

CITY OF OAK HARBOR
MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description of proposal: The applicant proposes to subdivide the property into 43 lots for single-family residences and install associated improvements including streets, sidewalks and utility infrastructure (stormwater, sewer, water). A small neighborhood park is proposed within the project, which will comprise approximately .75 acres of open space, some of which will be retained as native vegetation. On-site circulation system will connect to SW Putnam Drive on the north end of the project and SW Robertson Drive on the south end.

Proponent George F. Marin Trust

Location of proposal The project is located on the north side of SW Swantown Road, near the intersection of Fairway Lane.

Lead Agency City of Oak Harbor

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This MDNS is issued under 197-11-350; with a fifteen day comment period ending on March 28, 2016 before 5:00 p.m.; provided there are no substantive comments submitted, the MDNS will become final on that date.

FINDINGS:

Earth

1. The site slopes downhill from north to south approximately 95 feet from top to bottom. Average slope is approximately 7.3% with maximum slope of up to 15%.
2. The applicant is proposing 10,220 cubic yards of cut on the site and 15,800 cubic yards of fill. Applicant is working to balance cut and fill through design revisions.
3. The applicant will be required to utilize construction stormwater and erosion control BMPs in compliance with Department of Ecology requirements.

Air

4. During construction, there may be nominal increases in air emissions from construction vehicles. After construction, there may also be nominal increases to air emissions associated with the residential structures and vehicular traffic.

Water

5. There are no wetland areas within or near the project site.

6. An existing well on site will be formally decommissioned.
7. The subdivision will be served by Oak Harbor city sewer system, constructed to the standards required in the OHMC. Individual homes will be connected to the sewer system.
8. After construction, stormwater runoff from the site will be collected and discharged according to standards approved by the City Public Works staff using DOE-approved permanent BMPs.

Plants

9. The site is currently forested with a mix of Douglas Fir, hemlock, and willow. Understory plants are typical for the area. Invasive species are limited to blackberry brambles located at the periphery of the forested area.
10. The applicant is proposing to remove the majority of vegetation on the site, but will preserve or replace greater than 15 percent of the native vegetation, fulfilling the native vegetation preservation requirement per OHMC.
11. There are no known threatened or endangered plant species on the site.

Animals

12. The applicant did not state specific species of animals found on this site, but does mention that it is located within the Pacific Flyway for migratory birds. There are no known threatened or endangered species and no known invasive species on or near the site.

Energy and Natural Resources

13. The finished homes on the site will use a combination of electricity and natural gas to meet the energy needs of the project.
14. No new structures will impede solar access. Removal of some vegetation may improve solar access on adjacent parcels. The site is on a south-facing slope for optimal solar access.
15. The applicant will meet all applicable provisions of the Washington State Energy Code and International Residential Code.

Environmental Health

16. The applicant states that no known contamination has occurred on the site as it has historically been undeveloped, and more recently surrounded by single family home construction.
17. No special emergency services will be needed.
18. Noise will be generated during the construction of the project from construction vehicles and activities. The applicant will be required to meet the City's noise ordinance (OHMC 6.56.030) by limiting construction to the hours of 7:00 a.m. – 9:00 p.m. Monday through Friday. Construction activities outside of these hours are only allowed with building official approval.

Land and Shoreline Use

19. The site is designated “Low Density Residential” in the City’s Comprehensive Plan and is zoned R-1 “Single-Family Residential.” The applicant is proposing single-family lots at densities meeting the zoning requirements of the R-1 zone.

Housing

20. The applicant is proposing single-family housing on the site. No low-income housing is proposed.

Aesthetics

21. The applicant is proposing single-family structures which will adhere to the 35-foot height limits in the R-1 zone. No significant aesthetic impacts are anticipated from the construction of these structures and associated site improvements.

Light and Glare

22. The completed project will produce light levels from finished homes, automobiles, and street lighting typical of a single-family neighborhood. Street lighting will be required to be in accordance with City standards for reduction of light pollution and glare.

Recreation

23. A one-acre park is proposed for the neighborhood. This park will be privately-owned and available to residents in the new subdivision. No existing recreational uses will be displaced by this development.
24. The applicant will be required to pay applicable park impact fees for each residential unit.

Historic and Cultural Preservation

25. There are no known historic sites, objects, or evidence of archaeological, scientific, or cultural importance on the site.

Transportation

26. The applicant is proposing an onsite system of streets to serve the development. Access to the site will be from SW Putnam Drive and SW Robertson Drive.
27. The applicant is proposing a minimum of two off-street parking spaces to serve each lot.
28. The applicant will be required to pay applicable transportation impact fees for each residential unit.

Public Services

29. The proposal will incrementally increase the demand for public services including fire, police, health care, schools, etc. Property taxes levied on lots within the development will help mitigate for the increased demand on public services.

Utilities

30. The applicant will install utility infrastructure to serve the site. The property owners or home owners association will maintain the onsite stormwater infrastructure. Oak Harbor will own and maintain sewer, water, and stormwater infrastructure within public rights-

of-way and provide solid waste disposal services to residents. Puget Sound Energy will be the purveyor of electricity, Comcast the purveyor of cable/internet, and Frontier the purveyor of telephone. All utility infrastructure will be placed underground.

CONDITIONS:

Water

1. The applicant must decommission or abandon in-place the existing well on the property in accordance with Island County Health Department and State of Washington Department of Health requirements prior to the issuance of building permits on the subject site.

Light and Glare

2. The applicant shall install city-approved street lights in accordance with City standards for reduction of light pollution and glare.

Historic and Cultural Preservation

3. The applicant shall sign a copy of the City's Inadvertent Discovery Plan (IDP) and make a copy of the IDP available onsite during construction.

Responsible Official: Steve Powers, AICP

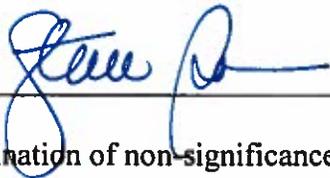
Position/Title: Development Services Director

Phone: (360) 279-4512

Address 865 SE Barrington Drive, Oak Harbor, WA 98277

Date March 11, 2016

Signature _____



This determination of non-significance shall be considered final. You may comment on this determination at Oak Harbor City Hall, 865 SE Barrington Drive, Oak Harbor, WA, 98277 no later than close of business March 28, 2016.