

NOV - 6 2020

TOWN OF FRIDAY HARBOR  
Community Development

**Town of Friday Harbor**  
PO Box 219 / Friday Harbor / WA / 98250  
(360) 378-2810 / fax (360) 378-5339 / www.fridayharbor.org

**ENVIRONMENTAL CHECKLIST**  
**WAC 197-11-960**

SEP#315

**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 quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency 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 known, 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 governmental agencies 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 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.

**Use of checklist for non-project proposals:**

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (part D).

For non-project 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:

No name for project at this point

2. Name of applicant:

Hamilton Partners, LLC C/O Larry Enselman

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

400 Shorett Drive, Friday Harbor, WA 98250 206-972-8391

POSTED

NOV 24 2020

TR# 020223

Town of Friday Harbor  
Finance Office

NOV 23 2020

PAID

\$200.00, #200.00  
#1126, Sys Rec #9416  
11/23/20, Jm

4. Date checklist prepared:

11/5/2020

5. Agency requesting checklist:

Town of Friday Harbor

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

Within the next 2 months

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.

Stormwater plan and clearing and grading permit on file with the Town of Friday Harbor

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.

None known

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.)

Develop existing 1 plus acre lot into 8 residential building lots and 1 remaining common area open space lot per the Town of Friday Harbor Planned Residential Development regulations.

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, and TAX PARCEL number. 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.

TPN: 351391437000 747 Hamilton Ranch Road

TO BE COMPLETED BY APPLICANT	EVALUATION FOR AGENCY USE ONLY
<p><b>B. ENVIRONMENTAL ELEMENTS</b></p> <p>1. <b>Earth</b></p> <p>a. General description of the site (circle one):</p> <p>Flat, rolling, hilly, steep slopes, mountainous, other</p> <p><b>Generally flat with the SW corner being sloped.</b></p>	
<p>b. What is the steepest slope on the site (approximate percent slope)?</p> <p><b>5-7% at natural grade</b></p>	
<p>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.</p> <p><b>clay, sand, gravel. Some of the parcel has a pile of fill dirt of unknown origin.</b></p>	
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.</p> <p><b>No</b></p>	
<p>e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.</p> <p><b>No additional fill will be added. Some grading may be completed by the owners if the parcels being developed but not at the time of platting.</b></p>	
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p><b>Potentially. There is an approved stormwater plan in place which covers what BMP's need to be followed during development.</b></p>	
<p>g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p><b>Approximately 30%</b></p>	

<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:</p> <p>See stormwater plan on file for BMP's</p>	<p><i>SWP#DL9</i></p>
<p align="center"><b>TO BE COMPLETED BY APPLICANT</b></p>	<p align="center"><b>EVALUATION FOR AGENCY USE ONLY</b></p>
<p><b>2. Air</b></p> <p>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.</p> <p><b>Minimal</b></p>	
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</p> <p><b>No</b></p>	
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p><b>None known</b></p>	
<p><b>3. Water</b></p> <p>a. <b>Surface</b></p> <p>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.</p> <p><b>None known</b></p>	
<p>2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach plans.</p> <p><b>No</b></p>	
<p>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.</p> <p><b>N/A</b></p>	

<p>4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.</p> <p>No</p>	
<b>TO BE COMPLETED BY APPLICANT</b>	<b>EVALUATION FOR AGENCY USE ONLY</b>
<p>5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>No</p>	
<p>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.</p> <p>No</p>	
<p><b>b. Ground:</b></p> <p>1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.</p> <p>No</p>	
<p>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.</p> <p>None Known</p>	
<p><b>c. Water runoff (including stormwater):</b></p> <p>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.</p>	

<p>See approved stormwater plan on file with the Town of Friday Harbor</p>	
<p>2) Could waste materials enter ground or surface waters? If so, generally describe. <b>Not Likely</b></p>	
<p>3) Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: <b>See approved stormwater plan on file with the Town of Friday Harbor</b></p>	
<p><b>TO BE COMPLETED BY APPLICANT</b></p>	<p><b>EVALUATION FOR AGENCY USE ONLY</b></p>
<p><b>4. Plants</b>  a. Check or circle types of vegetation found on the site:  <input checked="" type="checkbox"/> deciduous tree: alder, maple, aspen, other  <input checked="" type="checkbox"/> evergreen tree: fir, cedar, pine, other  <input checked="" type="checkbox"/> shrubs  <input checked="" type="checkbox"/> grass  <input type="checkbox"/> pasture  <input type="checkbox"/> crop or grain  <input type="checkbox"/> wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other  <input type="checkbox"/> water plants: water lily, eelgrass, milfoil, other  <input type="checkbox"/> other types of vegetation</p>	
<p>b. What kind and amount of vegetation will be removed or altered? <b>None at the time of platting. We will be adding additional native vegetation per the Town of Friday Harbor development regulations.</b></p>	
<p>c. List threatened or endangered species known to be on or near the site. <b>None known</b></p>	
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: <b>A mixture of deciduous and coniferous trees and shrubs will be planted along the perimeter of the existing parcel.</b></p>	
<p><b>5. Animals</b>  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:   Birds: hawk, heron, eagle, songbirds, other: <u>Starling</u></p>	

Mammals: deer, bear, elk, beaver, other <u>deer</u>	
Fish: bass, salmon, trout, herring, shellfish, other <u>none</u>	
b. List any threatened or endangered species known to be on or near the site. <b>None Known</b>	
c. Is the site part of a migration route? If so, explain. <b>No</b>	
d. Proposed measures to preserve or enhance wildlife, if any: <b>None</b>	
<b>TO BE COMPLETED BY APPLICANT</b>	<b>EVALUATION FOR AGENCY USE ONLY</b>
<b>6. Energy and natural resources</b>	
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. <b>Electricity</b>	
b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. <b>Not known</b>	
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: <b>None at this time</b>	
<b>7. Environmental health</b>	
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. <b>None Known</b>	
1) Describe special emergency services that might be required. <b>None Known</b>	

<p>2) Proposed measures to reduce or control environmental health hazards, if any:</p> <p><b>None</b></p>	
<p><b>b. Noise</b></p> <p>1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?</p> <p><b>Traffic consistent with a residential neighborhood.</b></p>	
<p>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.</p> <p><b>Very limited noise associated with the project. Hours of operation</b></p>	
<p><b>TO BE COMPLETED BY APPLICANT</b></p>	<p><b>EVALUATION FOR AGENCY USE ONLY</b></p>
<p>3) Proposed measures to reduce or control noise impacts, if any:</p> <p><b>None proposed</b></p>	
<p><b>8. Land and shoreline use</b></p> <p>a. What is the current use of the site and adjacent properties?</p> <p><b>Residential</b></p>	
<p>b. Has the site been used for agriculture? If so, describe.</p> <p><b>No</b></p>	
<p>c. Describe any structures on the site.</p> <p><b>None</b></p>	
<p>d. Will any structures be demolished?</p> <p><b>No</b></p>	
<p>e. What is the current zoning classification of the site?</p> <p><b>Multi Family</b></p>	
<p>f. What is the current comprehensive plan designation of the site?</p> <p><b>Friday Harbor UGA</b></p>	



g. If applicable, what is the current shoreline master program designation of the site?  N/A	
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?  3 workers, approximately 24 residents	
j. Approximately how many people would the completed project displace?  None	
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.  Project will comply with Town of Friday Harbor development regs.	
<b>TO BE COMPLETED BY APPLICANT</b>	<b>EVALUATION FOR AGENCY USE ONLY</b>
<b>9. Housing</b>	
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.  8 low to middle income units	
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:  None	
<b>10. Aesthetics</b>	
a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?  All buildings will meet Town of Friday Harbor code for building height. No buildings have been approved at this time.	
b. What views in the immediate vicinity would be altered or obstructed?  None known	

<p>c. Proposed measures to reduce or control aesthetic impacts, if any: None</p>	
<p><b>11. Light and glare</b> a. What type of light or glare will the proposal produce? What time of day would it mainly occur? None known</p>	
<p>b. Could light or glare from the finished project be a safety hazard or interfere with views? No</p>	
<p>c. What existing off-site sources of light or glare may affect your proposal? None known</p>	
<p>d. Proposed measures to reduce or control light and glare impacts. None</p>	
<p><b>TO BE COMPLETED BY APPLICANT</b></p>	<p><b>EVALUATION FOR AGENCY USE ONLY</b></p>
<p><b>12. Recreation</b> a. What designated and informal recreational opportunities are in the immediate vicinity? Those consistent with living in the Town of Friday Harbor</p>	
<p>b. Would the proposed project displace any existing recreational uses? If so, describe. No</p>	
<p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: Common open space may be dedicated to the Town depending on code requirements and needs.</p>	
<p><b>13. Historic and cultural preservation</b> 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</p>	

<p>b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. <b>None</b></p>	
<p>c. Proposed measures to reduce or control impacts, if any: <b>None</b></p>	
<p><b>14. Transportation</b> a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. <b>Parcel served by Hamilton Ranch Road</b></p>	
<p>b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? <b>No public transit within the Town of Friday Harbor</b></p>	
<p>c. How many parking spaces would the completed project have? How many would the project eliminate? <b>All parking spaces will be private located on each lot at the minimum amount of 1.5 per unit per Town of Friday Harbor Code.</b></p>	
<p>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). <b>Yes, a private driveway accessing the lots will be created.</b></p>	
<p><b>TO BE COMPLETED BY APPLICANT</b></p>	<p><b>EVALUATION FOR AGENCY USE ONLY</b></p>
<p>e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. <b>No</b></p>	
<p>f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. <b>Not know at this time. Anticipated peak would occur in the morning and evening work commutes.</b></p>	
<p>g. Proposed measures to reduce or control transportation impacts, if any: <b>None</b></p>	
<p><b>15. Public services</b> 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. <b>Not known</b></p>	



<p>Proposed measures to avoid or reduce such increases are:</p> <p><b>None</b></p>	<p><i>n/a</i></p>
<p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p><b>Not likely</b></p> <p>Proposed measures to protect or conserve plants, animals, fish, or marine life are:</p> <p><b>None</b></p>	<p><i>n/a</i></p>
<p>3. How would the proposal be likely to deplete energy or natural resources?</p> <p><b>Not Likely</b></p> <p>Proposed measures to protect or conserve energy and natural resources are:</p> <p><b>None</b></p>	<p><i>n/a</i></p>
<p>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?</p> <p><b>Not Likely</b></p> <p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p><b>None</b></p>	<p><i>n/a</i></p>
<p><b>TO BE COMPLETED BY APPLICANT</b></p>	<p><b>EVALUATION FOR AGENCY USE ONLY</b></p>
<p>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?</p> <p><b>Not Likely</b></p> <p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p><b>None</b></p>	<p><i>n/a</i></p>
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</p> <p><b>Only to the extent associated with residential development.</b></p> <p>Proposed measures to reduce or respond to such demand(s) are: <b>None</b></p>	<p><i>n/a</i></p>

<p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p> <p>No conflict known</p>	<p>N/A</p>
<p><b>SIGNATURE</b>  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.</p> <p>SIGNATURE <u>Kenyon Fisher</u> DATE <u>11/5/20</u></p>	