, site vehicles, paving machines, vibratory rollers. As for when project is completed, nothing more than what may result from a multi-family home.....

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **NO**

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c. Proposed measures to reduce or control emissions or other impacts to air, if any: **Limit idling equipment when not being used, stabilization of disturbed soils and installing of BMP's as specific weather conditions require**

3. WATER

a. Surface:

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 on a site map of the project indicating all water bodies which are on the site, including lakes, streams, drainages, and areas that are known to be or thought to be wetlands. If appropriate, state what stream or river it flows into.

No surface water body is on the immediate site. Oak Harbor Bay is located approximately 200' to the South, of the South, property Line.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach a site map of the project indicating all water bodies which are on the site, including lakes, streams, drainages, and areas that are known to be or thought to be wetlands. **The majority of our work is expected to occur at a greater distance than 200' from the OHW level of the water body "Oak Harbor Bay". Our Project is separated from Aquatic Environments by a fully developed, City two lane road, otherwise referred to as Pioneer Way.**

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill materials. **No fill or dredge material would be placed in or removed from these areas of "Water Body"**

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

NO

5) Does the proposal lie within a 100-year flood-plain? If so, note 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. **No waste materials will be discharged to surface waters.**

b. Ground:

1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. **No groundwater will be withdrawn or discharged to groundwater. Domestic water will be provided by the City utility service.**

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Ni discharge will occur on this project, in this manner. See answer given above in Ground: 1).

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c. Water Runoff (including storm water):

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. **Water source of runoff consists of general site storm water, i.e., water shed from roof of structure, water shed from impervious surfaces like paving. These waters will be collected by previously installed storm water collection system is part of a currently improved condominium development. The part of this system that is on our property and will be tied into generally consists of; 1 catch basins which flow to a manhole located at the south end of our site, which then flows to the City developed storm line located on Pioneer Way. This City developed storm line flows into a (12") pipe that runs under and across the street Pioneer Way further heading south into the Oak Harbor Bay.**

2) Could waste materials enter ground or surface waters? If so, generally describe. **No. It is expected that "waste materials", as described above in b. Ground: 2), would enter ground or surface waters beyond that which is reasonably considered.**

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: **Proposed measures to reduce or control surface, ground, and runoff water impacts include but not limited to; using proper and industry standards in means and methods for general construction processes. These methods may include; proper trenching bedding and backfill for all piping installations, grading driveways and properly placing proper road base materials with proper compaction and laying pavement with proper slopes. Installing proper vegetation buffers around perimeter of project further cleaning and buffering any water shed by high yield rains or project infrastructure breakage of materials leaving the site.**

4. PLANTS:

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

_____deciduous tree: alder, maple, aspen, other
_____evergreen tree: fir, cedar, pine, other

******* shrubs
******* grass
_____pasture
_____crop or grain
_____wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
_____other types of vegetation

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

Approximately 100 cy of sod, "mowed field grass" may be removed from the site.

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

None known at this time

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **A finished landscaping plan has not been developed at this time. Expectations are to meet the quality and standards set by the City of Oak Harbor, and otherwise use site appropriate species.**

5. ANIMALS

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:

*******hawk, heron, eagle, songbirds, other
_____deer, bear, elk, beaver, other
*******bass, salmon, trout, herring, shellfish, other

b. List any threatened or endangered species known to be on or near the site. **Eagles have been observed in the vicinity of the site. All animals marked above in item a., have been observed in the vicinity of the site, generally in and around Oak Harbor Bay and the City of Oak Harbor. These animals have not been observed on this site.**

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

NO

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

None Proposed

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 will be used for heating, manufacturing, etc.

Both electric and natural gas will be used for the projects energy needs.

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: **It is represented that our project may using building methods that meet or exceed modern energy and building codes currently established. Some methods range from low energy consumption to good thermal comfort to clean indoor air quality means. In particular, quality windows, doors, siding and roofing. Also, high quality appliances, heating systems and water heaters and quality of building envelope, insulation and floor to floor, floor to ceiling, and floor to roof and wall, and wall to wall energy conservation practices.**

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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 environmental health hazards will be created as a result of this proposal.

1) Describe special emergency services that might be required.

Those normally found with-in a standard municipality

2) Proposed measures to reduce or control environmental health hazards, if any: **Measures that would otherwise be considered standard construction means and methods for the State of Washington.**

b. Noise:

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

None being stated. Although traffic, boating and flight are in and around the immediate area, it is not construed as noises that affect our project.

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 noise levels will likely increase due to typical construction activity. Hours of work may consist of those hours allowed by local ordinances.**

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

None Proposed

8. LAND AND SHORELINE USE

a) What is the current use of the site and adjacent properties?

The adjacent properties consist of multi-family, condominiums, single family homes, and some vacant land. The majority of the property is either developed or non-irrigated grass

b. Has the site been used for agriculture? If so, describe.

No

c. Describe any structures on the site. **There are no above ground structures, i.e., no parking lots, buildings, storage tanks, debris, concrete foundations, culverts, or roadways (gravel or asphalt), bridges, docks or piers. The structures known to exist are those utilities previously installed, i.e., 8" storm drain line connecting two catch basins running North and South, at the East side of the property. This line the runs at a Southwesterly direction to a single manhole which then connects to the city storm line, on pioneer way, at the southwest corner of the property.**

d. Will any structures be demolished? If so, what? **No**

e. What is the current zoning classification of the site? **R-4 Multi-Family Residential**

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f. What is the current comprehensive plan designation of the site? **High Density Residential**

g. If applicable, what is the current shoreline master program designation of the site? **Under the existing Shoreline Master Program, our project falls under the "Urban" designation. Once the new program is adopted, our project will fall under the "Urban Mixed Use" designation. The new program is not adopted at this time.**

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. **Areas located near this property appear on the City of Oak Harbors Geologically Sensitive Areas, further sighting those lands as both moderate and high in potential liquefaction areas.**

i. Approximately how many people would reside or work in the completed project? **Approximately 4-10 people may reside with-in this completed project, although it may otherwise be defined as how many people "could" reside or work from two dwelling units similar to two apartments, condo's or small homes.**

j. Approximately how many people would the completed project displace? **No people would be displaced due to this project**

k. Proposed measures to avoid or reduce displacement impacts, if any: **N/A**

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Continually work and coincide with municipality, regulations, permits and communication. Further direct the look and function by designing the façade and materials, landscaping areas, parking areas among other aspects of the site, including to, but not limited to, the City's Design Regulations and Guidelines.**

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9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **Two dwelling units will be provided with the completion of this project. Middle income housing**

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: **Immediate proposed measures to reduce or control housing impacts are to follow the City's Design Regulations and Guidelines.**

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? **Approximately 38' height. James Hardie siding and wood trim.**

b. What views in the immediate vicinity would be altered or obstructed? **No views in the immediate vicinity would be altered or obstructed in order to facilitate this project.**

c. Proposed measures to reduce or control aesthetic impacts, if any: **Proposed measures to reduce or control aesthetic impacts consist generally of following the City of Oak Harbors Design Regulations and Guidelines design standards**

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11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Light and glare from this proposal may consist only of that which may occur similar to the housing adjacent to this project, or that which may occur from standard multi-family housing porch lights, interior house lights and those lights from the vehicles coming and going to and from this housing**

b. Could light or glare from the finished project be a safety hazard or interfere with views? **No. See answer given for item a. above.**

c. What existing off-site sources of light or glare may affect your proposal? **There are no off-site sources of light or glare known that may affect our proposal.**

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

Proposed measures to reduce or control light and glare impacts may include blinds or curtains in windows, and designing building to be perpendicular to roadways, further limiting direct lights from passing cars. In addition, lights on exterior of the building may limit high wattage bulbs or bulbs referred to as "Flood Lights", and taking care in placement of other landscaping lights or exterior building body lighting.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity? **Recreational opportunities include, a community college, public library, marina, city beach and playground, kayaking, boating, parks, shopping, coffee houses, food shopping and restaurants, community transit stops, schools and other recreational opportunities consistent with a standard city improved area.**

b. Would the proposed project displace any existing recreational uses? If so, describe. **No. This project would not displace any existing recreational uses.**

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c) Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **Recreation opportunities will not be immediately provided as new use, but rather new users. Specifically bring people to the existing recreational opportunities already provided by the City and surrounding areas. Additionally, buyers income and taxes will help contribute to the municipal amenities, fire, police utilities, libraries and schools, etc.**

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. **No**

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. **The southern Northwest Coast Salish peoples traditionally inhabited the project area prior to European settlement. A host of small bands of Salish Indians inhabited the country surrounding Puget Sound, its islands, and the valleys of its tributary streets, as well as the shores immediately north of the sound. Historic Residential Structures can be found with-in .2 miles. Additionally, Pre Contact and Historic Components, Pre Contact Camp, Pre Contact Shell Midden have been recorded with-in 0.4 – 0.7 Miles from this site.**

c. Proposed measures to reduce or control impacts, if any: **Performance of an Archaeological Investigation and taking the recommendations from that investigation. If required, an Unanticipated Discovery Protocol (UDP) and formal training for the construction crew may be implemented.**

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.

An existing entrance off of Pioneer Way currently being used for the existing condominiums adjacent to this property is one access expected to be used. In addition, an existing entrance off of Regatta Drive located to the East of this project may also be used to access the back side, or North side of this project.

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b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **Yes. This site is served by public transit, at approximately 100 yards close.**

c. How many parking spaces would the completed project have? How many would the project eliminate? **There will be between 3 and 4 parking spaces when this project is completed. This project will eliminate zero parking spaces when completed.**

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). **No improvements to the existing roads or streets will be done as part of this project.**

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

No

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Generally no more vehicular trips per day will be generated from this project, than those trips generated from a typical two dwelling unit project.

g. Proposed measures to reduce or control transportation impacts, if any:

A specific measure to reduce or control transportation impacts, is to design this project with two, separate entrances. This will help split the vehicular traffic between two separate streets, One being Pioneer way, and the second being Regatta Drive.

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15. PUBLIC SERVICES

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. **It is not believed that this project will result in an increased need for public services.**

b. Proposed measures to reduce or control direct impacts on public services, if any. **No proposed measures are being submitted to reduce or control direct impacts on public services.**

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Services provided by City of Oak Harbor; Water: water is available in Pioneer Way. **Sewer:** sewer is available in Pioneer Way. **Services provided by Puget sound Energy: Power;** power service. **Service provided by Frontier: Phone;** phone service. **Service provided by Comcast Cable: T.V.;** television service. **Service provided by Cascade Natural Gas: Gas;** natural gas service.

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.

I declare under penalty of the perjury laws that the information I have provided on this form/application is true, correct and complete.

Signature: _____

Date Submitted: 10.04.2013