



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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ENVIRONMENTAL CHECKLIST

WAC 197-11-960

Related App#	NON - PROJECT ACTION
Receipt #	
Date	4/25/2014

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:

*Island County Critical Areas Ordinance (ICC 17.02 and 17.02A) - Fish and Wildlife
Habitat Conservation Areas Update*

2. Name of applicant:

Island County Planning and Community Development

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

*Island County Planning and Community Development
Brad Johnson
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Coupeville, WA 98239
(360) 678-7972
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4. Date checklist prepared:

April 16, 2014, edited April 23, 2014

5. Agency requesting checklist:

Island County Planning and Community Development

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

*The update of the Fish and Wildlife Habitat Conservation Areas provisions of the
Island County Critical Areas Ordinance is expected to be completed by July 24,
2014.*

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

No.

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

1. Best Available Science and Existing Conditions Report for Island County's Fish and Wildlife Habitat Conservation Areas (The Watershed Company and Parametrix - January 31, 2014)

2. Island County Fish and Wildlife Habitat Conservation Areas, Audit and Policy Regulation Framework (BERK Consulting, in collaboration with The Watershed Company and Parametrix - March 2014)

3. Final Environmental Impact Statement (FEIS) for the Island County GMA Comprehensive Plan – September 1998

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:

Does not apply.

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

The update of the Fish and Wildlife Habitat Conservation Areas provisions of the Island County Critical Areas Ordinance (ICC 17.02 and 17.02A) must be approved by the Island County Board of County Commissioners.

11. Give complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

This non-project proposal is to update the Fish and Wildlife Habitat Conservation Areas (FWHCAs) provisions (ICC 17.02) of the Island County Critical Areas Ordinance. The purpose of the update is to ensure that the FWHCAs provisions of the County's Critical Areas Ordinance is consistent with the requirements of the Growth Management Act and the finding so the Growth Management Hearing Board. The Growth Management Act (RCW 36.70A) requires Island County to address land use issues that directly and indirectly impact fish and wildlife habitat.

The purposes of the FWHCAs provisions are to:

1. Maintain fish and wildlife populations, especially populations of anadromous fish species, by protecting and conserving valuable fish and wildlife habitat and protecting the ecological processes that sustain these resources.

2. Protect valuable terrestrial habitats, natural streams and their associated riparian areas, marine shorelines, and the ecosystem processes on which these areas depend.

3. Regulate development so that isolated populations of species are not created and habitat degradation and fragmentation are avoided.

4. Maintain the natural geographic distribution, connectivity, and quality of fish and wildlife habitat.

Prior to commencing any development, other than those exempt activities specifically identified, on a property containing a critical area (including FWHCAs), the owner or designee must obtain a development permit.

The updated FWHCAs provisions (Island County Code Chapter 17.02B) shall be consistently applied to development, within geographical areas of unincorporated Island County that meet the definition and criteria for FWHCAs and their buffers as set forth. To avoid unnecessary regulatory duplication developments that are located within the jurisdiction of Island County's Shoreline Master Program and that meet the definition and criteria for FWHCAs and their buffers as set forth will be regulated through the Shoreline Master Program. Those development activities which may be outside of shoreline jurisdiction, but which impact FWHCAs and their buffers within shoreline jurisdiction would be regulated through the FWHCA provisions contained within this Critical Areas Ordinance.

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, plus the Assessor's Parcel Number, 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.

This non-project proposal is to update the Fish and Wildlife Habitat Conservation Areas (FWHCAs) provisions of the Island County Critical Areas Ordinance. The updated FWHCAs provisions (Island County Code Chapter 17.02B) shall be consistently applied to development, within geographical areas of unincorporated Island County that meet the definition and criteria for FWHCAs and their buffers as set forth, when occurring outside of the jurisdiction of Island County's Shoreline Master Program, including those development activities which may be outside of shoreline jurisdiction, but which impact FWHCAs within shoreline jurisdiction.

B. ENVIRONMENTAL ELEMENTS

1. EARTH

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

Island County includes a wide variety of terrain, including flat, rolling, and hilly lands, and areas with steep slopes.

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

Island County features a variety of slopes; the steepest slopes are vertical.

- 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.

Island County features a variety of soil types. Soils data can be downloaded from the Island County Mapping Center's website.

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

There are some areas of unstable soils in Island County. Unstable slopes are shown on the Critical Areas Maps prepared by Island County Planning and Community Development.

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

Does not apply.

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

Does not apply.

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

Does not apply—this is a non-project proposal.

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

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.

Does not apply—this is a non-project proposal.

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

Does not apply.

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

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, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Streams, lakes, ponds and wetlands are located throughout Island County. The County is completely surrounded by marine waters.

- 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.

Does not apply—this is a non-project proposal.

- 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.

Does not apply.

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

Does not apply.

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

Island County features 100-year floodplains at locations throughout the County, typically at locations immediately adjacent to the marine shorelines.

- 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 proposal to update the Fish and Wildlife Habitat Conservation Areas (FWHCAs) provisions of the Island County Critical Areas Ordinance. The updated FWHCAs provisions include provisions to prevent and control discharges of waste materials to surface waters.

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.

No.

- 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 the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the systems(s) are expected to serve.

Does not apply.

c. Water Runoff (including storm water):

- 1) Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into water flow into other waters? If so, describe.

This is a non-project proposal to update the Fish and Wildlife Habitat Conservation Areas (FWHCAs) provisions of the Island County Critical Areas Ordinance. The updated FWHCAs provisions include provisions related to runoff, including a requirement that all development proposals on lands containing FWHCA and associated buffers or that contain lands important to the function of such species and habitats in adjacent shoreline jurisdiction shall apply the standards of Island County Code 11.03, Stormwater and Surface Water.

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

Does not apply.

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

This is a non-project proposal to update the Fish and Wildlife Habitat Conservation Areas (FWHCAs) provisions of the Island County Critical Areas Ordinance. The updated FWHCAs provisions include provisions intended to reduce or control surface, ground, and runoff water impacts.

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: *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 proposal to update the Fish and Wildlife Habitat Conservation Areas (FWHCAs) provisions of the Island County Critical Areas Ordinance. The updated FWHCAs provisions include provisions that address the removal or alteration of vegetation.

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

Island County includes plant species listed as threatened or endangered by the federal government and/or Washington State. These species are listed in the Best Available Science and Existing Conditions Report for Island County's Fish and Wildlife Habitat Conservation Areas (The Watershed Company and Parametrix - January 31, 2014).

- 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 proposal to update the Fish and Wildlife Habitat Conservation Areas (FWHCAs) provisions of the Island County Critical Areas Ordinance. The updated FWHCAs provisions include provisions that are intended to preserve or enhance vegetation.

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.

Island County includes animal species listed as threatened or endangered by the federal government and/or Washington State. These species are listed in the Best Available Science and Existing Conditions Report for Island County's Fish and Wildlife Habitat Conservation Areas (The Watershed Company and Parametrix - January 31, 2014).

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

Island County is located along the Pacific Flyway.

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

This is a non-project proposal to update the Fish and Wildlife Habitat Conservation Areas (FWHCAs) provisions of the Island County Critical Areas Ordinance. The updated FWHCAs provisions include provisions that are intended to preserve or enhance wildlife.

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.

Does not apply—this is a non-project proposal.

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

Does not apply—this is a non-project proposal.

- 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:

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.

Does not apply.

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

Does not apply.

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

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)?

Does not apply—this is a non-project proposal.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Does not apply—this is a non-project proposal.

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

Does not apply.

8. LAND AND SHORELINE USE

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

Land use varies throughout Island County; however, the proposed regulations and policies will primarily affect rural areas used for low density residential, agricultural, and forestry uses.

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

Agricultural lands will be within the geographic scope of this proposal.

- c. Describe any structures on the site.

Does not apply.

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

No.

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

Does not apply.

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

Does not apply.

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

Does not apply.

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

This is a non-project proposal to update the Fish and Wildlife Habitat Conservation Areas (FWHCAs) provisions of the Island County Critical Areas Ordinance. FWHCAs are classified as environmentally sensitive areas.

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

Does not apply—this is a non-project proposal.

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

Does not apply—this is a non-project proposal.

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

Does not apply.

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

Does not apply.

9. HOUSING

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

Does not apply.

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

Does not apply.

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

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?

Does not apply.

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

Does not apply.

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

The proposed policies will tend to limit clearing of vegetation and development activities which will preserve the aesthetic characteristics of Island County's rural character.

11. LIGHT AND GLARE

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

Does not apply.

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

Does not apply.

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

Does not apply.

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

Does not apply.

12. RECREATION

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

Island County has a number of State and County parks within the geographic scope of this proposal.

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

No, the proposed policies and regulations may improve the quality of the experience for recreational users by protecting the natural environment, minimizing aesthetic impacts, and enhancing fish and wildlife habitat.

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

Provisions have been included in the proposed policies and regulations to allow for limited passive recreation opportunities near critical areas. In addition, protecting fish and wildlife will protect the long term viability of such recreational opportunities as fishing and shellfish gathering.

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.

Island County contains a large and significant National Historic Reserve and numerous historic structures.

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

A large number of archaeological and historic sites exist in Island County.

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

Generally not applicable; however, by minimizing clearing and development activities in some areas, the proposed policies and regulations will, if anything, tend to minimize impacts to historic and archaeological resources.

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.

Does not apply.

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

Does not apply.

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

Does not apply—this is a non-project proposal.

- 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).

No.

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

Does not apply—this is a non-project proposal.

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

Does not apply—this is a non-project proposal.

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

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.

No.

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

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

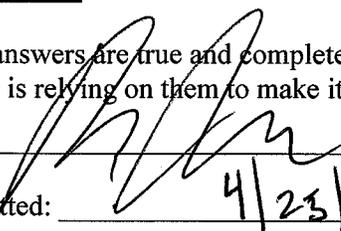
Does not apply.

- 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.

Does not apply.

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.

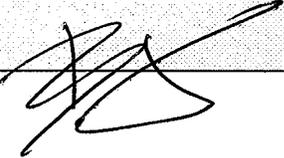
Signature:  _____

Date Submitted: 4/23/2014 _____

File #: _____

Applicants Name (print): BRAD JOHNSON _____

FOR AGENCY USE ONLY:	
REVIEWED AND AMENDED BY	<u>BRAD JOHNSON, SENIOR PLANNER</u>
ON <u>4/23/2014</u>	I RECOMMEND THAT A <u>DNS.</u>
_____ BE ISSUED ON THE PROPOSAL.	



D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(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 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 expected to minimize the discharge of water and pollutants to FWHCAs through the application of a variety of development standards.

Proposed measures to avoid or reduce such increases are:

The proposal includes measures related to the retention of existing vegetation, protection of buffer areas, and other development standards.

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

The purposes of the FWHCA regulations are to:

1. Maintain fish and wildlife populations, especially populations of anadromous fish species, by protecting and conserving valuable fish and wildlife habitat and protecting the ecological processes that sustain these resources.

2. Protect valuable terrestrial habitats, natural streams and their associated riparian areas, marine shorelines, and the ecosystem processes on which these areas depend.

3. Regulate development so that isolated populations of species are not created and habitat degradation and fragmentation are avoided.

4. Maintain the natural geographic distribution, connectivity, and quality of fish and wildlife habitat.

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

The proposal includes measures related to the retention of existing vegetation, establishment of and protection of buffer areas, and other development standards aimed at the overall protection of the function and values associated with FWHCAs.

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

The proposal is expected to protect natural resources through the application of a variety of development standards.

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

The proposal includes measures related to the retention of existing vegetation, protection of buffer areas, and other development standards.

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 is to update the Fish and Wildlife Habitat Conservation Areas (FWHCAs) provisions of the Island County Critical Areas Ordinance. FWHCAs are classified as environmentally sensitive areas. The proposed policies and regulations contain provisions designed to facilitate existing and ongoing agricultural practices while protecting fish and wildlife habitat.

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

The proposal includes measures related to the retention of existing vegetation, protection of buffer areas, and other development standards aimed at the overall protection of the function and values associated with FWHCAs.

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 proposal is anticipated to manage land use such that the functions and values of Fish and Wildlife Habitat Conservation Areas are protected. The proposal is not anticipated to allow or encourage land or shoreline uses that are incompatible with any existing plans.

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

The proposal includes measures related to the retention of existing vegetation, protection of buffer areas, and other development standards. Shoreline impacts will be governed by the provisions of the Island County Shoreline Master Program.

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

Does not apply.

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

Does not apply.

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 provisions include a regulation intended to address situations where the provisions may conflict with local, state, or federal laws: "In the event provisions of this Chapter conflict with provisions of applicable federal, Tribal, State, County or other applicable regulations, the provision that is most protective of critical areas shall prevail."

