



## Determination of Nonsignificance (DNS) Off-Street Parking Amendment

### Description of proposal:

The City of South Bend is proposing to amend SBMC 15.20.270 to eliminate all off-street parking requirements for parcels bordering Robert Bush Drive/US 101 between Central Avenue and Ferry Street.

**Proponent:** City of South Bend, PO Drawer 9, 1102 W. First Street, South Bend, WA 98586.

**Location of proposal:** This proposal applies to all parcels bordering Robert Bush Drive/US 101 beginning west of Central Avenue and continues east to Ferry Street.

**Lead agency:** City of South Bend

**The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.**

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal from the following date:** Comments must be submitted by 4:00 PM, Wednesday, November 25, 2020

**Responsible official:** Dennis Houk

**Position/title:** City Supervisor

**Phone:** (360) 875-5571 [dennis.houk@southbend-wa.gov](mailto:dennis.houk@southbend-wa.gov)

**Address:** PO Drawer 9, South Bend, WA 98586

**Date:** May 22, 2020



# Environmental Checklist

<b>OFFICIAL USE ONLY</b>
Date Received _____
By _____

A. Background
1. Name of proposed project, if applicable: Amendment to SBMC 15.20.270, Off-Street Parking & Loading, to eliminate all off-street parking requirements for parcels bordering Robert Bush Drive/US 101 between Central Avenue and Ferry Street
2. Name of applicant: City of South Bend
3. Address and phone number of applicant and contact person: PO Drawer 9, 1102 W. First Street, South Bend, WA 98586 Contact: Dennis Houk, City Supervisor (360) 875-5571 <a href="mailto:dennis.houk@southbend-wa.gov">dennis.houk@southbend-wa.gov</a>
4. Date checklist prepared: November 2, 2020
5. Agency requesting checklist: City of South Bend
6. Proposed timing or schedule (including phasing, if applicable): Planning Commission Public Hearing: December 7, 2020 City Council Consideration: December 14, 2020 State Agency Review: December 2020 – January 2021 (will request expedited review under 36.70A.106(3)(b)) Adoption (if approved by City Council): January 2021
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 other than a staff report to the Planning Commission that will analyze the proposed amendment
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. Review by state agencies per RCW 36.70A.106
10. List any government approvals or permits that will be needed for your proposal, if known. None
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. The City of South Bend is proposing to eliminate all off-street parking requirements under SBMC 15.20.270 for parcels abutting north and south of Robert Bush Drive/US 101 between Central Avenue and Ferry Street within the Downtown/Commercial District. This section is approximately 2,020 feet in length. The city is proposing this change to eliminate the potential barrier off-street parking standards may cause to parcel development in this corridor. This proposal will allow parcels to provide off-street parking if developers choose to do so.
12. Location of the proposal. Parcels abutting Robert Bush Drive/US 101 between Central Avenue and Ferry Street within the Downtown/Commercial District.

B. Environmental Elements
1. Earth
a. General description of the site (underline one): <u>Flat</u> , rolling, hilly, steep slopes, mountainous, other . . .
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. Soils in this area generally consist of Udorthents silt loams.
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. Soils in this area may be susceptible to moderate-to-high liquefaction.
e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. None. This is a non-project action.
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Unknown. This is a non-project action.
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: None. The city will evaluate future development and propose mitigation if necessary.
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. None
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None
c. Proposed measures to reduce or control emissions or other impacts to air, if any: None
3. Water
a. Surface:
1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. The area delineated for the off-street parking exemption lies south of the Willapa River.
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
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. None
4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. No

B. Environmental Elements
5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No
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. No
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. None
c. Water runoff (including stormwater): None
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. No
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: None
4. Plants
a. Check or circle types of vegetation found on the site: <input type="checkbox"/> Deciduous tree: alder, maple, aspen, other <input type="checkbox"/> Evergreen tree: fir, cedar, pine, other <input checked="" type="checkbox"/> Shrubs <input checked="" type="checkbox"/> Grass <input type="checkbox"/> Pasture <input type="checkbox"/> Crop or grain <input type="checkbox"/> Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other <input type="checkbox"/> Water plants: water lily, eelgrass, milfoil, other <input type="checkbox"/> Other types of vegetation:
b. What kind and amount of vegetation will be removed or altered? None
c. List threatened or endangered species 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: None

B. Environmental Elements
5. Animals
<p>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:</p> <p><input checked="" type="checkbox"/> Birds: hawk, heron, eagle, <u>songbirds</u>, other <u>sea gulls</u></p> <p><input type="checkbox"/> Mammals: deer, bear, elk, beaver, other</p> <p><input checked="" type="checkbox"/> Fish: bass, <u>salmon</u>, <u>trout</u>, herring, <u>shellfish</u>, other:</p>
<p>b. List any threatened or endangered species known to be on or near the site.</p> <p>The Willapa River is critical habitat for the green sturgeon, a federal species of concern. WDFW lists salmonids in the Willapa under its Priority Habitat and Species Program.</p>
<p>c. Is the site part of a migration route? If so, explain.</p> <p>Salmonids use the Willapa River and associated water bodies. Waterfowl, especially wood duck and dusky Canada geese, use areas along the north bank of the Willapa as a stopover point.</p>
<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>None. This is a non-project action.</p>
6. Energy and natural resources
<p>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.</p> <p>None</p>
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</p> <p>NO</p>
<p>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:</p> <p>None</p>
7. Environmental health
<p>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.</p> <p>No</p>
<p>1) Describe special emergency services that might be required.</p> <p>None</p>
<p>2) Proposed measures to reduce or control environmental health hazards, if any:</p> <p>None</p>
b. Noise
<p>1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?</p> <p>None</p>
<p>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.</p> <p>There will be no new or increased levels of noise by this non-project action.</p>
<p>3) Proposed measures to reduce or control noise impacts, if any:</p> <p>None</p>
8. Land and shoreline use

B. Environmental Elements
a. What is the current use of the site and adjacent properties? This corridor has a mix of commercial, service, residential, and marine-related land use activities.
b. Has the site been used for agriculture? If so, describe. No
c. Describe any structures on the site. The area has a range of structures for commercial, service, residential, and marine-related land use activities.
d. Will any structures be demolished? If so, what? No
e. What is the current zoning classification of the site? Downtown and Commercial District
f. What is the current comprehensive plan designation of the site? Downtown and Commercial District
g. If applicable, what is the current shoreline master program designation of the site? Urban
h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. This area contains geologically hazardous areas and fish and wildlife habitat conservation areas.
i. Approximately how many people would reside or work in the completed project? Unknown; this proposal likely will not in its own result in an increase in the number of people who would reside or work in this corridor.
j. Approximately how many people would the completed project displace? None
k. Proposed measures to avoid or reduce displacement impacts, if any: None
l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Environmental review, Planning Commission and City Council review.
9. Housing
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Not applicable
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None
c. Proposed measures to reduce or control housing impacts, if any: None
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? Not applicable
b. What views in the immediate vicinity would be altered or obstructed? None

B. Environmental Elements
c. Proposed measures to reduce or control aesthetic impacts, if any: None
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? No
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: None
12. Recreation
a. What designated and informal recreational opportunities are in the immediate vicinity? Access to the Willapa River between Spruce and Ferry Streets; walking and bicycle riding
b. Would the proposed project displace any existing recreational uses? If so, describe. No
c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None
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. No
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: None
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.  The corridor proposed for off-street parking begins east of Ferry Street and runs west to Central Avenue along Robert Bush Drive/US 101. (See map at end of checklist.)
b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? Yes; transit stops when requested along this route.
c. How many parking spaces would the completed project have? How many would the project eliminate?  While the proposal technically will not eliminate parking, it may result in an increase in demand for a finite number of on-street parking spaces along both Robert Bush Drive and side streets within the corridor.

B. Environmental Elements
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. No increase anticipated by this non-project action.
g. Proposed measures to reduce or control transportation impacts, if any: None
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. None
16. Utilities
a. Circle utilities currently available at the site: <u>electricity</u> , natural gas, <u>water</u> , <u>refuse service</u> , <u>telephone</u> , <u>sanitary sewer</u> , 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. None

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: November 3, 2020

D. Supplemental Sheet for Non-Project Actions	
1.	<p>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?</p> <p>This action eliminates the requirement for off-street parking within a specific corridor with the city's Downtown and Commercial District and relies on existing city infrastructure that will not result in any change that will lead to any discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise.</p> <p>Proposed measures to avoid or reduce such increases are:</p> <p>None.</p>
2.	<p>How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p>This action eliminates the requirement for off-street parking within a specific corridor with the city's Downtown and Commercial District and relies on existing city infrastructure that will not result in any change that will not affect plants, animals, fish, or marine life.</p> <p>Proposed measures to protect or conserve plants, animals, fish, or marine life are:</p> <p>None</p>
3.	<p>How would the proposal be likely to deplete energy or natural resources?</p> <p>This action eliminates the requirement for off-street parking within a specific corridor with the city's Downtown and Commercial District and relies on existing city infrastructure that will not result in any change that will not deplete energy or natural resources.</p> <p>Proposed measures to protect or conserve energy and natural resources are:</p> <p>None</p>
4.	<p>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?</p> <p>This action eliminates the requirement for off-street parking within a specific corridor with the city's Downtown and Commercial District and relies on existing city infrastructure that will not result in any change that will not 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.</p> <p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>None</p>
5.	<p>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?</p> <p>This action eliminates the requirement for off-street parking within a specific corridor with the city's Downtown and Commercial District and relies on existing city infrastructure that will not result in any change that will not allow or encourage land or shoreline uses incompatible with existing plans.</p> <p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>None</p>
6.	<p>How would the proposal be likely to increase demands on transportation or public services and utilities?</p> <p>This action eliminates the requirement for off-street parking within a specific corridor with the city's Downtown and Commercial District and relies on existing city infrastructure that will not result in any change that will not increase demands on transportation or public services and utilities.</p> <p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>None</p>
7.	<p>Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p> <p>This proposal will not conflict with local, state, or federal laws or requirements for the protection of the environment.</p>

Corridor proposed for exclusion from all off-street parking requirements

