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CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

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 nonproject proposals:

Complete this checklist for nonproject 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: [Maritime Zoning Regulations](#)
2. Name of applicant: [City of Oak Harbor](#)
3. Address and phone number of applicant and contact person:
[Cac Kamak, 865 SE Barrington Drive, Oak Harbor, WA 98277. Phone: 360-279-4514](#)
4. Date checklist prepared: [December 19, 2014](#)
5. Agency requesting checklist: [City of Oak Harbor](#)
6. Proposed timing or schedule (including phasing, if applicable): [A public hearing before the Planning Commission in February 2015 followed by City Council action in March 2015.](#)
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
[The proposed development regulations are expected to guide development in a manner that would further the goals of the Comprehensive Plan. They can be amended periodically to assure the goals are being met.](#)
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
[No environmental studies are expected to be prepared for this project.](#)

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.

The City Council of Oak Harbor will take action to adopt the proposed development regulations

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 development regulations implement the goals and intent of the Maritime Land Use designation that was adopted in 2013 with the annual Comprehensive Plan amendment process. The land use designation was created to provide opportunities for maritime uses to locate close to the marina and shoreline. The development regulations are intended to allow water-dependent, water-related and water-enjoyment uses. Since the area governed by these regulations are adjacent to the shoreline the regulations link development standards to the Shoreline Master Program.

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.

The Maritime land use regulations apply to properties located on Catalina Drive adjacent to the Oak Harbor Marina. See attached map.

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)?

The area designated as Maritime is mostly flat. Northern portions of the area are slightly higher than the southern portions. The shoreline slopes are probably greater than 15 percent and are stabilized by rip rap.

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.

The area covered by the Maritime designation is noted as an area of High Liquefaction.

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

The development regulations do not include any regulations or requirements for fill or grading. Individual projects proposed in the area may include filling and grading. The project will be required to provide a SEPA checklist for their proposals.

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

The adoption of the development regulations will not result in any clearing or construction. However, projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

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

The area governed by the proposed development regulations is predominately covered with impervious surface currently except for Catalina Park. Projects proposed in this area are unlikely to reduce the amount of impervious surface. However, projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

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

The development regulations for the maritime zoning do not include measures for erosion control. However, projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

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.

The proposed development regulations include performance criteria for “clean industrial uses” and prohibit uses that can have byproducts and emission to air or water. Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

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

The proposed development regulations include performance criteria for “clean industrial uses” and prohibit uses that can have byproducts and emission to air or water. Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

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

The proposed development regulations include performance criteria for “clean industrial uses” and prohibit uses that can have byproducts and emission to air or water. Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

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.

The development regulations cover an area adjacent to the Oak Harbor Bay.

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.

The development regulations govern development activity adjacent to the water. Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

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.

A few feet of land adjacent to the shoreline lies within the 100 yr floodplain. Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

- 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.

The proposed development regulations include performance criteria for “clean industrial uses” and prohibit uses that can have byproducts and emission to air or water. Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

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.

Not applicable

- 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.

The proposed development regulations include performance criteria for “clean industrial uses” and prohibit uses that can have byproducts and emission to air or water. Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

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.

Not applicable

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

The proposed development regulations include performance criteria for “clean industrial uses” and prohibit uses that can have byproducts and emission to air or water. Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

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

The proposed development regulations include performance criteria for “clean industrial uses” and prohibit uses that can have byproducts and emission to air or water. Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

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?

Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

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

Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

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

Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

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.

Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

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

Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

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

Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

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.

The proposed development regulations include performance criteria for "clean industrial uses". Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

The proposed development regulations include performance criteria for "clean industrial uses". Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

- 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 proposed development regulations include performance criteria for “clean industrial uses”. Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

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.

The proposed development regulations include performance criteria for “clean industrial uses”. Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

- 1) Describe special emergency services that might be required.

Not applicable

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

The proposed development regulations include performance criteria for “clean industrial uses”. Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

b. Noise

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

The proposed development regulations include performance criteria for “clean industrial uses”. Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

- 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.

The proposed development regulations include performance criteria for “clean industrial uses”. Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

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

The proposed development regulations include performance criteria for “clean industrial uses”. Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

8. Land and shoreline use

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

The area governed by the proposed regulations currently has a Marina parking lot, storage sheds, boat storage, boat repair, Yacht club and a public park.

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

No

- c. Describe any structures on the site.

The area governed by the proposed regulations currently has a Marina parking lot, storage sheds, boat storage, boat repair, Yacht club and a public park.

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

No

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

The current zoning classification for the site is Public Facilities.

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

Maritime

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

Maritime

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

The property is designated as a "High Liquefaction" area

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

Not applicable

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

Not applicable

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

Not applicable

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

The development regulations proposed have provisions for the types of use allowed in the district and the requirements to buffer from adjoining uses. Uses proposed in this district were selected to be compatible with each other and support the intent of the Comprehensive Plan Land Use designations. Residential uses are prohibited in this district to eliminate potential impacts.

9. Housing

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

Not applicable

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

Not applicable

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

Residential uses are prohibited in this district.

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?

The proposed code will permit structures to 35 feet and can go up to 55 feet for water dependent uses.

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

The adoption of the development regulations will not impact views but individual project proposals in the future may. If the proposal is adjacent to the shoreline, a view study will be required as part of the review against the Shoreline Master Program.

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

Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals. If the proposal is adjacent to the shoreline, a view study will be required as part of the review against the Shoreline Master Program.

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

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

Not applicable

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

Not applicable

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

Not applicable

12. Recreation

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

The area governed by the proposed regulation includes a public park and a trail adjacent to the shoreline.

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

The adoption of the development regulation will not impact any existing recreation facilities, however, individual project proposals may. The proposals will need to address the impacts on these facilities. The City's adopted plans will require developments in this area to maintain these recreational facilities and in some instances will require enhancements. It is unlikely that the existing recreational uses will be displaced. Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

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

The proposals will need to address the impacts on these facilities. The City's adopted plans will require developments in this area to maintain these recreational facilities and in some instances will require enhancements. It is unlikely that the existing recreational uses will be displaced. Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

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.

Unknown or not determined at this time.

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

Unknown or not determined at this time.

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

Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

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.

The area governed by the proposed regulations is served by SE Pioneer Way and Catalina Drive. The area is currently a dead end since streets do not currently run through it.

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

Yes

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

The adoption of the proposed regulations will not impact the number of parking spaces in the area. The proposed regulation does take into account the limitation on parking and does not require new uses to provide parking similar to the Central Business District regulations.

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).

Unknown or not determined at this time.

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

Unknown or not determined at this time.

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

Unknown or not determined at this time.

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

The proposed regulations does take into account the limitation on parking and does not require new uses to provide parking similar to the Central Business District regulations.

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.

Developments in this area will require public services. The extent of the needs will be dependent on the uses that are proposed.

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

Developments will be required to build to the City's Building Code requirements and other construction code requirements.

16. Utilities

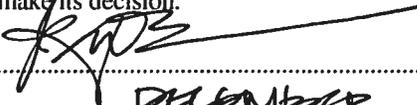
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

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.

Unknown or not determined at this time.

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.

Signature: 

Date Submitted: DECEMBER, 24, 2014

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 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 development regulations include performance criteria for “clean industrial uses” and prohibit uses that can have byproducts and emission to air or water. Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

Proposed measures to avoid or reduce such increases are:

The proposed development regulations include performance criteria for “clean industrial uses” and prohibit uses that can have byproducts and emission to air or water. Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed development regulations include performance criteria for “clean industrial uses” and prohibit uses that can have byproducts and emission to air or water. Therefore uses permitted in this area are not intended to affect plants, animals, fish and marine life. However, projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

3. How would the proposal be likely to deplete energy or natural resources?

The proposed development regulations include performance criteria for “clean industrial uses” and prohibit uses that can have byproducts and emission to air or water. Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

Proposed measures to protect or conserve energy and natural resources are:

Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

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 development regulations include performance criteria for “clean industrial uses” and prohibit uses that can have byproducts and emission to air or water. Projects in this area will need to meet all the City’s adopted codes and regulations which are designed to reduce or prevent impacts to environmentally sensitive areas. Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

- 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?**

Projects proposed in this area are likely to be within 200 feet of the shoreline and will be required to obtain a Shoreline Substantial Development Permit. The proposed regulations link development review to the Shoreline Master Program and are intended to assure that development proposals are compatible with shoreline uses.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

- 6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

The proposed regulation are based on the Maritime Land Use designation that recognizes that uses proposed here can create transportation issues due to its proximity to the security gates to the Seaplane Base and that the area is a dead end with no through traffic. The code relies on the promotion and encouragement of alternate modes of transportation and public transit to fill the gap.

Proposed measures to reduce or respond to such demand(s) are:

The proposed regulation does take into account the limitation on parking and does not require new uses to provide parking similar to the Central Business District regulations. Projects proposed in the area will be required to provide a SEPA checklist (if not exempt) and will be required to meet all permit requirements of the state and local regulations for their proposals.

- 7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

The proposed regulations incorporate uses from the Shoreline Master Program and the Central Business District to create a Maritime district that is intended to provide opportunity for commerce and development. The regulations include necessary links to the Shoreline Master Program and its requirements to assure that development meets the established standards for environmental protection and mitigation. Development review will follow established processes that will allow local, state and federal review when applicable.