

## SEPA ENVIRONMENTAL CHECKLIST

**CITY OF OAK HARBOR**  
865 SE BARRINGTON  
DRIVE OAK HARBOR, WA  
98277

**RECEIVED**  
FEB 01 2016  
CITY OF OAK HARBOR  
Development Services Department

### **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:**

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 non-project proposals:**

For non-project 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 geographical 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**

1. Name of proposed project, if applicable:

**Marin Woods PRD**

2. Name of applicant:

**George F Marin Trust**

**[1] Christine R. Marin, Executor; 801-322-3440**

**[2] F R Rick Duran, Development Manager; 847-274-1866 (designated contact)**

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

**[1] Christine R Marin 245 Vine ST APT 301, Salt Lake City, UT 84103-1949**

**[2] F R Rick Duran, 342 Forest ST STE 300 Winnetka , IL 60093-3820**

4. Date checklist prepared:

**Originally 06 November 2015**

**Revised 31 January 2016**

5. Agency requesting checklist:

**City of Oak Harbor**

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

**Plat construction Early Spring 2016**

7. Do you have any plans for 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.

**Applicant is property landowner - No**

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

**Preliminary and Final Plat Approval from City of Oak 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. (Lead agencies may modify this form to include additional specific information on project description.)

**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:**

**1292 Swantown Road,**

**("Road" per previous title, now more precisely "SW Swantown Avenue")**

**Oak Harbor, WA 98277**

**Tax Parcel: R13204-459-4200**

**Located on the NE ¼, NE ¼, Sec 4, Twp 32 N, Range 1**

**E WM**

**Complete plan set and reports accompanies this checklist, including referenced below:**

- 1. Storm water report (with defined drainage area)**
- 2. Site Plan (with site location map)**
- 3. Landscape Plan**
- 4. Traffic Impact Study**

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

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

**Approximate 95 feet of grade change across the 10.6 acres over 1,300 linear feet.**

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

**15 % (average 7.3 %)**

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.

**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, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

**Initial estimate of cut is approximately 10,220 CY;**

**Initial estimate of fill is approximately 15,800 CY;**

**Revisions will attempt to balance the onsite cuts and fills.**

**Roads to be constructed with Whidbey Island pit run, processed gravels.**

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

**Yes, normal to this type of construction, Applicant proposes the use of appropriate erosion management practices.**

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

**Approximately 45 %**

**Roadways 92,700 SF,**

**Driveways 27,700 SF,**

**Roofs 85,800 SF**

**= 206,200 SF / 461,736 SF = 44.66 %**

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

**The site is collectively engineered to reduce and control erosion between building sites and throughout the complete site.**

**See storm drainage analysis report. Storm water will be collected, run through bio-retention system prior to discharge to existing exit ditch.**

## 2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

**During construction - equipment exhaust and construction dust**

**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.**

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 during construction, and plantings after construction.**

### 3. Water

#### 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.

**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.

**Not applicable**

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.

**Not applicable**

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 floodplain? 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**

### 3. Water, continued

#### 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.

**No ground water withdrawn from a well.**

**And no water discharged to groundwater.**

**The single 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, therefore no sewage drainfield will be installed. The single existing drainfield serving the existing house will be decommissioned and the existing house and new homes connected to municipal sewer system.**

### 3. Water, continued

#### 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.

**Source of runoff will be roadways, driveways and roofs and residential yards.  
Sources will be collected, processed and discharged to existing site exit ditch.  
See Conceptual Storm Water Analysis for the subject project.**

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

**No**

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

**No**

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

**Project follows best management practices per published State guidelines.**

#### 4. Plants

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

- X **deciduous tree: 2.7 % of the site - hemlock; 1.8 % of the site - willow**
- X **evergreen tree: 85.5 % of the site Douglas fir,**
- X **grasses 10 % of the site**
  - shrubs
  - 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?

**Site is 85% forested:**

**15% which is forested will remain natural vegetation**

**70% which is forested area will be converted to the development**

**Site is 15% grasslands:**

**15% which is grassland will be converted to the development**

**The remaining forested and grassland areas will constitute 15% of the total site as open space per City ordinance.**

c. List threatened and 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 "4.b" above, graphically displayed on the attached landscape plans and site plan.**

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

**None known, except Himalayan blackberry brambles.**

## 5. Animals

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. Examples include:

Birds: songbirds

Mammals: deer

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

**None known.**

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

**This site lies within the Pacific flyway, as does most of the Puget Sound basin.**

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

**A park with natural forestation will be retained.**

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

**None known.**

## 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.

**Pudget Sound Electric (PSE) will provide electric, and Cascade Natural Gas will provide natural gas 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.

**No planned structures will shade adjacent properties.**

**Clearing of some natural vegetation will favorably improves the solar opportunities to portion of the site, and some adjacent properties.**

**All sites are located on a south-facing slope optimal for solar energy collectors.**

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 meet or exceed 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 any known or possible contamination at the site from present or past uses.

**None known. The site is historically forested / grasslands, and has for decades been surrounded on three sides by existing homes and a golf course across Swantown Avenue.**

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.

**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.

**None known.**

4) Describe special emergency services that might be required.

**Normal residential needs for 43 homes.**

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

**New neighborhood to comply with applicable City standards**

## b. Noise

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

**None**

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 and home construction, short-term during City-authorized hours.**

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

**Community to comply with applicable City standards**

## 8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

**The 10.6 –acre site has one single-family residence, approximately 9 acres of forested area, and an acre of open grassland.**

**The site is surrounded on three sides by existing residential uses.**

**Traffic studies indicate a small increase in residential traffic is anticipated, with no intersections changing use s code.**

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 non-forest use?

**No; None; None.**

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:

**No**

c. Describe any structures on the site.

**The one existing structure is (inclusive an improved attic space) a five-bedroom, 1 ½ bath, single-family residence, with a one-car attached garage.**

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

**No.**

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

**R-1.**

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 a critical area by the city or county?

**No**

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

**43 homes at an average of 3 persons per home equals 129 people.**

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

**None**

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

**None – previously coordinated with the City so elements of the original concept that would have caused displacement were eliminated from the project.**

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

**The PRD overlay assumes a more planned neighborhood to be built out by applicant**

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

**The creation of open spaces and clustering of native vegetation. No agriculture or forest lands nearby.**

## 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.

**None - previously coordinated with the City so elements of the original concept that would have caused elimination of low-income housing stock were eliminated from the project.**

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

**The 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 feet within City of Oak Harbor residential building code envelope; brick**

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

**None detrimentally. By selective removal of some trees, some neighboring on- and off-site views could be enhanced - site slopes southerly with long views to Olympics and water.**

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**

## **11. Light and glare**

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

**Street lighting and residential home lighting.  
Early evening, normal residential hours.**

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:  
**Careful street lighting fixture selection will control any impact.**

## **12. Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?  
**On-site: one-acre park.**

**Off-site: Whidbey Golf & Country Club across the street and City parks.**

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

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 and pedestrian connectors and sidewalks**

### **13. Historic and cultural preservation**

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

**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.

**No**

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.

**The development (designated) Marin Woods Preliminary Plat is located in an area of Moderately Low to Moderate Risk of encountering an archeological site based on the Washington State Department of Archeology & Historical Preservation (DAHP) Statewide Archeological Predictive Model. There are NO KNOWN archeological sites within or adjacent to the property. The closest cultural resources report on file at DAHP was completed approximately 2,700 feet away, and DID NOT encounter cultural resources (Finley, 2015, full reference below).**

**The City has informed the applicant that it would issue an "Inadvertent Discovery Plan / Unanticipated Discovery Plan" to ensure that resources are protected pursuant to the Revised Code of Washington (RCW) Chapter 27.53.**

**Finley, A. (2015) Results of a Cultural Resources Inventory of WAI Swantown Cell Site (Trileaf # 612829), Oak Harbor, Island County, Washington. Report Completed for Trileaf Environmental and Property Consultants. Applied Archeological Research, February 2, 2015. On file at the Department of Archeology a & Historic Preservation, Olympia, WA NADB no. 168416.**

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.

**Not applicable.**

#### 14. Transportation

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.

**SW Putnam Drive and SW Robertson DR will connect to the east side of the plat. Site plan attached.**

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?

**No. 1.1 miles.**

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

**Each lot will have a minimum of two (2) off-street parking spots.**

**Additionally, the development will provide on-street parking for 22 vehicles.**

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).

**A new public street system will be built within the site, to serve the new lots.**

**The north shoulder of Swantown will be upgraded to existing profile standards for the width of the property.**

e. Will the project or proposal 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 or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

**Average vehicular trips per day = 400**

**Peak Volumes - 42 PM peak-hour trips**

**Percentage of commercial and non-passenger - 0%**

**ITE Trip Generation, 9<sup>th</sup> edition, 2012**

**See attached traffic impact analysis at dated 16 December 2015.**

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.

**No**

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

**Coordinated with the City to eliminate elements of the original concept that would have caused high through-site traffic and adverse conditions.**

**Comply with City request for traffic calming measures, pay traffic mitigation fees and comply with the recommendations of the traffic impact analysis.**

## **15. Public services**

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.

**Only as typical of a normal middle-income residential community of forty three homes.**

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

**Participate in the current impact fee structure of the city as required.**

## **16. Utilities**

a. Circle utilities currently available at the site:

**Electricity**

**Water**

**Refuse service - City of Oak Harbor**

**Telephone - Frontier, Comcast**

**Septic system - single residential unit**

**Cable TV- Frontier, Comcast**

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.

**Electric - PSE**

**Water - City of Oak Harbor**

**Refuse collection - City of Oak Harbor**

**Sanitary sewer - City of Oak Harbor**

**Natural Gas - Cascade Natural Gas**

**Telephone - Frontier, Comcast**

**Cable - Frontier, Comcast**

**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: \_\_\_\_\_

Name of signee F R Rick Duran

Position and Agency/Organization Development  
Executive, George F. Marin  
Trust

Date Submitted: 06 November 2015.  
revised 31 January, 2016