SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. BACKGROUND

1. Name of proposed project, if applicable: 2014 Comprehensive Plan Amendments

2. Name of applicant: City of Oak Harbor

3. Address and phone number of applicant and contact person: 865 SE Barrington Drive, Oak Harbor, WA 98277

4. Date checklist prepared: September 15, 2014

5. Agency requesting checklist: City of Oak Harbor

6. Proposed timing or schedule (including phasing, if applicable): Public Hearing before the Planning Commission in October and adoption by the City Council in November.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Comprehensive Plan Amendments are normally processed once a year and the City expects to have amendments every year.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. An Environment Impact Statement was prepared for the Comprehensive Plan in 1995.

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 None

10. List any government approvals or permits that will be needed for your proposal, if known. None

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.)

The proposed Action is the processing of the annual amendments to the Comprehensive Plan that include the following:

- Updated Capital Improvements Plan 2015-2020 (CIP)
- Add Scenic View corridor identified through a study of Scenic Views from Oak Harbor
- Amend the Future Land Use map to change the land use designation of 1000 SE City Beach Street from High Density Residential to Public Facilities
- Amend the Future Land Use Map and correct the UGA boundaries to reflect the County's decision on the 2005 UGA Amendments

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.

- Capital Improvements Plan(CIP) – applies citywide with projects dispersed throughout the City
- Scenic View corridors identified for inclusion within the Comprehensive Plan are:
    - Northbound on SR 20 between SW Scenic Heights Street and SW Erie Street
    - Southbound on SR 20 between NE 16th Ave and Midway Blvd
    - SE Regatta Drive between SE 8th Street and SE 10th Street
    - Waterfront Trail from Windjammer Park to the Oak Harbor Marina
- Future Land Use Map Amendment – 1000 SE City Beach Street (R13202-293-1370, R13202-286-11300
- Future Land Use Map Amendment – Correcting UGA boundaries to reflect County Decision – Map attached.

As per WAC 197-11-235 (3)(b) Part B of the checklist is not required for non-project related actions.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

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

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

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.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

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

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

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

a. **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.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

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. If appropriate, state what stream or river it flows into.

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.

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.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

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.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

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.

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.

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

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

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

——— water plants: water lily, eelgrass, milfoil, other

——— other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

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

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

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:

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

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

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

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

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.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

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:

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.

1) Describe special emergency services that might be required.

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

b. **Noise**

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

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.

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

8. **Land and shoreline use**

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

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

c. Describe any structures on the site.

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

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

f. What is the current comprehensive plan designation of the site?

g. If applicable, what is the current shoreline master program designation of the site?

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

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

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

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

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

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

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

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?

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

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

11. **Light and glare**

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

b. Could light or glare from the finished project be a safety hazard or interfere with views?

c. What existing off-site sources of light or glare may affect your proposal?

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

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?

b. Would the proposed project displace any existing recreational uses? If so, describe.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

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.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

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

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.

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

c. How many parking spaces would the completed project have? How many would the project eliminate?

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).

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

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

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.

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

16. **Utilities**

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

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: _____

Date Submitted: 9/22/14

D. **SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS** [help]

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

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

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?
The Comprehensive Plan amendments will not result in an increased discharge of water, emissions to air, etc. since they only are policy changes, or map amendments and no specific site development projects are proposed at this time. However, the CIP includes a wide variety of projects and a project level SEPA will likely be required for certain projects. The project level SEPA will address impacts and mitigation measures.

   Proposed measures to avoid or reduce such increases are:
No impacts are identified with the adoption of the amendments to the Comprehensive Plan and therefore measures to reduce impacts are not needed at this time. At project level implementation, best management practices and adhering to the Federal, State and City requirements for individual projects within the CIP will help in avoiding or reducing any impacts created by the projects.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
The Comprehensive Plan amendment will not affect plants, animals, fish or marine life since no specific projects are proposed at this time. However, the CIP includes a wide variety of projects and a project level SEPA will likely be required that will address impacts and mitigation measures at the time of implementation.

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:
No impacts are identified with the adoption of the amendments to the Comprehensive Plan and therefore measures to reduce impacts are not needed at this time. At project level implementation, best management practices and adhering to the Federal, State and City requirements for individual projects within the CIP will help in avoiding or reducing any impacts created by the projects.

3. How would the proposal be likely to deplete energy or natural resources?
None of the proposed amendments will result in depleting energy or natural resources. However, the CIP includes a wide variety of projects and a project level SEPA will likely be required that will address impacts and mitigation measures at the time of implementation.

   Proposed measures to protect or conserve energy and natural resources are: No impacts are identified with the adoption of the amendments to the Comprehensive Plan and therefore measures to reduce impacts are not needed at this time. At project level

implementation, best management practices and adhering to the Federal, State and City requirements for individual projects within the CIP will help in avoiding or reducing any impacts created by the projects.

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?
The proposed changes to the Future Land Use Map will not affect environmentally sensitive areas or areas designated for governmental protection. The amendment related to the scenic views identifies specific scenic corridors and proposes protection. The identified scenic corridors do not affect sensitive areas. Projects within the CIP are dispersed within various locations within the City and will require a project level SEPA to identify impacts to sensitive areas.

   Proposed measures to protect such resources or to avoid or reduce impacts are: No impacts are identified with the adoption of the amendments to the Comprehensive Plan and therefore measures to reduce impacts are not needed at this time. At project level implementation, best management practices and adhering to the Federal, State and City requirements for individual projects within the CIP will help in avoiding or reducing any impacts created by the projects.

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?
The amendments to the Future Land Use map do not impact property along the shoreline. The view corridors identified for protection may have impacts on the development of structures but will not allow or encourage land or uses incompatible with existing plans. Projects within the CIP are dispersed in various locations within the community but none are anticipated to allow or encourage incompatible land uses.

   Proposed measures to avoid or reduce shoreline and land use impacts are:
No impacts are identified with the adoption of the amendments to the Comprehensive Plan and therefore measures to reduce impacts are not needed at this time. At project level implementation, best management practices and adhering to the Federal, State and City requirements for individual projects within the CIP will help in avoiding or reducing any impacts created by the projects

6. How would the proposal be likely to increase demands on transportation or public services and utilities?
The proposed amendments to the Future Land Use map removes area from the UGA and will therefore not increase demands on transportation or public services. Similarly, the identification of view corridors do not impact transportation or public services. The CIP includes transportation related projects identified by the Transportation Plan which are included to improve transportation services. Non transportation projects, where applicable, will require traffic studies and transportation concurrency prior to implementation.

   Proposed measures to reduce or respond to such demand(s) are: No impacts are identified with the adoption of the amendments to the Comprehensive Plan and therefore measures to reduce impacts are not needed at this time. At project level implementation,

best management practices and adhering to the Federal, State and City requirements for individual projects within the CIP will help in avoiding or reducing any impacts created by the projects

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.
   None of the proposed amendments conflict with local, state or federal laws or the requirements for the protection of the environment.