RECEIVED
AUG 25 2015
CITY OF OAK HARBOR
Development Services Department

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

Instructions for Lead Agencies:
Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [help]

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [help]

1. Name of proposed project, if applicable: [help]All in 1 Storage Addition

2. Name of applicant: [help] Jordan Berry

3. Address and phone number of applicant and contact person: [help]
   Applicant: Jordan Berry, 12800 Marine Dr, Anacortes, WA 98221
   Contact: Doug Slager, Harmsen, Inc, 840 SE 8th Ave, #102, Oak Harbor, WA 98277
4. Date checklist prepared: [help] June 16, 2015

5. Agency requesting checklist: [help] City of Oak Harbor

6. Proposed timing or schedule (including phasing, if applicable): [help] Summer & Fall of 2015

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help] Not in immediate plans but may add storage facilities in the future

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help] None known

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. [help] No

10. List any government approvals or permits that will be needed for your proposal, if known. [help] Site Plan Application Approval and Building Permits

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help] Construct 3 storage buildings, each 7200± Square Feet (total of 21,600 SF) on a site currently being used for boat and trailer parking/storage. Site is already graded and gravelled - it will be paved when the storage units are constructed.

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. [help] 583 Ault Field Road, Oak Harbor, WA 98277, Parcel #R13326-506-2800 in the NE 1/4 of Section 26, Township 33 North, Range 1 East, W.M.

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth [help]

a. General description of the site: [help]

(circle one): (Flat), rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? [help] Approximately 1.5%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help] Hoypus gravelly loamy sand

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help] No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help] The site is basically to grade already although slight modifications are expected prior to paving & construction. Approximately 3000cy of soil will me moved with in a active work area of approximately 1.1 Acres, the parent lot is approximately 6.9ac. This site shares a propertyline and access with a sand and gravel pit.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help] Little to no erosion is expected as the site is flat and the stormwater collectionsystem is in place on and around the site.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help] Total impervious, including existing gravel, will be ±84% of the site.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help] An APPROVED Island County Regional Storm Water Collection System is in place serving multiple properties in the area (Island County #CGP 170/05). The City of Oak Harbor and Mr. W.L. Massey's engineer are currently working together to verify the collection system is funtioning as designed.

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help] During construction normal construction equipment and vehicle exhast emissions can be expected. After storage facilities are

complete there will be some vehicle emissions from vehicles moving items in & out of storage.

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

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]
None are expected

3. **Water** [help]

a. Surface Water:

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. [help]
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 available plans. [help] No

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 material. [help] None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help] Stormwater will be collected and transported to an existing detention/treatment facility via storm structures and tightlines per approved grading plans.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help] 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. [help] None known

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help] No.

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. [help] There is no

dsichage of materials into the ground. The storage facilities will not require a sewage disposal system.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [help] Stormwater will be collected and transported to an existing detention/treatment facility via storm structures and tightlines per approved grading plans.

2) Could waste materials enter ground or surface waters? If so, generally describe. [help] None known

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [help] No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [help] See B.3.a.4 and B.3.c.1 above.

4. **Plants** [help]

a. Check the types of vegetation found on the site: [help]

____deciduous tree: alder, maple, aspen, other
____evergreen tree: fir, cedar, pine, other
__x__shrubs
__x__grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [help] None

c. List threatened and endangered species known to be on or near the site. [help] None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help] Border Landscaping is in place; existing small lawn area will not be disturbed, street trees will be added.

e. List all noxious weeds and invasive species known to be on or near the site. [help] None known

5. **Animals** [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [help]

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. [help] None

c. Is the site part of a migration route? If so, explain. [help] This site is part of the packcif flyway, as is most of Whidbey Island

d. Proposed measures to preserve or enhance wildlife, if any: [help] None

e. List any invasive animal species known to be on or near the site. [help] Not known

6. **Energy and Natural Resources** [help]

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. [help] Storage units will have interior lights and exterior lights that will be pointed downward; none of the units planned will have heating.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help] 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: [help] Use of low energy lighting and compliance with Washington State Energy Code.

7. **Environmental Health** [help]

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. [help] None experienced, observed, or known.

1) Describe any known or possible contamination at the site from present or past uses. [help] None known

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [help] None known

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [help] None known

4) Describe special emergency services that might be required. [help] Area is protected by City & County emergency services

5) Proposed measures to reduce or control environmental health hazards, if any: [help] Project will comply with all codes & agencies having jurisdiction

b. Noise [help]

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help] No existing noises will affect this 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. [help] There will be some noise during construction from grading, paving, and building erection equipment. Noises after construction will be from infrequent, lov volume traffic.

3) Proposed measures to reduce or control noise impacts, if any: [help] Construction will take place during normal working hours and will comply with existing noise ordinances

8. **Land and Shoreline Use** [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help] This is continued development within a Planned Industrial Park, consistent with existing use and per previous site plans. Site is currently being used for open storage which will be changed to enclosed mini-storage facilities; this use is compatible with existing zoning and surrounding uses.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help] Not known and no evidence that it was used for farming.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [help] No

c. Describe any structures on the site. [help] The area of proposed construction has no structures other than existing fences and stormwater facilities. All site structures beyond the work area are to remain undisturbed.

d. Will any structures be demolished? If so, what? [help] No

e. What is the current zoning classification of the site? [help] Planned Industrial Park

f. What is the current comprehensive plan designation of the site? [help] Planned Industrial Park

g. If applicable, what is the current shoreline master program designation of the site? [help] Not known

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help] Not known

i. Approximately how many people would reside or work in the completed project? [help] No change to the existing work force is expected.

j. Approximately how many people would the completed project displace? [help] None

k. Proposed measures to avoid or reduce displacement impacts, if any: [help] None required

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help] Applicant will comply with City of Oak Harbor comprehensive plans & codes.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [help] None

9. **Housing** [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help] None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help] None

c. Proposed measures to reduce or control housing impacts, if any: [help] None

10. **Aesthetics** [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help] 24 feet at highest point; buildings will be metal studs and exterior siding on concrete slabs

b. What views in the immediate vicinity would be altered or obstructed? [help] None

c. Proposed measures to reduce or control aesthetic impacts, if any: [help] Perimter screening and landscaping exists, nothing additional is anticipated.

11. **Light and Glare** [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help] Exterior lighting will be directed downward and will typically be on from dusk to dawn. Perimter screening also reduce glare and light noise.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help] Not likely

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

d. Proposed measures to reduce or control light and glare impacts, if any: [help] Only enough light to maintain security is planned, perimeter screening also exists.

12. **Recreation** [help]

a. What designated and informal recreational opportunities are in the immediate vicinity? [help] A softball field is located approximately 1 mile west of the site.

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

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help] None

13. **Historic and cultural preservation** [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help] No

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help] None known

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help] This sight is an active surface mine and industrial park. No impacts are known, additionally, proposed work is primarily above grade.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [help] No resources are known or expected to be disturbed, no mitigation measures are proposed.

14. **Transportation** [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help] Ault Field Road provides access; Halyard Lane provides emergency access as well (shown on site plan)

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help] The site is within 1/2 mile of Island Transit Routes #12 but is not served directly at this time

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help] None

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help] None

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help] No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation

models were used to make these estimates? [help] It is expected that this project will add less than 10 peak hour trips at the affected intersections.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [help] No

h. Proposed measures to reduce or control transportation impacts, if any: [help] None

15. **Public Services** [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help] The possibility exists that emergency services might be needed; the facility is intended to provide storage for existing residents in the area so it should not result in an increased need.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help] Surveillance cameras are installed and may be increased; hydrants and emergency access points will be provided as required by the City of Oak Harbor.

16. **Utilities** [help]

a. Circle utilities currently available at the site: [help]
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. [help] Stormwater CB's and underground conveyance pipes; electrical service to units will be underground.

C. Signature [help]

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: _____

Name of signee Doug Slager, PLS

Position and Agency/Organization Harmsen, Inc

Date Submitted: _____

Digitally signed by Douglas R. Slager
DN: cn=Douglas R. Slager, c=US, o=Harmsen, Inc., email=DougS@Harmseninc.com
Date: 2015.08.25 13:06:12 -07'00'

D. supplemental sheet for nonproject actions [help]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

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.

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?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

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?

Proposed measures to protect such resources or to avoid or reduce impacts are:

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?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.