

# **SEPA ENVIRONMENTAL CHECKLIST**

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:*** [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## **A. Background** [\[help\]](#)

### 1. Name of proposed project, if applicable: [\[help\]](#)

Proposed Ord. 1899, repealing local residential historic districts, repealing overlay zoning and amending zoning maps

### 2. Name of applicant: [\[help\]](#)

City of Dayton - Karen Scharer, AICP, Planning Director

### 3. Address and phone number of applicant and contact person: [\[help\]](#)

City of Dayton, Planning Department, 111 S. 1<sup>st</sup> Street, Dayton, WA 99328

(T) 509-540-6747 & [kscharer@daytonwa.com](mailto:kscharer@daytonwa.com)

### 4. Date checklist prepared: [\[help\]](#)

July 17, 2016

5. Agency requesting checklist: [\[help\]](#)

City of Dayton

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Mid-August 2016 - Phase 2 of the Historic Preservation Policy, Code and Process Update (HPP-2016).

Repeal and amendment to residential historic districts and overlay zoning.

Dec. 2016 - Phase 3 of HPP-2016: Provide policy, code and process amendments to assure consistency between codes and policies, reduce review time of COAs and STVs, provide incentives to encourage preservation and provide exceptions for financial hardships.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

Phase 3 referenced in # 6 above. Specifically, consideration of incentives to encourage historic preservation.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

District Nomination Forms for both National and Local Register, and the Dayton Planning Commission District Inventories provide details regarding historical significance of the two districts. This information is available for review on-line. [www.ezview.wa.gov](http://www.ezview.wa.gov) (see Dayton Historic Preservation Project) and the Department of Archaeology and Historic Preservation - Searchable Database.

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. [\[help\]](#)

None.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Dayton City Council action on proposed Ordinance 1899 listed in A. 11. Below.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

*Dissolve the Dayton Register South Side Historic District (SSHD) approx. 25 acres and 78 properties. Dissolve the Dayton Register Washington Street Historic District (WSHD) approx. 3.6 acres and 14 properties. Eliminate Zoning Overlay restrictions. Delete the WSHD & SSHD from Zoning Overlay Maps.*

Non Project Action – Proposed Ordinance 1899 repealing all local historic residential districts and their zoning overlays by repealing ORD. 1785 as codified in DMC 5-18.38, 5-18.39, and 5-18.40; City Council Motion of 2/9/2009; Ord 1841 Section 2 Attach. B Sections 11-07.020 and 11-07.030, and ord. 1873A, Section 1, subsection DR14-003 as codified in DMC 11.07.020 and 11-07.030; and amending ORD. 1873A Section 1, Subsection DR14-007 Attach. J-1 and J-2 deleting all local historic residential districts on zoning overlay maps, in compliance with RCW 36.70a (GMA).

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. [\[help\]](#)

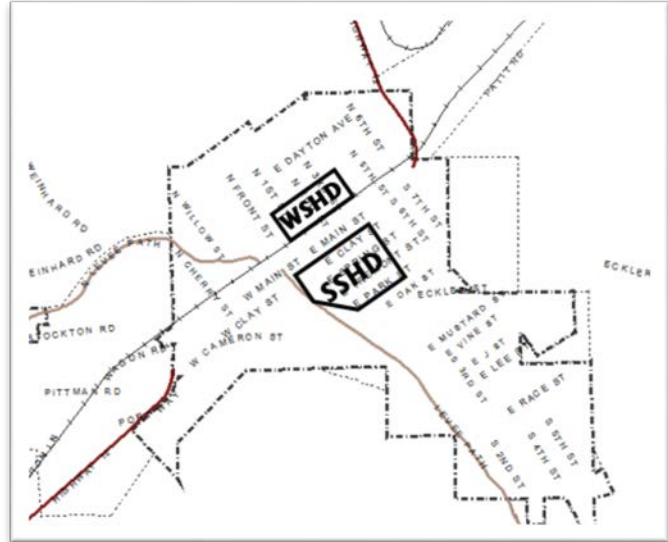
Dayton Register Washington Street and South Side Historic Districts within the City of Dayton, WA.

Locations:

**WSHD** - Generally properties on the north side of E. Washington Ave., addressed 115 through 409).

**SSHD** - Properties within the general area south of E. Clay St., west of S 3rd St., north of E. Park St., and, to the east and west of S. 1st St.

Also see attached map.



## B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

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

#### a. General description of the site: [\[help\]](#)

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

#### b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

1 percent, except for the banks of Patit Creek which vary from approx. 10 % slopes to vertical walls.

#### c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Mondovi silt loam, 0 to 3 percent slopes (MoA) & Patit Creek cobbly silt loam, 0 to 3 percent slopes

#### d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No

#### e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

N/A non-project action

#### f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

N/A non-project action

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

N/A non-project action

#### h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

N/A non-project action

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

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

N/A non-project action

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

N/A non-project action

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

- a. Surface Water:

- 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. [\[help\]](#)

Patit Creek, a year-round stream flows through the Dayton Register Washington Street Historic District (WSHD).

The Touchet River abuts the rear of a few properties in the Dayton Register South Side Historic District (SSHD).

- 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. [\[help\]](#)

N/A non-project action.

- 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. [\[help\]](#)

N/A non-project action

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

N/A non-project action

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

All of the Dayton Register Washington Street Historic District is within an AE floodplain for the Patit Creek.

A small portion of the Dayton Register South Side Historic District, but no known historic structures are within the Touchet River 'A' Zoned Floodplain.

- 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. [\[help\]](#)

N/A non-project action

b. Ground Water:

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

N/A non-project action

- 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. [\[help\]](#)

N/A non-project action

c. Water runoff (including stormwater):

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

N/A non-project action

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

N/A non-project action

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

N/A non-project action

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

None.

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

a. Check the types of vegetation found on the site: [\[help\]](#)

- ☒\_X\_deciduous tree: alder, maple, aspen, other
- ☒\_X\_evergreen tree: fir, cedar, pine, other
- ☒\_X\_\_shrubs
- ☒\_X\_\_grass
- ☐\_\_pasture
- ☐\_\_crop or grain
- ☐\_\_Orchards, vineyards or other permanent crops.
- ☒\_X\_wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐\_\_water plants: water lily, eelgrass, milfoil, other
- ☐\_\_other types of vegetation Blackberries, tall grasses, & weeds

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

N/A non-project action

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

Endangered species found within City of Dayton are: *Spiranthes diluvialis* (Ute ladies'-tresses)

Threatened species include: *Allium dictyon* (Blue Mountain onion), *Calochortus nitidus* (broad-fruited mariposa), *Cypripedium fasciculatum* (clustered lady's-slipper), *Lupinus cusickii* (prairie lupine)

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

N/A non-project action

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

Bull Thistle & Yellow Star thistle

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

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other: turkey, owl

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

**Endangered species** found within Dayton are: Bull trout (*Salvelinus confluentus*)

**Threatened species** include:

Washington ground squirrel (*Spermophilus washingtoni*), Yellow-billed cuckoo (*Coccyzus americanus*), Bald eagle (*Haliaeetus leucocephalus*), Burrowing owl (*Athene cunicularia*), California floater (*Anodonta californiensis*), Ferruginous hawk (*Buteo regalis*),

Giant Columbia spire snail (*Fluminicola columbiana*) Loggerhead shrike (*Lanius ludovicianus*), Long-eared myotis (*Myotis evotis*), Margined sculpin (*Cottus marginatus*),

Northern goshawk (*Accipiter gentilis*), Olive-sided flycatcher (*Contopus cooperi*), Pacific lamprey (*Lampetra tridentata*), Pallid Townsend's big-eared bat (*Corynorhinus townsendii pallescens*), Preble's shrew (*Sorex preblei*),

Redband trout (*Oncorhynchus mykiss*), River lamprey (*Lampetra ayresi*), Rocky Mountain tailed frog (*Ascaphus montanus*), Sagebrush lizard (*Sceloporus graciosus*), Western brook lamprey (*Lampetra richardsoni*). The above species are known to be located in Columbia County.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

None known

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

Opossum

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

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

N/A non-project action

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

N/A non-project 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: [\[help\]](#)

N/A non-project action

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

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe. [\[help\]](#)

N/A & non-project action

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

None known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None known

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

N/A non-project action

- 4) Describe special emergency services that might be required. [\[help\]](#)

N/A & non-project action

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

None.

### b. Noise [\[help\]](#)

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

Noise typical to a residential neighborhood. There are no known loud sources of noise affecting the neighborhoods.

- 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. [\[help\]](#)

N/A non-project action

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

None.



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

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

Properties within the Dayton Register Washington Street Historic District are mostly developed with historic single family homes and are surrounded by other single family homes. The exception is the Blue Mountain Counseling Clinic located about midpoint within the district and a few vacant lots.

Properties within the Dayton Register South Side Historic District are mostly developed with historic single family homes and the district is generally surrounded by other single family homes. The exceptions include churches inside the district and a few vacant lots. Other exceptions nearby include the Dayton Post Office, City and County offices, and the American Legion Hall to the north, City park on the southwest side, and the Touchet R with dike trail to the west.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

None known

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

N/A non-project action

- c. Describe any structures on the site. [\[help\]](#)

The WSHD is predominately developed with historic homes and accessory structures within a period of significance between 1880- 1950. Also see 8.a. above.

The SSHD is predominately developed with historic homes and accessory structures within a period of significance between 1870- 1955. Additionally, there are other structures include homes and accessory structures that are “non-contributing” to the historical districts. Also see 8.a. above.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

N/A non-project action

- e. What is the current zoning classification of the site? [\[help\]](#)

All property within the two districts are zoned “Urban Residential”. Each district has an Overlay Zone labeled “South Side Historic District (SSHD) Overlay Zone” and “Washington Street Historic District (WSHD) Overlay Zone”. The proposal includes removal of the Overlay Zone restrictions on the two districts and deletion of the local districts from the Zoning Overlay Maps.

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Urban Density Residential "UDR"

“This designation provides for a mixture of housing unit types including single-family and multi-family dwellings. The recommended base density is four to eight dwelling units per gross acre. This classification is also intended to include provisions for historic preservation districts.”



g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)  
SMP 1975 designation is "Urban". A small portion along the far west side of the SSHD is within shorelines jurisdiction. Presently, there are no homes in this area.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

The area along the Touchet River (SSHD) and Patit Creek (WSHD) includes Riparian Habitat Area of varying quality; Floodplains (see B.3.a.5) above; and, Wellhead Protection: SSHD - 6 mo., 1 year & 5 year designations and WSHD - 5 year & 10 year designations.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)  
N/A non-project action. Approximately 200 people reside within the two districts.

j. Approximately how many people would the completed project displace? [\[help\]](#)  
None. N/A non-project action.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)  
N/A non-project action.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)  
None. Non-project action revising development regulations is consistent with Dayton Comprehensive Plan.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)  
N/A non-project action. Agri. forest lands are over 1000 feet from districts.

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

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)  
N/A non-project action.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)  
N/A non-project action.

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)  
None. The repeal and amendment of proposed development regulations will provide for greater flexibility in remodeling and obtaining building permits.

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

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)  
N/A non-project action.

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)  
Repeal and amendment of development codes would allow for alteration of the exteriors of homes.

c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

None. Changes to structures would be required to comply with the UR Zone standards.

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

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

N/A non-project action.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

N/A non-project action.

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

There are no significant sources of offsite light currently impacting the WSHD and SSHD properties.

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None.

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

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Caboose Park, a children's playground. - Approx. 400 ft. from WSHD and 550 ft. from SSHD  
Pietrzycki Park, playground, swimming pool, Dike Path, ball fields, fishing pond. - Approx. 2000 ft. from WSHD and park abuts the SSHD

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

N/A non-project action.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

N/A non-project action.

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

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

The area(s) affected by the proposed repeal and amendments encompass:

#### Washington Street Historic District

The Dayton Register WSHD was established in 2009 with a period of significance from 1880 to 1950. The Inventory/Nomination Form lists 12 houses, one barn and Blue Mountain Counseling (Brining Memorial Hospital) as all contributing historic resources'. No other buildings are referenced.

This area is also in the National Register of Historic Places, listed 8/13/1986 and State – 1986, with a general period of significance from 1871 - 1935. The National Inventory/Nomination Form lists a total of 15 structures as contributing (9 houses, 1 hospital and 5 outbuilding); and 7 noncontributing (3 houses and 4 outbuildings).

Two houses destroyed by fire in 2015, were listed a historic-contributing on the National & Dayton Registers.

#### South Side Historic District

The Dayton Register SSHD was established in 2009 with a period of significance from 1870 to 2008. A total of 68 homes and three churches were listed as contributing historic resources. Five houses were listed as “non-historic” contributing due to their age at the time of district establishment. No other buildings are referenced.

This district is also in the National Register of Historic Places, listed 8/13/1986 and State Register – 1986 with a general period of significance of 1871 - 1935. The National Inventory/Nomination Form lists a total of 93 structures as contributing (62 houses, 3 churches and 28 outbuilding); and 18 noncontributing (13 houses and 5 outbuildings).

One house was demolished in 2010 which was listed as a contributing historic resource in the National & Dayton Registers.

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

None know. The Final Dayton Shoreline Inventory and Characterization Report prepared by URS (AECOM) published 11/7/2014 states that “no previously identified archaeological sites are located in the City of Dayton’s Touchet River shoreline management area. Additionally, the DAHP’s Statewide Predictive Model identifies the entire shoreline as a very high-risk area for the presence of archaeological, historical, and cultural resources.”

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Cultural - Consultation with the Umatilla Indian Tribe and DAHP during the SMP environmental review process (see b. above).

Historic Preservation – 1) Review for consistency with the City of Dayton Comprehensive Plan Historic Preservation Element. 2) Review for consistency of the proposal with other exiting historic preservation codes, DMC 5-18, such as, encouraging preservation of historic structures in a non-regulatory manner. 3) Consultation with Greg Griffith, DAPH, 7/15/2016, preliminary overview of potential impacts and potential mitigation.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

1) Repeal of the districts and elimination of zoning restrictions will likely diminish some local historic resources over time. Of these diminished resources, a portion may reach a point of no longer being contributing historic resources.

Additional incentives, such as referenced in DMC 5-18.12 m. will be considered in Phase 3 of the policy and code update project to encourage preservation of existing resources. The DHPC will provide information on incentives for preservation of historic resources including legislation, regulations and codes which encourage the use and adaptive reuse of historic properties, DMC 5-18.16 D.14. Presently, only special tax valuation incentive is offered to local residential historic individually listed properties and districts.

2) The repeal of the two local register districts will also have a probable effect on the historic resources of the South Side and Washington Street Historic Districts on the National Register of Historic Places. Incentives could also be used to encourage preservation of existing national resources.

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

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

See maps attached. Area streets are designed for local residential use.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

N/A Non-project action

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

N/A Non-project action

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

N/A Non-project action

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

N/A Non-project action

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

N/A Non-project action

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

N/A Non-project action

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

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

N/A Non-project action

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

N/A Non-project action

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

- a. Circle utilities currently available at the site: [\[help\]](#)  
☒ electricity, ☒ natural gas, ☒ water, ☒ refuse service, ☒ telephone, ☒ sanitary sewer, septic system, other ☒ cable internet & dish tv

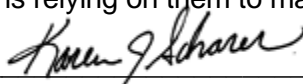
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

N/A Non-project action

**C. Signature** [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_



Name of signee Karen J Scharer \_\_\_\_\_

Position and Agency/Organization - Director, Dayton Planning Department

Date Submitted: 7/19/2016

## D. supplemental sheet for nonproject actions [\[help\]](#)

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?

It is unlikely that the repeal and amendment of the development regulations will have an impact discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise

The area will remain zoned UR and developed primarily with single family homes.

Proposed measures to avoid or reduce such increases are:

None.

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

It is unlikely that the repeal and amendment of the development regulations will have an impact plants, animals, fish, or marine life. The area will remain zoned UR and developed primarily with single family homes.

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

None.

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

It is unlikely that the repeal and amendment of the development regulations will have an impact - depleting energy or natural resources. The area will remain zoned UR and developed primarily with single family homes.

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

None.

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?

It is unlikely that the repeal and amendment of the development regulations will have an impact – affecting 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, cultural sites, wetlands, floodplains, or prime farmlands.

The area will remain zoned UR and developed primarily with single family homes.

The proposed repeal of districts and amendment of development regulations, will overtime likely result in the diminishing of contributing historic structures. New structures in the neighborhoods could be built which are not congruent with the neighborhood's historic character.

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

While there are no measures to protect historic resources presently, under the City work plan to update historic preservation policy and codes, the City will study and consider options to provide incentives and encourage continued preservation of historic residential structures.

The Dayton Historic Preservation Commission per DMC 5-18 will continue programs to educate property owners of best practices and Department of Interior Standards for preservation, and also offer advice to property owners considering home projects which could affect the historic integrity of the exterior of their homes.

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?

It is very unlikely that the proposed repeal and amendment of the development regulations will have an impact on shoreline and land use.

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

None.

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

It is very unlikely that the proposed repeal and amendment of the development regulations will have an impact on transportation, public services or utilities?

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

None.

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

The proposal does not conflict with local, state, or federal laws. The National Register WSHD and the National Register SSHD designations of 1986 will continue to be recognized.



# Dayton Historical Districts

