

CITY OF OAK HARBOR
Development Services Department

SEP 23 2014

RECEIVED

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:
Marin Woods PRD

2. Name of Applicant: Landed Gentry Development, Inc.

3. Address 504 E. Fairhaven Ave

City Burlington, WA Phone No. 360-755-9021

Contact Person: Kendall Gentry 360-661-3812

4. Date checklist prepared: SEPT 22, 2014

5. Agency requesting checklist: CITY of Oak Harbor

6. Proposed timing or schedule (including phasing, if applicable):
Plat Construction Late Spring - Early Summer
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.
Storm Drainage Report

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:
No

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

Preliminary & Final Plat approval from the City of Dale Harbor

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. 43 Lot Residential subdivision to include

grading, installation of utilities, road construction

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.

Site Address: 11292 Swantown Ave, Dale Harbor, WA 98277

Tax Parcel # R13204-459-4200

Located on the NE 1/4, NE 1/4, Sec 4, Twp 32 N, Rge 1 E W M

Complete plan set/accompanies this check list.
Reports

TO BE COMPLETED BY APPLICANT

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 approximately 95' of

grade change across the 10.6 acres / 1300 LF+

b. What is the steepest slope on the site (Approximate percent slope)? 15%

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.

Mostly glacial till

d. Are there surface indications or history of unstable soils in the immediate vicinity: If so, describe. None known

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. Roads will

be constructed with ^{of site} which is pit run
& processed gravels, otherwise attempts will
be made to balance the on site cuts/fills.

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EVALUATION FOR AGENCY USE ONLY

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Yes, without temporary

erosion control measures installed. Applicant
propose to use best management practices. (BMP)

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

45% /

Roadways	92,700 SF	}	206,200 / 461,736 SF
Driveways	27,700 ✓		
Roofs	85,800 -		

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: See Storm Drainage Analysis Report

Storm water will be collected, run through
bio-retention system prior to discharge to
the existing exit ditch.

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.

During Construction: Equipment exhaust & dust
Dust control measures will be employed

After Construction: New home heating system exhaust

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None Known

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c. Proposed measures to reduce or control emissions or other impacts to air, if any: Dust emissions will be controlled by dampening the open soils to minimize dust.

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

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. N/A

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. N/A

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

Not Applicable

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

b. Ground:

1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. No ground water withdrawn or

discharged to groundwater. The existing well will be formally decommissioned

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.

Sanitary Sewer will serve the site, so no sewage drainfield will be installed. The existing septic system serving the existing house will be demolished along with the removal of the existing house.

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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. See "Conceptual Storm Water Analysis"

for the subject project. Source of runoff
Roadways, driveways & Roofs that is collected
treated & discharged to the existing exit ditch

2) Could waste materials enter ground or surface waters? If so, generally describe. No

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: Use BMP's per

DCR Manual.

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?

As part of the project a City of Oke Harbor ordinance 15% of site must be left or replanted as native vegetated areas. This application applies.

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

None known

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

graphically displayed on the attached landscape plans.

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. None known

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

Not Known

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

A central park with most of the existing forest canopy is planned to be retained.

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.

PSE & Cascade Natural gas will be provided to each new lot for domestic residential use.

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

a favorable way & much of the forested site will be cleared opening areas adjacent to more sunlight.

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: The new homes will

be built to the current energy codes

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.

None known

1) Describe special emergency services that might be required.

Typical emergency services to serve a residential neighborhood, fire / EMed Svc.

2) Proposed measures to reduce or control environmental health hazards, if any: None

b. Noise:

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

Very little as the site is surrounded on 3 sides by existing homes & a golf course on the 4th side.

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. Construction noise during plat &

home construction, short term during city authorized hours. Long term, some additional traffic.

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

Work during city authorized hours.

8. LAND AND SHORELINE USE

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

Currently the site is a forested vacant site
Residential uses on 3 side & golf
course on the 4th side.

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

No

c. Describe any structures on the site. One existing

residence that is proposed to be
moved off site or demolished.

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

The existing house moved or demolished.

e. What is the current zoning classification of the site? R-1

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

Residential

g. If applicable, what is the current shoreline master program designation of the site? NOT Applicable

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. No

i. Approximately how many people would reside or work in the completed project? 43 homes @ 3 per household =

129 +/-

j. Approximately how many people would the completed project displace? The existing 2 residents who

are also the sellers.

k. Proposed measures to avoid or reduce displacement impacts, if any: None

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

overlay assures a more planned neighborhood
planned to be built out by the applicant

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9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 43 homes for

middle income families

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low income housing. 1 unit

eliminated

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

This project enhances the housing
choices in the city of Oak Harbor

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? 35' Proposed to be within

the residential building code envelope.

b. What views in the immediate vicinity would be altered or obstructed? By removing many of the trees

Some neighboring views could be enhanced
Site slopes westerly overlooking Golf Course.

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

It will be a planned community by
one builder intended to enhance the surrounding
neighborhood.

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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? Street lights +

residential home lighting

b. Could light or glare from the finished project be a safety hazard or interfere with views? Not Likely

c. What existing off-site sources of light or glare may affect your proposal? None Known

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

None

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity? Whidbey Golf & CC across the Street

City parks + the onsite 1+ acre park

b. Would the proposed project displace any existing recreational uses? If so, describe. No

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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: On site park & pedestrian

connections, sidewalks.

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. None Known

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

None

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 main entrance will be off of Sweetfern
Ave but SW Putnam Dr & SW Robertson Dr.
will connect to the east side of the plat

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b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? Not Known

c. How many parking spaces would the completed project have? How many would the project eliminate? Each lot will

have a minimum of 2 off-street parking spots. Many of the homes will have 3 car garages

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). Yes -

a new public street system will be built to serve the new lots.

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.

See attached traffic impact analysis (TIA) 42 PM
Peak Hour Trips.

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

Pay traffic mitigation fees & comply with the recommendations of the TIA.

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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. Yes as is typical of a median income residential neighborhood.

b. Proposed measures to reduce or control direct impacts on public services, if any. Participate in the current impact fee structure at the city.

16. UTILITIES

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

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.

Sanitary Sewer & Water, City of Oak Harbor
PSE - Electric Service
Cascade Natural Gas
Frontier & Comcast - Telephone & Cable TV

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: [Handwritten Signature]
Date Submitted: 9/22/14