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Real Estate Services
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State of Washington
DEPARTMENT OF FISH AND WILDLIFE
Habitat Program: 600 Capitol Way N, Olympia, Washington 98501-1091 - (360) 902-2534

ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21 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 the 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 answers, such as those for Section 8 - Land and Shoreline Use, may require information that can be obtained from your local (County or City) planning or zoning office. When you contact them, have an accurate description of the location of the property on which the proposal is to be, i.e., Section, Township, Range; Parcel Number, Street Address, or major landmarks and crossroads. This will enable them to respond more quickly to your information needs.

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. You may be asked to explain certain answers or provide additional information reasonably related to determining if there may be significant adverse impact.



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ENVIRONMENTAL CHECKLIST
(WAC 197-11-960)

A. BACKGROUND

1. **Name of proposed project, if applicable:**
Bush Point Access Site; transfer to Port of South Whidbey

2. **Name of Applicant:**
Washington Department of Fish and Wildlife

3. **Address and phone number of applicant and contact person:**
WDFW Real Estate Services
600 Capitol Way North
Olympia, WA 98501
Attn: Elyse Kane, Property Mgmt
360-902-8415
kaneek@dfw.wa.gov

4. **Date checklist prepared:** January 2, 2008

5. **Agency requesting checklist:** *Washington Department of Fish and Wildlife*

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

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:**
None.

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.**
None.

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

None. The Washington Fish and Wildlife Commission approved the transfer on October 12, 2007.

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.

The property will be transferred to the Port of South Whidbey. There will be no change in use of the site. It will remain a public access site and boat launch. The acreage is 1.43 acres.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including 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. Bush Point

Twp. 29 North, Range 2 East, North $\frac{1}{2}$ Sec. 6, Spyglass Drive (new name)
~~Main Street~~, South Whidbey, Whidbey Island, Island County

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other flat.
- b. What is the steepest slope on the site (approximate percent slope)?
0%
- 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.
None. Paved site.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
Unknown.
- e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.
None. This is merely the transfer of title.
- f. Could erosion occur as a result of clearing, construction or use? If so generally describe.
Not from the transfer of title.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
No construction in this project. This is merely the transfer of title.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
N/A. (See above.)

2. Air

- a. What type 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.
None.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No.

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

N/A. (See, above.)

3. WATER

a. Surface

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes ponds or wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Admiralty Inlet.

- 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.

No. This is merely transfer of title.

- 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.

N/A.

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

No.

- 5) Does the proposal lie within a 100-year floodplain? YES. NO.
If so, note location on the site plan.

Attached.

- 6) Does the proposal involve any discharges of waste material to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

3. WATER

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 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.

N/A.

3. WATER

c. Water Runoff (including storm water):

- 1) 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.

N/A. This is merely transfer of title.

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

No.

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

N/A.

4. PLANTS

a. Check or circle types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs,

grass

pasture

crop or grain

wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

water plants: waterlily, eelgrass, milfoil, other

other types of vegetation

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

None.

c. List threatened and endangered species [of plants] known to be on or near the site.

None.

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

N/A. This is merely transfer of title.

5. ANIMALS

a. Circle any birds or 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: surf smelt

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

None known.

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

No.

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

None.

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.

N/A. This is merely transfer of title.

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

No.

- 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:

N/A. This is merely transfer of title.

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.

No.

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

None from this project.

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

None.

b. Noise

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

None.

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

None.

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

None.

8. LAND AND SHORELINE USE

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

This is a public access site and boat launch.

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

No.

c. Describe any structures on the site.

Ramp.

Parking area, walkway, restroom, float, caretaker's residence & shop.

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

No.

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

Rural residential.

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

Rural residential.

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

Unknown.

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

No.

i. Approximately how many people would reside or work in the completed project? 0

j. Approximately how many people would the completed project displace? 0

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

N/A.

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

The proposal does not change the use of the site in any way.

9. HOUSING

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

0

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

0

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

N/A.

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?

N/A. This is merely transfer of title.

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

None.

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

N/A

11. LIGHT AND GLARE

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

None.

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

N/A.

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

None.

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

N/A.

12. RECREATION

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

This public access site and boat launch.

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

No.

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

N/A (no impacts).

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

Unknown.

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

None.

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

There will be no impacts from transfer of title.

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.

Main Street

b. Is site currently served by public transit? If no, what is the approximate distance to the nearest transit stop?

No. Unknown.

c. How many parking spaces would the completed project have? Same number.
How many would the project eliminate? 0

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.

No.

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

0

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

N/A.

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:

N/A.

16. UTILITIES

a. Circle utilities currently available at the site: ELECTRICITY, NATURAL GAS, WATER, REFUSE SERVICE, TELEPHONE, SANITARY SEWER, SEPTIC SYSTEM, OTHER.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Same.

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: _____



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SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

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?

It won't. This is merely the transfer of title.

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

It won't.

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

N/A.

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

N/A.

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

N/A.

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 and endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

It won't.

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

N/A.

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?

No change. It will remain a public access site and boat launch.

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

N/A.

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

None.

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

N/A.

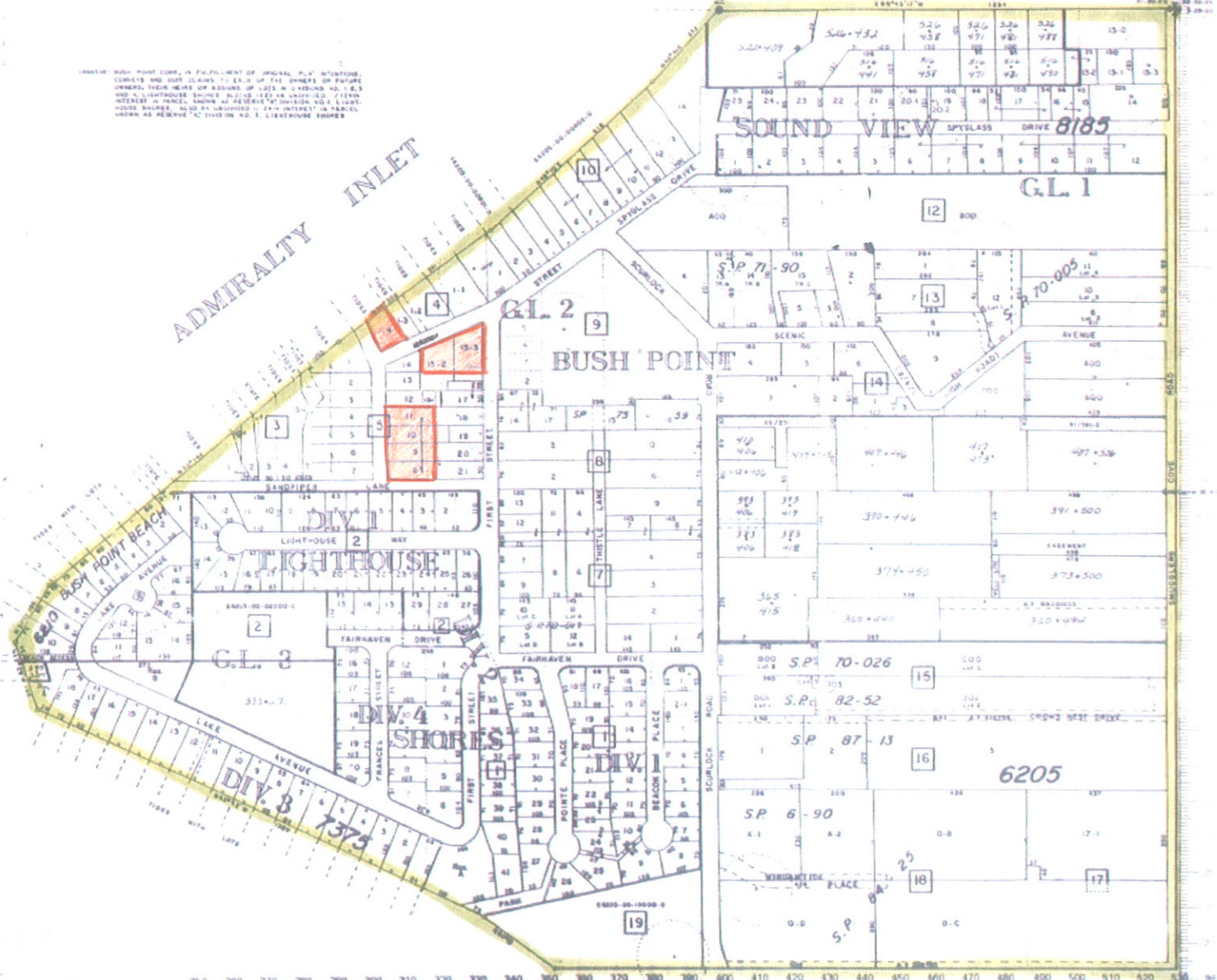
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

It won't.

N.1/2, SEC. 6, TWP 29, R.2 E., W.M.

DO NOT USE AS A LEGAL DOCUMENT
ACCURACY NOT GUARANTEED

NOTICE: BUSH POINT CORP. IN FULFILLMENT OF ORIGINAL PLAT INTENTIONS, CONVEYS AND CONFIRMS CLAIMS TO EACH OF THE OWNERS OF PARCELS OWNED, THEIR HEIRS OR ASSIGNS OF LOTS IN DIVISIONS NO. 1, 2, 3 AND 4, LIGHTHOUSE SHORES, 822-13, 1351 AND 1352-13, 715 AND 716, INTEREST IN PARCEL SHOWN AS RESERVE TO DIVISION NO. 1, LIGHTHOUSE SHORES, 822-13, 1351 AND 1352-13, INTEREST IN PARCEL SHOWN AS RESERVE TO DIVISION NO. 3, LIGHTHOUSE SHORES, 822-13, 1351 AND 1352-13.



Map Distances To Nearest Foot Accuracy Not Guaranteed Scale 1" = 200'