

**TOWN OF COUPEVILLE**  
**ENVIRONMENTAL CHECKLIST**  
(WAC 197-11-960 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.

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**AGENCY COMMENT**

**A. BACKGROUND**

1. Name of proposed project, if applicable:

**The establishment by the County and the Town of uniform administration, procedures, processes, and design standards for development within the Ebey's Landing National Historical Reserve.**

2. Name of applicant:

**Island County and the Town of Coupeville**

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

**Larry Kwarsick, Coupeville Town Planner. (360) 678-4461**

**Keith Higman, Island County Interim Planning Director**

4. Date checklist prepared:

**May 25, 2009**

5. Agency requesting checklist:

**Island County as the nominal Lead Agency per agreement between the Responsible Officials of the Town and County.**

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

**Adoption proposed on or before December 31, 2009**

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

**Possible establishment of the County and Town as Certified Local Governments. The Certified Local Government Program is a preservation partnership between local, state and national governments focused on promoting historic preservation**

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

**Building and Landscape Inventory (1995) prepared for the Ebey's landing national historical reserve. Environmental review of Reserve establishment.**

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.

**Review as required under GMA.**

6. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several

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**AGENCY COMMENT**

questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

**The purpose of this nonproject action is to provide for the protection of historic and prehistoric resources within the Ebey’s Landing National Historical Reserve (Reserve) and to encourage the preservation, restoration and rehabilitation of historic and/or cultural resources within the Reserve for future generations in order to:**

- 1. Safeguard the heritage of the Reserve as represented by those buildings, objects, sites and structures which reflect the significant elements of the Reserve’s history;**
- 2. Increase recognition of the Reserve’s historic and cultural resources;**
- 3. Foster a sense of identity based upon the Reserve’s history;**
- 4. Assist, encourage and provide incentives to property owners for preservation, restoration and use of significant buildings, objects, sites and structures; and**
- 5. Promote and facilitate the early identification and resolution of conflicts between preservation of historic/cultural resources and alternative land uses.**

**The project involves the establishment of a Reserve Commission that acts as a quasi-judicial body, conduct design review and issue Certificates of Approval for new construction affecting historic resources, alterations to historic properties, demolition or relocation of historic properties and other projects consistent with the adopted uniform process and standards. The County’s Historical Review Committee and the Town’s Design Review Board will be extinguished and both the Town and County will prepare amendments to existing regulations to implement the nonproject action.**

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 boundaries of the Ebey’s Landing National Historical Reserve in Central Whidbey.**

**B. ENVIRONMENTAL ELEMENTS**

**1. EARTH**

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**AGENCY COMMENT**

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

**Varies**

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

**Varies**

- 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.

**Varies**

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

**This is a nonproject action involving the Ebey's Landing National Historical Reserve in Central Whidbey which does contain unstable soils..**

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

**This is a nonproject action**

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

**This is a nonproject action**

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

**This is a nonproject action**

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

**This is a nonproject action. Projects will be subject to existing land development regulations.**

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 of known.

**This is a nonproject action**

**TO BE COMPLETED BY APPLICANT**

**AGENCY COMMENT**

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

**This is a nonproject action**

C. Proposed measures to reduce or control emissions or other impacts to air, if any?

**This is a nonproject action**

3. **WATER**

A. Surface:

i. 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.

**This is a nonproject action**

ii. 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 nonproject action**

iii. Estimate the amount of fill and dredge materials 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 nonproject action**

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

**This is a nonproject action**

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

**This is a nonproject action**

vi. 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 nonproject action**

**TO BE COMPLETED BY APPLICANT**

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B. Ground:

- i. 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 nonproject action**

- ii. 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 nonproject action**

C. Water Runoff (including storm water):

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

**This is a nonproject action**

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

**This is a nonproject action**

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

**This is a nonproject action**

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

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- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_ other types of vegetation

**This is a nonproject action**

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

**This is a nonproject action**

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

**This is a nonproject action**

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

**This is a nonproject action**

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:

- 
- 
- fish: bass,

**This is a nonproject action**

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

**Bald eagles are present along the shoreline of Penn Cove**

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

**Yes, the site is within the Pacific migratory waterfowl flyway**

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

**This is a nonproject action**

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

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energy needs? Describe whether it will be used for heating, manufacturing, etc.

**This is a nonproject action**

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

**This is a nonproject action**

- 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 nonproject action**

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 nonproject action**

- i. Describe special emergency services that might be required.

**This is a nonproject action**

- ii. Proposed measures to reduce or control environmental health hazards, if any:

**This is a nonproject action**

- B. Noise

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

**This is a nonproject action**

- ii. 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 nonproject action**

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

**This is a nonproject action**

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8. **LAND AND SHORELINE USE**

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

**This is a nonproject action Lying within the Town of Coupeville and unincorporated Island County**

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

**Large areas of the Reserve have been and remain in agricultural production.**

- C. Describe any structures on the site.

**This is a nonproject action**

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

**This is a nonproject action which includes a demolition ordinance to protect contributing structures from demolition to include demolition by neglect.**

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

**This is a nonproject action which includes most land use classifications of the Town and County**

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

**This is a nonproject action which includes most land use designations of the Town and County**

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

**This is a nonproject action which includes most land use shoreline designations of the Town and County**

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

**This is a nonproject action which includes most ESA classifications of the Town and County**

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

**This is a nonproject action**

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

**This is a nonproject action**

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

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**This is a nonproject action**

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

**This is a nonproject action**

9. **HOUSING**

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

**This is a nonproject action**

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

**This is a nonproject action**

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

**This is a nonproject action**

10. **AESTHETICS**

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

**This is a nonproject action**

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

**This is a nonproject action**

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

**This is a nonproject action**

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 nonproject action**

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

**This is a nonproject action**

- C. What existing off-site sources of light or glare may

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affect your proposal?

**This is a nonproject action**

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

12. **RECREATION**

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

**State, Town and County Parks. The Reserve is a unit of the National Park System.**

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

**This is a nonproject action**

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

**This is a nonproject action but designed to protect the integrity of the Reserve for future generations to enjoy.**

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.

**Building and Landscape Inventory (1995) prepared for the Ebey's Landing National Historical Reserve**

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

**The proposed rules will apply to all sites within the Ebey's Landing National Historic Reserve. There are hundreds of landmarks and evidence of archaeological and cultural importance within the Reserve.**

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

**Even though this is a non-project action, the proposed amendments to the Town and County codes, the creation of a design review manual, and the coordinated review of permit proposals by a unified body all have the affect of better preserving historic and cultural resources in Ebey's Landing National Historic Reserve.**14. **TRANSPORTATION**

- A. Identify public streets and highways serving the site, and describe proposed access to the existing street system.

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Show on site plans, if any.

**This is a nonproject action**

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

**This is a nonproject action**

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

**This is a nonproject action**

- 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 nonproject action**

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

**This is a nonproject action**

- 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 nonproject action**

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

**This is a nonproject action**

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 nonproject action**

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

**This is a nonproject action**

16. **UTILITIES**

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

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**This is a nonproject action**

- 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 nonproject action**

17. **ECONOMIC CONDITIONS AND IMPACTS**

**This is a nonproject action designed to protect the cultural resources of the Reserve while promoting economic stability to the area.**

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\_\_\_\_\_

**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS** (do not complete this section 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?

**Proposal establishes uniform design standards for restoring and rehabilitating historic homes as well as design and site development standards for infill development and demolition of historic structures. The proposal does not increase or decrease the potential for development within the Reserve.**

Proposed measures to avoid or reduce such increases are:

**None needed**

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

**Same as above**

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

**None needed**

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

**Historic buildings are inherently sustainable. Preservation maximizes the use of existing materials and infrastructure, reduces waste, and preserves the historic character of older towns and cities. The energy embedded in an existing building can be 30% of the embedded energy of maintenance and operations for the entire life of the building.**

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

**Sustainability begins with preservation. The fact is that recycling buildings is the most environmentally friendly option,**

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**simply put, restoring a building is better for the environment than building a new one.**

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?

**Ebey's Landing National Historical Reserve is a unit of the National Park system. Development and implementation will result in greater protection of the historic and cultural resources of the park.**

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

**With design standard development, training, financial incentives and implementation, the historic resources should be protected for future generations**

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?

**Proposal establishes uniform design standards for restoring and rehabilitating historic homes as well as design and site development standards for infill development and demolition of historic strictures. The proposal does not increase or decrease the potential for development within the Reserve.**

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

**None needed**

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

**Proposal establishes uniform design standards for restoring and rehabilitating historic homes as well as design and site development standards for infill development and demolition of historic strictures. The proposal does not increase or decrease the potential for development within the Reserve or increase traffic demands.**

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

**Both the County and Town have adopted concurrency standards which would like development if the level of service declines below adopted standards. None needed**

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

**Proposal supports RCW 36.70A.020 which establishes the preservation of lands, sites, and structures, that have historical or archaeological significance as one of the thirteen (13) planning goals of GMA which shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations**