

ENVIRONMENTAL CHECKLIST

CITY OF OAK HARBOR
865 SE Barrington Drive
Oak Harbor, Washington 98277
Phone: (360) 279-4510

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CITY OF OAK HARBOR
Development Services Department

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 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 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:
Bed and breakfast code amendments
2. Name of Applicant: City of Oak Harbor
3. Address 865 SE Barrington Drive
City Oak Harbor Phone No. 360-279-4513
Contact Person: Ethan Spoo, AICP, Senior Planner
4. Date checklist prepared: July 10, 2013
5. Agency requesting checklist: City of Oak Harbor
6. Proposed timing or schedule (including phasing, if applicable):
Not applicable. This is a non-project action.
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. Not applicable. This is a non-project action.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
SEPA Environmental Checklist (SEP-13-00002)
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:
Not applicable. This is a non-project action.

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

Code amendments are Review Process V, per section 18.20.270 OHMC and therefore require a public hearing before the Planning Commission and final approval by the City Council. The public hearing before the Planning Commission is tentatively scheduled for August 27, 2013.

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. This is a non-project action. The City is proposing to revise its zoning code (Title 19) to more permissively allow bed and breakfast establishments in certain residential and commercial zones. The draft code proposes that bed and breakfast establishments be permitted uses in the R3 (multifamily residential), R4 (multifamily residential), RO (Residential Office), C1 (Neighborhood Commercial), and CBD (Central Business District) zones. Bed and breakfast establishments would also be allowed in the R1 (Single-family residential) and R2 (Limited multifamily residential) zones, subject to the approval of a conditional use permit under the provisions of OHMC 19.66. In addition, size, room occupancy, parking and signage requirements would apply to all bed and breakfast establishments. All parking spaces for bed and breakfast establishments would be required to be contained on-site.

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.

Because this is a non-project action, the draft code does not apply to a specific property or properties, but rather a range of area. The newly proposed code language, if adopted, has the potential to effect properties in the R1, R2, R3, R4, RO, C1, CBD zones within the City of Oak Harbor.

B. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other Not applicable. This is a non-project action. The topography of Oak Harbor is characterized by relatively flat to gently rolling topography. Flat topography generally extends north and south along Highway 20. The topography is gently rolling on the eastern, western and southern edges of the City. The topography also slopes gradually downhill from north to south where land meets the waters of Oak Harbor Bay.

b. What is the steepest slope on the site (Approximate percent slope)? Not applicable. This is a non-project action. The steepest slopes in the City occur near SE Scenic Heights Street along the western extent of Oak Harbor at Blowers Bluff. The slopes in this location are in excess of 50 percent.

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.

Not applicable. This is a non-project action. Because the City of Oak Harbor covers a relatively large area, there are many soil types present. The soil type covering the largest area, according to the National Resource Conservation Service, is "Everett Alderwood Complex."

d. Are there surface indications or history of unstable soils in the immediate vicinity: If so, describe. Not applicable. This is a non-project action. The Washington State Department of Natural Resources has mapped potential landslide areas in select locations throughout the City of Oak Harbor, the most concentrated area being on SE Scenic Heights Street along the bluff. This information on unstable soils is available on the "Geologically Sensitive Area" map within the Oak Harbor Comprehensive Plan.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. Not applicable. This is a non-project action.

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f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Not applicable. This is a non-project action.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Not applicable. This is a non-project action.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Not applicable. This is a non-project action.

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. Not applicable. This is a non-project action.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. Not applicable. This is a non-project action.

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c. Proposed measures to reduce or control emissions or other impacts to air, if any: Not applicable. This is a non-project action.

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.

The City of Oak Harbor is located on Oak Harbor Bay, which is an inlet of the Pacific Ocean and shoreline of statewide significance per chapter 90.58 RCW. Scattered wetlands have been identified within City boundaries, including Freund Marsh, a brackish marsh along the City's shoreline, as well as a sizeable wetland near NE 7th Avenue.

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. Not applicable. This is a non-project action.

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. Not applicable. This is a non-project action.

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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. This is a non-project action.

5) Does the proposal lie within a 100-year flood-plain? If so, note location on the site plan. Not applicable. This is a non-project action.

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. Not applicable. This is a non-project action.

b. Ground:

1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. Not applicable. This is a non-project action.

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. Not applicable. This is a non-project action.

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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. Not applicable. This is a non-project action.

2) Could waste materials enter ground or surface waters? If so, generally describe. Not applicable. This is a non-project action.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: Not applicable. This is a non-project action.

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?

Not applicable. This is a non-project action.

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

Whidbey Island is home to five of the remaining 11 populations of golden paintbrush left in the world. The species once grew in prairie habitats from Vancouver Island, Canada south to Oregon's Willamette Valley. Golden paintbrush grows primarily in upland prairies, on generally flat grasslands. The largest of the Whidbey Island populations occurs near Forbes Point at Whidbey Island Naval Air Station immediately southeast of the project area. Whidbey Island populations also occur primarily along southwest and west facing grasslands.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Not applicable. This is a non-project action. Given that bed and breakfast establishments will occur within developed portions of the City away from the known locations of Golden Paintbrush, the code update to allow bed and breakfast establishments is unlikely to impact this species.

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:

- X hawk, heron, eagle, songbirds, other
- X deer, bear, elk, beaver, other
- X bass, salmon, trout, herring, shellfish, other

b. List any threatened or endangered species known to be on or near the site. According to the Washington Department of Fish and Wildlife's Priority Habitat and Species data, the following species are listed as species either endangered, threatened, sensitive, monitored or a candidate species in Oak Harbor: (1) Pinto Abalone (2) Bald Eagle (3) Hardshell Clam (4) Harlequin Duck (5) Harbor Seal (6) various species of waterfowl. Of those species, none are considered threatened or endangered.

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c. Is the site part of a migration route? If so, explain.
Oak Harbor is located near the Pacific Coast Flyway for migratory birds.

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

No significant impacts to animals are identified, nor are mitigation measures necessary.

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.

Not applicable. This is a non-project action.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. Not applicable. This is a non-project action. All future bed and breakfast establishments would be required to adhere to Oak Harbor's height limits by zone, which are generally 35 feet, with the exception of CBD which is 55 feet.

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: Not applicable. This is a non-project action.

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.

Not applicable. This is a non-project action. All buildings intended to be used as bed and breakfast establishments would be subject to the applicable, current building and fire codes.

1) Describe special emergency services that might be required.

Not applicable. This is a non-project action.

2) Proposed measures to reduce or control environmental health hazards, if any: Not applicable. This is a non-project action. All buildings intended to be used as bed and breakfast establishments would be subject to the applicable, current building and fire codes.

b. Noise:

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

Not applicable. This is a non-project action.

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. Not applicable. This is a non-project action. In some cases, there may be a marginal increase in noise levels associated with patron travel where bed and breakfast establishments are located.

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

Noise generated by the bed and breakfast would be subject to the City's noise ordinance. If excessive noise was present, the City has a complaint and enforcement system to address these issues.

8. LAND AND SHORELINE USE

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

Not applicable. This is a non-project action. Oak Harbor is a municipal area with a wide variety of residential, commercial, industrial, institutional, and open space uses. Bed and breakfasts will be permitted in the R3, R4, RO, C1, and CBD zones and permitted conditionally in the R1 and R2 zones.

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

Not applicable. This is a non-project action.

- c. Describe any structures on the site. Not applicable. This is a non-project action.

- d. Will any structures be demolished? If so, what? Not applicable. This is a non-project action.

- e. What is the current zoning classification of the site? Not applicable. This is a non-project action. Bed and breakfasts will be permitted in the R3, R4, RO, C1, and CBD zones and permitted conditionally in the R1 and R2 zones.

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f. What is the current comprehensive plan designation of the site? Oak Harbor has a wide variety of commercial, residential, industrial, public facilities and open space comprehensive plan designations. Bed and breakfasts will be permitted in the Medium High Density Residential, High Density Residential, Residential Office, Neighborhood Commercial, and Central Business District designations and permitted conditionally in the Low Density Residential and Medium Density Residential designations.

g. If applicable, what is the current shoreline master program designation of the site? Not applicable. This is a non-project action. Some bed and breakfast sites may fall within shoreline jurisdiction and would be subject to applicable provisions of the City's Shoreline Master Program.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. Oak Harbor has adopted critical areas maps which show the locations of wetlands, habitat, geologically sensitive areas, aquifers, and frequently flooded areas throughout the City. Placement of bed and breakfast establishments would be prohibited within critical areas per OHMC Title 20.

i. Approximately how many people would reside or work in the completed project? Not applicable. This is a non-project action.

j. Approximately how many people would the completed project displace? Not applicable. This is a non-project action.

k. Proposed measures to avoid or reduce displacement impacts, if any: Not applicable. This is a non-project action.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Not applicable. This is a non-project action. All future bed and breakfast establishments would be required to obtain occupancy permits corresponding to the zones in which they are allowed. These establishments would not be allowed in zones where they are prohibited.

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9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Not applicable. This is a non-project action.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low income housing. Not applicable. This is a non-project action. If adopted, the proposed ordinance would authorize existing housing units in certain zones to be converted to bed and breakfast establishments. However, in many of those cases, the resident must continue to be domiciled onsite, thus providing for the continued occupancy of the structure as a residence.

c. Proposed measures to reduce or control housing impacts, if any: Not applicable. This is a non-project action. Historically, there has been low to moderate demand for lodging in Oak Harbor. Therefore, the City does not project that there will be widespread conversion of residential uses to bed and breakfast establishments and no significant impact to the City's housing stock.

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? Not applicable this is a non-project action. The proposed bed and breakfast establishments would need to comply with the height limit in each zone, generally 35 feet, with the exception of the CBD where structures can be as tall as 55 feet under certain circumstances. Exterior building materials will be decided on a case-by-case basis.

b. What views in the immediate vicinity would be altered or obstructed? Not applicable. This is a non-project action. The potential exists for bed and breakfast establishments located in the CBD to alter views toward Oak Harbor if height bonuses above 35 feet were granted.

c. Proposed measures to reduce or control aesthetic impacts, if any: Not applicable. This is a non-project action. Buildings will have to comply with the height limits of the zones in which they are located. In addition, the City's code provides for "reasonable mitigation, as necessary" for view blockage in accordance with the City's Design Regulations and Guidelines. Finally, if the bed and breakfast site falls within shoreline

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jurisdiction, the City's Shoreline Master Program may require a view analysis.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Not applicable. This is a non-project action. Bed and breakfast establishments would be permitted to have exterior lighting.

b. Could light or glare from the finished project be a safety hazard or interfere with views? Not applicable. This is a non-project action.

c. What existing off-site sources of light or glare may affect your proposal? Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity? Not applicable. This is a non-project action.

b. Would the proposed project displace any existing recreational uses? If so, describe. Not applicable. This is a non-project action.

c) Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: Not applicable. This is a non-project action.

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. Not applicable. This is a non-project

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action. The Benjamin Loers House is on the state and federal register and the Neil Water Tower and Barn are on the state register of historic places in Oak Harbor.

There are numerous buildings in Oak Harbor that are included in the historic inventory provided by DAHP. Within Naval Air Station Whidbey Island (NASWI), there are seven historic property inventory points. Many of the inventory points include multiple buildings. Inventory locations on the NASWI Seaplane Base include:

- Fuel Farm No. 2 – Buildings 224, 225, 226, 227, 228, 229, 230, 231, 232, 234
- Building 201705, Seawall
- Torpedo Magazine – Building 213, Boat and Gear Storage
- Ready Lockers – Buildings 446, 447, 448, 449, 451, Storehouses
- Ready Lockers – Buildings 446, 447, 448, 449 451, Storehouses,
- Igloo Magazines – Buildings 35, 432-445, Inert Storehouses
- Buildings 2588-2589, Seaplane Ramps and Apron

There are 18 documented archaeological sites in the DAHP inventory within Oak Harbor, as well as two cemetery sites where human remains have been discovered and an additional site where human remains were known to have been uncovered in the 1980's. These sites have not been evaluated for eligibility for listing on state or national registers. Archaeological resources that have been found within Oak Harbor include:

- Location of an early historic native settlement
- Several shell middens, containing shells and other debris associated with domestic waste, dating back prior to contact with European settlers
- Debitage, i.e. sharp-edged waste material created during the production of stone tools
- Fire cracked rock, charcoal and ash from native activities
- Animal and fish bones and other debris indicating human use
- Remnants of a historic structure from the late 19th or early 20th century
- Historic debris from 1940-1950s, including barrel, jars, and glass

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. Not applicable. This is a non-project action. Because Oak Harbor is a city covering a larger area (5.2 square miles), much of that area along shoreline, there are likely to be multiple archaeological or culturally significant sites within City limits. See response above.

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c. Proposed measures to reduce or control impacts, if any: Because this is a non-project action, there are no specific impacts identified or mitigations proposed. Future construction related to bed and breakfast establishments would be required to adhere to the City's Inadvertent Discovery Protocol, as well as applicable local, state, and federal laws.

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.

Not applicable. This is a non-project action. As a municipal area, Oak Harbor is served by a system of city streets which provide access to the many land uses within City boundaries.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? Oak Harbor is served by Island Transit.

c. How many parking spaces would the completed project have? How many would the project eliminate? Not applicable. This is a non-project action. Bed and breakfast establishments would be required to have one parking space for each transient lodging room, plus two for residents/employees.

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). Not applicable. This is a non-project action. Bed and breakfast inns (facilities with up to 10 rooms) would be required to adhere to the parking and drive aisle dimensional requirements in OHMC 19.44.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. Not applicable. This is a non-project action. There may be an insignificant increase in trips associated with bed and breakfast establishments in the neighborhoods in which they are located. The increased number of trips would likely be consistent with existing neighborhood traffic patterns.

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f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action. Bed and breakfast establishments would be required to have off-street parking spaces. Bed and breakfast inns would be required to meet the parking space and drive aisle dimensional requirements in OHMC 19.44. Each project will be required to apply for transportation concurrency and pay applicable fees. It is also possible that transportation impact fees will be assessed.

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. Not applicable. This is a non-project action.

b. Proposed measures to reduce or control direct impacts on public services, if any. Not applicable. This is a non-project action. Since no significant impacts are anticipated, no mitigation is proposed.

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. Not applicable. This is a non-project action.

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. Not applicable. This is a non-project action.

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: Ethan Spoo
Date Submitted: 7/10/2013

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS
(do not 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 of 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? The proposed code, if adopted, would allow for the construction of new bed and breakfast establishments, subject to subsequent permits and approvals. Specific discharges to water, emissions to air, production, storage, or release of toxic or hazardous substances, or production of noise, if any, would be subject to review and appropriate permitting as required by the Oak Harbor Municipal Code.

Proposed measures to avoid or reduce such increases are: Although it is not likely that bed and breakfast establishments would generate such impacts, these establishments would be subject to applicable permitting for air quality, stormwater runoff, storage of hazardous substances or production of noise where applicable.

2. How would the proposal be likely to affect plants, animals, fish, or marine life? The proposed code amendments to allow bed and breakfast establishments are not anticipated to affect plants, animals, fish, or marine life.

Proposed measures to avoid or conserve plants, animals, fish, or marine life are: Since no impacts have been identified to plants, animals, fish, or marine life, no mitigation measures are proposed.

3. How would the proposal be likely to deplete energy or natural resources? The adoption of a code to more permissively allow bed and breakfast establishments is not likely to deplete energy or natural resources.

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Proposed measures to protect or conserve energy and natural resources are: Since no impacts have been identified, no mitigations are proposed or required.

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? Bed and breakfast establishments would only be permitted within certain zones within the City. In addition, these establishments could not locate within designated critical areas, per the City's adopted critical areas ordinance in Title 20. Therefore, the proposal to adopt a bed and breakfast code, as well as subsequent actions, would not be likely to affect environmentally sensitive areas or other protected areas.

Proposed measures to protect such resources or to avoid or reduce impacts are: As no significant impacts are anticipated, no such measures are proposed or required.

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? Bed and breakfast establishments would be allowed in specific zones (R1, R2, R3, R4, RO, C1, and CBD) zones and would comply with adopted zoning code requirements upon implementation of the draft code.

Proposed measures to avoid or reduce shoreline and land use impacts are: Since bed and breakfast establishments will be permitted uses in certain zones, they will be consistent with land use and shoreline plans. No mitigation measures are proposed or required.

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6. How would the proposal be likely to increase demands on transportation or public services and utilities?In theory, new bed and breakfast establishments or conversions of existing buildings could result in new trips, and therefore, traffic impacts. No particular impacts to public services have been identified.

Proposed measures to reduce or respond to such demand(s) are:
New establishments would be required to pay the City's transportation concurrency fees. Any increase in utility demand would be offset by connection and service charges.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. Staff are not aware of any conflicts with state, local, or federal laws of the proposed bed and breakfast code.