

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:

Please adjust the format of this template as needed. 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 [\[HELP\]](#)

1. Name of proposed project, if applicable:

This is a nonproject proposal. San Juan County proposes to amend San Juan County Comprehensive Plan Section B, Element 2, Land Use to adopt a new subarea plan, the Lopez Village Plan, as an appendix. To implement the Plan, amendments and the addition of new

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development regulations are proposed to San Juan County Code Title 18. Draft standard details and an implementation plan are also available for public review.

Attached are:

- A. Draft Lopez Village Plan
- B. Amendments to San Juan County Code Section B, Element 2, Land Use and addition of Appendix E.12: Lopez Village Plan
- C. Draft Lopez Village Development Regulations
- D. Draft Standard Details
- E. Draft Implementation Plan

2. Name of applicant:

**San Juan County
Department of Community Development**

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

**San Juan County
Department of Community Development
Linda Kuller, AICP, Planning Manager
PO Box 947
Friday Harbor, WA 98250**

360(37) (7572)

LindaK@sanjuanco.com

4. Date checklist prepared:

August 8, 2018

5. Agency requesting checklist:

San Juan County

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

2018

August 8:	Commerce 60-day notice and SEPA Determination
August 15:	Publish SEPA determination
August 10:	Mail public hearing notice: property owners in UGA and surrounding 300 feet
August 17:	Joint briefing: Council and Planning Commission
September 5:	Public hearing ad published
September 21:	Joint public hearing on Lopez Island – Lopez Center for Community and the Arts
September 21:	Planning Commission recommendation to Council
October 22/23:	County Council deliberations

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The community would like to work on design guidelines after the adoption of the plan to further its implementation.

San Juan County is updating its Comprehensive Plan. The Comprehensive Plan update drafts are in alignment with this draft subarea plan. The proposed subarea plan uses the population projections and housing data approved by the County Council for use in the Comprehensive Plan update.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

NA

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.

NA

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

- **Planning Commission recommendation to the County Council, and**
- **County Council adoption of the subarea plan, development regulations and standard details**

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.)

Lopez Island is the third largest island in San Juan County's collection of islands in Puget Sound Washington. It consists of approximately 30 square miles of natural beauty and a predominately rural landscape. It is the County's second largest unincorporated community. Still, it is a small community including about 2,466 permanent residents in 2016.

The Lopez Village Urban Growth Area (UGA) includes approximately 197 acres on the western side of Lopez Island. Lopez Village's (Village) western boundary is almost exclusively identified by the shoreline of Fisherman Bay in San Juan Channel. The eastern boundary extends in a north/south alignment that encompasses parcels on the eastern side of Fisherman Bay Road. Lopez Village is about 1.6 miles in length and one-half mile wide.

The Lopez Village Plan is a proposed subarea plan of the San Juan County Plan. It applies to the Lopez Village Urban Growth Area. The plan will be adopted pursuant to San Juan County Code (SJCC) 18.30.190 and 18.90.050 and in accordance with Article 11 of the Washington State Constitution; Chapter 43.21C RCW (State Environmental Policy Act); Chapter 90.58 (including without limitation RCW 90.58.340) (Shoreline Management Act); Chapter 36.70 RCW (Planning Enabling Act); and Chapter 36.70A RCW (Growth Management Act).

Growth Management Act (GMA)

The Lopez Village Plan will be adopted pursuant to the GMA and its fourteen planning goals that help Washington State communities plan in a coordinated fashion to protect the public's health, safety and welfare. Under the GMA, this subarea plan will be consistent with and supportive of the San Juan County Comprehensive Plan (the *Plan*), county-wide planning policies, development regulations and capital budgets.

Applicability

The Lopez Village Plan will supplement the goals and policies of the SJC Comprehensive Plan. It will apply to all land, land use activity, and to all structures and facilities developed within the official map of the Lopez Village urban growth area. The provisions of the Lopez Village Plan will prevail over any conflicting provision of the *Plan* except as provided in Shoreline Master Program (SMP).

Regulations to implement the goals and policies of the Lopez Village Plan will be contained in the San Juan County Code (SJCC) Title 18, Unified Development Code (UDC). The UDC regulations will apply except as superseded by specific regulations adopted for the Lopez Village Urban Growth Area.

Draft Plan Overview

The draft Lopez Village Plan (Draft Plan) components reflect the vision and core values developed by the LVPRC and community. They focus on people, health, housing, connectivity, and protection of the natural environment and quality of life that makes Lopez Village a special place to live. The Draft Plan goals and policies are designed to implement the expressed vision. The Draft Plan contains:

- The planning context and elements such as population, housing, physical environment, capital facilities, etc.;
- A community vision;
- Goals that express the vision;
- Policies to guide decision-making and accomplish goals; and
- Land use maps.

Land Use Designations

Lopez Village's character is truly unique. Its families, institutions, and businesses have long contributed to a rich history that provide an excellent foundation for the future. Currently, there is one land use designation in the Village, Village Commercial. Based upon existing and desired land use patterns, three land use designations are proposed within the Village.

The proposed land use map was designed after 4 alternative maps (including a do nothing alternative to leave all of the Village in the Village Commercial land use designation) were explored and presented to the public in 2015. Based on public comments, the proposed land use map alternative was developed to include a compact commercial core that allows mixed-use. It was revised after additional public comments were received at, and following a 2018 open house.

The Proposed Land Use Map

The proposed land use map includes the three land use designations:

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Village Commercial: A part of the heart of the Village, the Village Commercial designation, recognizes the importance of a vital commercial and mixed-use core, not only in terms of economic value, but also as an essential expectation of Island residents. This traditional village core includes elements of land use diversity, neighborhood compatibility, pedestrian-friendly design, and public gathering spaces. Mixed-use (work-live spaces) are allowed.

Village Institutional: The heart of the Village also includes areas designated Village Institutional that support aspects of the public health, social and service needs of the community. These areas are primarily located west of Fisherman Bay Road.

Village Residential: The Village Residential designation is primarily reserved for residential development; however, small businesses appropriate for residential areas which meet the home occupation and cottage industry performance standards in the San Juan County Code are welcome in this designation. This designation abuts the Village Commercial and Institutional designations, creating opportunities to promote good land use transition design principles.

Density

Under current regulations, the Lopez Village Urban growth Area has a maximum density for single family development in the Village of 4 units per acre. A density bonus was established for developments that meet special criteria. A total of 8 units per acre were allowed with a Planned Unit Development that met water conservation criteria and affordable housing requirements.

Under the proposal, the maximum density is 6 units per acre with a density bonus of 12 units per acre.

Land Capacity Analysis

The primary purpose of conducting the Land Capacity Analysis (Appendix F of the Draft Plan) is to determine the capacity of the Lopez Village Urban Growth Area for balancing urban development with adequate and cost-efficient urban services. The Land Capacity Analysis conducted for the Lopez Village Urban Growth Area was run under two scenarios:

- existing land use designations and regulations, and
- proposed land use designations and development regulations.

This was done to determine if the Village's land supply aligns with the 2036 population growth projection. The analysis completed on July 27, 2018, indicated there was no need to expand the UGA and include any of the UGA reserve area. It determined that there is adequate land in the Village that could accommodate the projected population including residential housing and commercial needs through the year 2036.

Capital Facilities

Water and sewer facilities either have capacity or plans to increase the capacity to serve the projected growth. Fisherman Bay Sewer District is in the process of planning to double its capacity.

Official Maps

This Draft Plan maps delineate land use districts, public facilities, recreation, open areas, primary view corridors and transportation facilities.

Proposed Development Regulations

The land use regulations developed for the Village include densities, an affordable housing density bonus, and a land use table for the three land use designations establishing what land uses are allowed in each designation, setbacks and dimensional standards, provisions outlining a role for the LVPRC in development review, and standards and performance measures for the following:

- Fences
- Artisan activities
- Hostels
- Mobile food vending units
- Live/work units in the village commercial designation
- Neighborhood enterprise
- Signs
- Lighting (modeled after a dark sky ordinance)
- Landscaping
- Road and driveway standards
- Pedestrian circulation
- Parking in Lopez Village Association Plat parking entitlement area
- Lopez Village parking requirements
- Parking credits and register
- Lopez Village parking fund and parking land bank
- In lieu dedications of land and easements
- Off-street loading requirements
- Bicycle parking standards

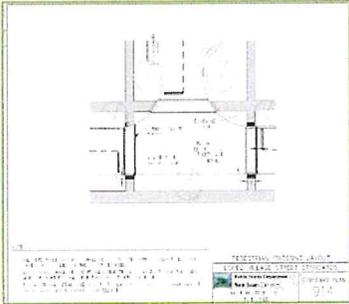
Limiting parking is one of the major threads in the Draft Plan and the regulations seek to accomplish that. The land use table establishes what uses are allowed in what land use designation.

Draft Standard Details

The LVPRC worked with Public Works staff to develop the standard details for development of the public right of way and pedestrian paths in the right of way that suit the Village.

Draft Standard Details

STANDARD PLAN NO.	DESCRIPTION	NOTES
911	Typical Street Sections	No parking and parallel parking
912	Typical Street Sections	45 angle parking & main arterial
913	Parking Layout	
914	Pedestrian Crossing Layout	With crosswalks
915	Streetscape Details	With driveway
916	Pedestrian Path	Specifications
917	Pedestrian Bridge Requirements	Material Concepts



Draft Implementation Plan

This is a useful tool that can be used to track projects and tasks needed to accomplish the proposed Plan.

Project Description	Responsible	Priority	Cost	Funding Source	2017	2018	2019	2020	2021	2022	2024-2036
GENERAL											
Provide education and outreach on the new subarea plan, regulations and standards.	LVPRC and DCD										
Develop a permit application submittal review checklist for projects located in Lopez Village	LVPRC and DCD										
Create a Lopez Village development webpage with links to the Subarea Plan, regulations, standards and other resources.	DCD										
RECREATION											
Construct a play area for small children	Community, COC, Parks/ Fair										

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 Lopez Village Urban Growth Area (UGA) includes approximately 197 acres on the western side of Lopez Island. Lopez Village’s (Village) western boundary is almost exclusively identified by the shoreline of Fisherman Bay in San Juan Channel. The eastern boundary extends in a north/south alignment that encompasses parcels on the eastern side of Fisherman Bay Road. Lopez Village is about 1.6 miles in length and one-half mile wide.

B. Environmental Elements [\[HELP\]](#)

1. ***Earth*** [\[help\]](#)

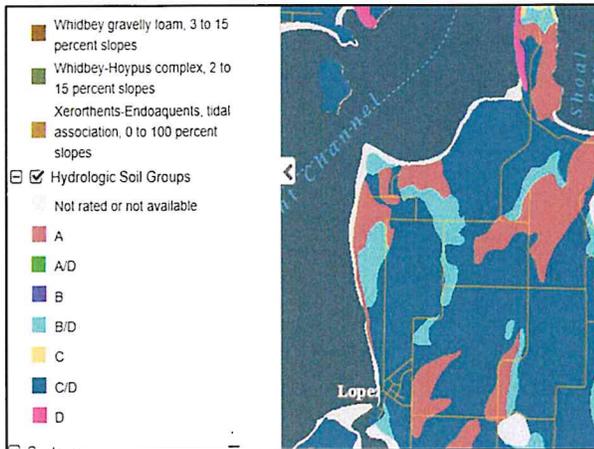
a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other

Mostly flat. Elevations range from near sea level to around 140 feet in the foothills to the North and 200 feet to the South. The general topography is relatively flat with the land rising gradually to the North and more steeply to the East and Southeast.

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

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. **NA, but soils are described in the draft Plan.**



Soils are primarily glacial deposits including a mixture of low-permeability (Hydrologic Group A) and high permeability (+D) soils. The Village is located along the shoreline of San Juan Channel and Fisherman Bay on the Northwestern shore of Lopez Island.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **NA**
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. **NA**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **NA**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The draft development regulations allow 65% lot coverage except in Block A of the Lopez Village PUD where 100% coverage is permitted.

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

2. Air [\[help\]](#)

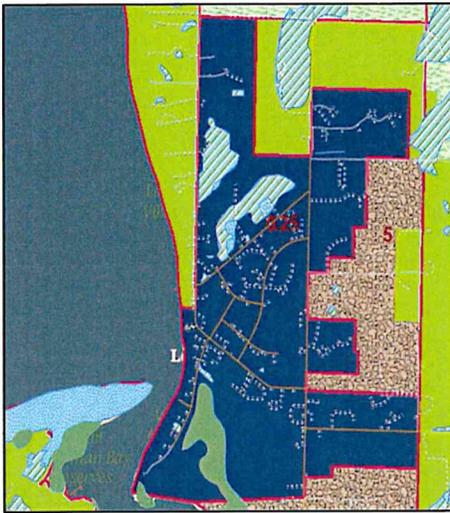
- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **NA**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **NA**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 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 Village is located along the shoreline of San Juan Channel and Fisherman Bay on the Northwestern shore of Lopez Island. There is a type F stream that may be mis-categorized.



The Village includes several large fresh-water wetlands located near Sunset and Redgate Lanes and Weeks Road. Large wetlands include Weeks Wetland Preserve and wetlands that cover multiple properties North of Weeks Road, East of Lopez Road and West and North of Fisherman Bay Road. Weeks Wetland Preserve is located in the southern portion of the Village on a 24-acre property managed by the County's

Land Bank. This preserve contains a unique freshwater wetland that meets the marine waters of Fisherman Bay and provides significant plant and animal habitat.

- 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. **NA**
- 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. **NA**
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **NA**
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Some of the shoreline area, primarily near Weeks Wetland Preserve is located in special flood hazard zones. The AE zone and Zone VE are present in this area.

- 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. **NA**

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

The Lopez Village UGA is served by 3 Group A and other Group B water systems. There service areas and capacities are shown in the draft Plan.

All areas of the County are considered a critical aquifer recharge area and are subject to critical area regulations. The area's ground water aquifer is the Village's only fresh water source. It is recharged solely by rainwater. Because freshwater resources are limited and there is a potential threat of saltwater intrusion, an adaptive management program regarding seawater intrusion into the Lopez Village Urban Growth Area water supply is in place.

- 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 Lopez Village UGA is served by the Fisherman Bay Sewer System. The Fisherman Bay Sewer District is planning to double their capacity in the upcoming years to adequately serve the Village.

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. **NA**
- 2) Could waste materials enter ground or surface waters? If so, generally describe. **NA**
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **NA**

The plan sets goals and policies for the management of stormwater.

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

Some restrictions are proposed in the development regulations for the amount of impervious surfaces and types surfaces that can be used.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site: **NA**

___deciduous tree: alder, maple, aspen, other

___evergreen tree: fir, cedar, pine, other

___shrubs

___grass

___pasture

___crop or grain

___Orchards, vineyards or other permanent crops.

___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? **NA**
- c. List threatened and endangered species known to be on or near the site. **There may be salmon in the surrounding water.**
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

NA, however the plan contains a street tree planting plan and the development regulations include a list of prohibited and allowed trees.

- e. List all noxious weeds and invasive species known to be on or near the site. **NA**

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. **_NA**

Examples include:

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

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

National Heritage Program Plant Big Head Sedge (Red Fescue) is located in and near Weeks Wetland Preserve. Along the Fisherman Bay shoreline, there is the presence of juvenile Chinook salmon, chum salmon, Pacific Sand Lance.

- c. Is the site part of a migration route? If so, explain. **The San Juan Islands are part of the Pacific Coast Flyway.**
- d. Proposed measures to preserve or enhance wildlife, if any:

The Draft Plan goals and policies encourage low impact development and stormwater control.

- e. List any invasive animal species known to be on or near the site. **NA**

6. **Energy and Natural Resources** [\[help\]](#)

- 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. **A combination of electric and solar power fuels the Village.**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **NA**

- b. 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:

Dark sky lighting is proposed.

7. Environmental Health [\[help\]](#)

- 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. **NA**

- 1) Describe any known or possible contamination at the site from present or past uses. **NA**
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **NA**
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. **NA**
- 4) Describe special emergency services that might be required. **NA**
- 5) Proposed measures to reduce or control environmental health hazards, if any: **NA**

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **NA**
- 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. **NA**
- 4) Proposed measures to reduce or control noise impacts, if any:

NA. However, the draft development regulations include noise restrictions in some of the performance standards for various uses such as Neighborhood Business.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. **NA**
- c. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

NA, There is no agriculture land of long-term commercial significance in the Village.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: **NA**

c. Describe any structures on the site. **NA**

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

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

NA, however, the Village has one designation, Village Commercial. Three are proposed in the draft plan including two new designations, Village Institutional and Village Residential.

f. What is the current comprehensive plan designation of the site? **The entire Village Urban Growth Area is designated Village Commercial.**

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

Areas in the Village near Fisherman Bay are designated Rural Residential under the County's the shoreline master program.

i. Has any part of the site been classified as a critical area by the city or county? If so, specify.

NA, however, critical areas are located in the Village and are discussed in the draft plan.

j. Approximately how many people would reside or work in the completed project?
Approximately 171 persons reside in the Village.

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

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

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

This is a proposed new subarea plan and it is proposed to be consistent with the County's Comprehensive Plan. The population projections and housing information is consistent.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **NA**

9. Housing [\[help\]](#)

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

NA, however, under the Land Capacity Analysis, there is adequate capacity to serve the projected population under multiple development scenarios. See Appendix F of the draft plan.

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

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

10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

NA, the proposed development regulations would increase the height allowance from 30 to 35 feet.

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

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

Primary view corridors are mapped in the draft plan and work to provide guidance documents is on the implementation plan task list.

11. Light and Glare [\[help\]](#)

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

NA, The development regulations do contain specific lighting standards for the Village that are based on a model dark sky lighting ordinance.

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

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

d. Proposed measures to reduce or control light and glare impacts, if any: **Proposed development regulations for dark sky lighting.**

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity? **NA, there are several small parks including a skate park in the Village.**

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

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **None.**

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

No structures are listed on the national, State or Local register. There are some buildings that are likely eligible and important to the community. Lopez Island Library building, constructed in the late 1800s, was one of the original schools on the Island and was known as the Little Red Schoolhouse. At different times, it also served as a restaurant and fire station. The Library's doorway was modified from the Little Red Schoolhouse and the first four windows on the front left of the Library were part of the original schoolhouse structure. Overhead in the Library is the original schoolhouse second story, complete with its jaunty cupola, a hallmark of days past blended with the present.

Other significant and historic buildings are identified on the following list:

- Weeks Garage
- J.A. Paine House (1901)
- Smith House
- C.A. Kent House (1883 - 1901)
- Joe Thorton House
- Dr. B. Muscott (early 1900's - moved from beach north of Islander)
- Lopez Congregational Church (1904)
- Fish Bay Building
- Ed Weeks House and Water Tower (Old Thrift Shop)
- Lopez Purity Store (Just Heavenly Fudge Factory)
- Oscar Weeks house and pear tree (Isabel's / Déjà vu)
- Village Center Building
- Weeks Barn
- Burt Weeks house and water tower (Old Homestead Building – Blossom/Vortex Village Arts complex)
- Benson Hall (1930 - from Eastsound) plus two buildings

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There are cultural resource buffers located near portions of the Fisherman Bay area in the Village. The shorelines of Fisherman Bay are dotted with shell middens and the remains of salmon and shellfish processing sites. Also, there is one registered archaeological site located on the Lopez Village shoreline which included evidence of a Coast Salish Long House and a permanent year round settlement.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
NA, this is not a development permit.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. **NA**

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

All County roads on Lopez Island including those located in the Village meet the County's level of service standards. They are also projected to continue to meet those standards through the year 2021. Fisherman Bay Road carries the majority of the Island's north-south traffic on the west side of the Island and through the Village. Three intersections with Fisherman Bay Road route traffic to the Village "Core." They are Lopez Road South, Village Road and Weeks Road. Each of these roads is designed with a T intersection and side streets controlled by a stop sign.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

There is no full-time transit service on Lopez Island. Some seasonal transportation exists. San Juan County Senior Services uses one ADA-equipped vehicle and one older minivan to provide transportation to Lopez seniors and people living with disabilities. Rides are provided to medical appointments, social events, and group meals served at the Lopez Island Senior Center.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **NA**
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

This is not a project specific proposal. The Draft Plan does include a connectivity map showing a priority area of trails and it includes a parking plan.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **NA**
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? **NA**
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. **NA**
- h. Proposed measures to reduce or control transportation impacts, if any:

The implementation plan calls for several traffic improvement strategies to be implemented and for the development of an updated traffic circulation study.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. **NA**
Capital facilities and services are addressed in the plan.
- b. Proposed measures to reduce or control direct impacts on public services, if any. **NA**

16. Utilities [\[help\]](#)

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

C. Signature [\[HELP\]](#)

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: 

Name of signee: **Linda Kuller, AICP**

Position and Agency/Organization: **Planning Manager, San Juan County**

Date Submitted/DNS Published: **August 15, 2018**

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 Draft Plan includes goals and policies that would help guide future actions to deter the increase in discharges and emissions, release of toxins and noise production. Also, the proposed development regulations include performance and dimensional standards that serve to protect the environment from such increases.

Proposed measures to avoid or reduce such increases are: **There are no specific measures other than the proposed development regulations.**

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

The proposed plan and development regulations would not be likely to affect plants, animals, fish or marine life which are already protected by the County's shoreline and critical area regulations and would continue to be protected after the development of this plan.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:
Goals and policies address low impact development.

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

The proposed plan and development regulations are not likely to deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are: **There are no specific measures.**

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 proposal encourages improvements to and the addition of parks and gathering spaces, and pedestrian trails. There is no wilderness in the Village. The Draft Plan encourages protection of Fisherman Bay and the Weeks wetland preserve from the impacts of stormwater. There are no scenic rivers and no commercial agriculture on prime farmlands. Endangered species and habitats are protected by the County's critical area and shoreline regulations.

Flood hazard areas and cultural resources are also protected by existing County Code. Historic sites and structures are identified and encouraged to be protected and maintained.

Proposed measures to protect such resources or to avoid or reduce impacts are: **None specifically other than the goals and policies.**

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 Draft Plan includes three land use designations designed to create a more compact commercial core and protect single family residential areas from incompatible uses. The proposal is compatible with the existing Shoreline Management program designation and regulations. The proposal is unlikely to adversely affect land and shoreline uses.

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

Adoption of three distinct land use designations and a development regulations that identify allowed uses for each designation.

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

The proposal includes a connectivity plan that outlines priorities for improving pedestrian trails and nonmotorized transportation. The plan is not likely to increase demands on transportation or public services and utilities. Most of the Commercial development areas are not proposed off of Fisherman Bay Road, the main road through the Village.

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

Preparation of new traffic improvements for safety outlined on the implementation plan and preparation of a traffic circulation study to identify other methods that might improve traffic flow in the Village.

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

The proposal will not conflict with local, state, or federal laws or requirements for the protection of the environment. The draft sign regulations will be updated to exempt all political signs without a time limit, consistent with recent Council action.

