

## 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:  
**Amending the San Juan County Comprehensive Plan to Include the Fisherman Bay Water Association's 2006 Water System Plan and updated 6 year Capital Improvement Program for Lopez Village Urban Growth Area**
  
2. Name of applicant:  
**San Juan County Community Development and Planning Department**
  
3. Address and phone number of applicant and contact person:  
**Colin Maycock (360) 370-7573**
  
4. Date checklist prepared: **September 23, 2008**

5. Agency requesting checklist: **San Juan County Community Development and Planning Department**
6. Proposed timing or schedule (including phasing, if applicable): Proposed scheduled for adoption by the **San Juan County Planning Commission in November 21 and the County Council in January 2009.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **This is a non-project action. Does not apply**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **Water planning studies and a salt water intrusion study have been completed as part of the overall Urban Growth Area studies. In addition, an adaptive management protocol has been adopted independently that will curtail future development when salt water intrusion occurs.**
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. **This is a non-project action. Does not apply**
10. List any government approvals or permits that will be needed for your proposal, if known. **San Juan County Council will have to approve the amendment to the county's comprehensive plan.**
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.) **This is a land use action to ensure the orderly development of capital facilities and water service within the Lopez Village UGA.**
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. **Lopez Village, Lopez Island, Washington**

**B. Environmental Elements****1. Earth**

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other. **Relatively flat**
  
  - b. What is the steepest slope on the site (approximate percent slope)? **Some slopes under 8 percent in toe of slope area of Lopez along eastern boundary of the proposed UGA.**
  
  - 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. **Highly permeable soils.**
  
  - d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **None**
  
  - e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. **This is a non-project action. Does not apply**
  
  - f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **This is a non-project action. Does not apply**
  
  - g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **This is a non-project action. Does not apply**
  
  - h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **This is a non-project action. Does not apply**
- 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. **This is a non-project action. Does not apply**
  
  - b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **This is a non-project action. Does not apply**
  
  - c. Proposed measures to reduce or control emissions or other impacts to air, if any: **This is a non-project action. Does not apply**

**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. **Fisherman Bay in Puget Sound on the western shoreline.**
  - 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. **This is a non-project action. Does not apply.**
  - 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. **This is a non-project action. Does not apply.**
  - 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **This is a non-project action. Does not apply.**
  - 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **This is a non-project action. Does not apply.**
  - 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. **This is a non-project action. Does not apply.**
- 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. **This is a non-project action. Does not apply.**
  - 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. **This is a non-project action. Does not apply.**

- 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. **This is a non-project action. Does not apply.**
  - 2) Could waste materials enter ground or surface waters? If so, generally describe. **This is a non-project action. Does not apply.**
- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: **This is a non-project action. Does not apply.**

#### 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? **This is a non-project action. Does not apply.**
- c. List threatened or endangered species known to be on or near the site. **This is a non-project action. Does not apply.**
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **This is a non-project action. Does not apply.**

#### 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. **This is a non-project action. Does not apply.**

c. Is the site part of a migration route? If so, explain. **This is a non-project action. Does not apply.**

d. Proposed measures to preserve or enhance wildlife, if any: **This is a non-project action. Does not apply.**

**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. **This is a non-project action. Does not apply.**

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **This is a non-project action. Does not apply.**

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: **This is a non-project action. Does not apply.**

**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. **This is a non-project action. Does not apply.**

1) Describe special emergency services that might be required. **This is a non-project action. Does not apply.**

2) Proposed measures to reduce or control environmental health hazards, if any: **This is a non-project action. Does not apply.**

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **This is a non-project action. Does not apply.**

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. **This is a non-project action. Does not apply.**

3) Proposed measures to reduce or control noise impacts, if any: **This is a non-project action. Does not apply.**

**8. Land and Shoreline use**

- a. What is the current use of the site and adjacent properties? **Lopez Village Urban Growth Area. Commercial and Residential Uses.**
- b. Has the site been used for agriculture? If so, describe. **This is a non-project action. Does not apply.**
- c. Describe any structures on the site. **This is a non-project action. Does not apply.**
- d. Will any structures be demolished? If so, what? **n/a**
- e. What is the current zoning classification of the site? **n/a**
- f. What is the current comprehensive plan designation of the site? **Urban Growth Area**
- g. If applicable, what is the current shoreline master program designation of the site? **Various including Rural Residential, Conservancy, Rural and Urban.**
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. **There are several wetlands scattered throughout the UGA.**
- i. Approximately how many people would reside or work in the completed project? **This is a non-project action. Does not apply.**
- j. Approximately how many people would the completed project displace? **This is a non-project action. Does not apply.**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **This is a non-project action. Does not apply.**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **This is a non-project action. Does not apply.**

**9. Housing**

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

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **This is a non-project action. Does not apply.**
- c. Proposed measures to reduce or control housing impacts, if any: **This is a non-project action. Does not apply.**

**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? **This is a non-project action. Does not apply.**
- b. What views in the immediate vicinity would be altered or obstructed? **This is a non-project action. Does not apply.**
- c. Proposed measures to reduce or control aesthetic impacts, if any: **This is a non-project action. Does not apply.**

**11. Light and glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **This is a non-project action. Does not apply.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **This is a non-project action. Does not apply.**
- c. What existing off-site sources of light or glare may affect your proposal? **This is a non-project action. Does not apply.**
- d. Proposed measures to reduce or control light and glare impacts, if any: **This is a non-project action. Does not apply.**

**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity? **Kayaking, Biking, Fishing, Boating, Sailing, Walking.**
- b. Would the proposed project displace any existing recreational uses? If so, describe. **No.**

- 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.**

**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. **The Oscar Week's Water Tower is in the middle of the village. It is listed with the Office of Archaeology and Historic Preservation and is identified as SJ00444. There are a couple of archaeological sites identified by OAHF as SJ00255 and SJ00257.**
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. **See above #13.a.**
- c. Proposed measures to reduce or control impacts, if any: **This is a non-project action. Does not apply.**

**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. **This is a non-project action. Does not apply.**
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **This is a non-project action. Does not apply.**
- c. How many parking spaces would the completed project have? How many would the project eliminate? **This is a non-project action. Does not apply.**
- 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). **This is a non-project action. Does not apply.**
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **This is a non-project action. Does not apply.**
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. **This is a non-project action. Does not apply.**

- g. Proposed measures to reduce or control transportation impacts, if any:  
**This is a non-project action. Does not apply.**

**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. **This is a non-project action. Does not apply.**
- b. Proposed measures to reduce or control direct impacts on public services, if any. **This is a non-project action. Does not apply.**

**16. Utilities**

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

**17. 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: \_\_\_\_\_

Colin Maycock, AICP, Senior Planner

Date Submitted: November 5, 2008

**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 proposal is a programmatic action, there will be no adverse impacts to the environment as a result of this action. Subsequent site specific project actions that a proponent may wish to do after the UGA is adopted will have to be assessed for environmental impacts for each project application subject to environmental review.**

Proposed measures to avoid or reduce such increases are: **N.A.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life? **A compliant urban growth boundary for Lopez will help protect the rural land, plant life, and animal habitat.**

Proposed measures to protect or conserve plants, animals, fish, or marine life are: **N.A.**

3. How would the proposal be likely to deplete energy or natural resources? **The proposed Comprehensive Plan Amendment will reduce the resource depleting effect of sprawl and will constitute official recognition of the service of the Fisherman Bay Water Association as the primary water provider that is a Class A community system with water rights and a water plan that services the proposed area. Another water provider will serve the area immediately adjacent to that of the primary water purveyor.**

Proposed measures to protect or conserve energy and natural resources are: **A coordinated water plan has been completed for Lopez Village in order to conserve and protect resources. Ongoing monitoring is now in place to prevent additional problems from saltwater intrusion. An adaptive management ordinance has been passed independently to ensure that the occurrence of salt water intrusion triggers the curtailment of further development.**

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? **Designated open spaces including wetlands are protected open spaces that remain protected as part of the urban growth area.**

Proposed measures to protect such resources or to avoid or reduce impacts are: **The urban growth area boundary has been selected to help reduce island wide sprawl on Lopez Island. Reducing sprawl is a goal of the Growth Management Act in order to help protect rural lands and resources under pressures of increased development and growth.**

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? **As a non-project action this project will not have any impacts. The proposal to amend the San Juan County Comprehensive Plan to include the 2006 Fisherman Bay Water Association's Water System plan and updated Capital Improvement Plan is a programmatic action, There will be no adverse impacts to the environment as a result of this action. Subsequent site specific project actions that a proponent may wish to do after the UGA is adopted will have to be assessed for environmental impacts for each project application subject to environmental review.**

Proposed measures to avoid or reduce shoreline and land use impacts are: **This is a non-project action. As a result of this non-project action, the long term impacts of development along the shoreline are reduced because of the centralized water system that serves almost the entire UGA.**

6. How would the proposal be likely to increase demands on transportation or public services and utilities? **This proposal will lead to residential and commercial growth in an area that is largely served by one private non-profit water provider and one sewer service provider.**

Proposed measures to reduce or respond to such demand(s) are: **The primary water provider is Fisherman Bay Water Association. The Fisherman Bay Water Association is a private non-profit water provider that is a Class A community system with water rights. They have developed a water plan that services the proposed area, and they have a compliant Capital Improvement Plan. This works well with San Juan County's urban growth area that is based on population growth projections that require an urban level of service, and is an effort to address utility concurrency as part of this land use action. In addition, the proposed UGA will be served by a single sewage provider.**

TO BE COMPLETED BY THE APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. **This proposal is being proposed to comply with state law under the Washington State Growth Management Act.**