

# 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:***

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**

1. Name of proposed project, if applicable:

[2015 Batch of Development Code Amendment](#)

2. Name of applicant:

[City of Shoreline](#)

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

Steven Szafran, AICP, Senior Planner  
sszafran@shorelinewa.gov (206) 801-2512

4. Date checklist prepared:

September 7, 2015

5. Agency requesting checklist:

City of Shoreline

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

Planning Commission Public Hearing: October 1  
City Council Adoption: December 7

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.

Final Environmental Impact Statement for the City of Shoreline Comprehensive Plan was issued 11/2/98 for the main body of related environmental analysis. Supplemental EIS's were issued for the 2005 Comprehensive Update as well as the 2012 Comprehensive Plan update. SEPA analysis was also conducted for the adoption of the Development Code 6/12/00, and subsequent non-exempt amendments to the Development Code.

Some of the amendments are proposed to guide and mitigate Sound Transit's development activities in the City of Shoreline. The City is relying on the environmental analysis in the Final Environmental Impact Statement completed by Sound Transit on April 1, 2015.

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.

No.

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

None Known

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.)

The City of Shoreline is proposing changes to the Shoreline Development Code that apply

citywide. The non-project action to amend the Development Code include new definitions, amendments that address Sound Transit development activities, Level-of-Service standards for pedestrians and bicycles, fee waivers for affordable housing, transitional encampments, raising thresholds for short plats, greater tree protection standards, and general administrative corrections, procedural changes, policy changes, clarifying language, and codifying administrative orders.

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 proposed regulation will apply citywide except those amendments that are specifically addressing Sound Transit development activities.

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other treed, urban, paved, developed

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

The City contains areas of slopes over 40 percent in some areas, especially on the western most and eastern most portions of the City.

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.

Recent geologic mapping of King County (Booth and Wisher, 2006) identifies the City as being underlain primarily by glacially derived or glacially overridden soils.

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

Landslide hazard areas within the City of Shoreline occur predominantly along the western perimeter of the City, where the highlands descend to Puget Sound, or within steeply incised natural drainages, such as Boeing and McAleer Creeks.

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.

This proposal is not site specific.

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

To address erosion and sedimentation impacts, grading and stormwater codes of agencies and municipalities require preparation of a SWPPP before grading permits are issued. Such plans are prepared based upon the requirements of the adopted Surface Water Design Manual. If the area of ground disturbance exceeds one acre, then a National Pollutant Discharge Elimination System (NPDES) permit is also required. Projects seeking NPDES permit coverage typically conform to the conditions of the Department of Ecology's (Ecology) Construction Stormwater General Permit (CSWGP), which include implementation of a SWPPP and protocols for monitoring site discharges for compliance with water quality standards.

Minimum requirements and best management practices (BMPs) for SWPPP s are established by the Washington State Department of Ecology in the *Stormwater Management Manual for Western Washington* (Stormwater Manual; Ecology, 2012); municipalities typically adopt these minimum requirements and BMP design standards, or their equivalents, as part of their stormwater management requirements for site development. The City of Shoreline has adopted the Stormwater Manual and the *Low Impact Technical Guidance Manual for Puget Sound* (LID Manual; Washington State University and Puget Sound Partnership, 2012). The City also encourages the use of emerging technologies that are part of the Washington Department of Ecology's Technology Assessment Protocol (TAPE). These BMPs, together with the erosion and sedimentation control BMPs of the Stormwater Manual, constitute the BAS for prevention of erosion and the treatment of sediment-laden runoff.

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

This is a non project action. The City has regulations about how much a particular site may be covered by buildings and hardscape. These regulations are adjusted based on the particular zoning of a parcel.

A proposed amendment to SMC 20.50.020 could allow smaller lot sizes in the R-4 and R-6 Zones. These smaller lots will have to comply to the development standards in Table 20.50.020(1) which limits building coverage and hardscape.

A proposed amendment to Table SMC 20.50.020(3) could allow solar equipment to be excluded from Hardscape calculations possibly increasing total impervious area on a site.

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

Proposed amendments to SMC 20.50.320, .350, .360, and .370 will require stronger tree protection and replanting regulations. These regulations will require tree mitigations not only onsite but also offsite when a development project occurs.

## 2. Air

- 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.

This is a non project action so this question does not apply. The City has regulations to control the amount of emissions being released into the air.

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

This is a non project action so this question does not apply.

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

This is a non project action so this question does not apply.

## 3. Water

- 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.

This proposal is not site specific. The City of Shoreline has numerous streams, lakes, ponds and wetlands within the city's boundaries.

- 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.

Does not apply.

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

Does not apply.

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

Does not apply. Floodplain regulations are addressed in SMC 13.12.

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.

Does not apply.

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.

Does not apply.

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.

Does not apply.

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.

Does not apply.

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

Does not apply.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Does not apply.

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

Does not apply.

4. **Plants**

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

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
- X water plants: water lily, eelgrass, milfoil, other
- X other types of vegetation

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

Does not apply.

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

Does not apply. The City of Shoreline is home to a number of priority species.

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

Proposed amendments to SMC 20.40.050 will require light rail transit systems/ facilities in an unclassified right-of-way comply with the City's development standards for critical areas, tree protection and landscaping.

e. List all noxious weeds and invasive species known to be on or near the site.

Does not apply.

## 5. Animals

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.

Examples include:

birds: [hawk](#), [heron](#), [eagle](#), [songbirds](#), other:  
 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.

This is a nonproject action. Does not apply.

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

This is a nonproject action. Does not apply.

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

This is a nonproject action. Does not apply.

e. List any invasive animal species known to be on or near the site.

This is a nonproject action. Does not apply.

## 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.

This is a nonproject action. Does not apply.

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

This is a nonproject action. Does not apply. The proposed amendment in SMC 20.50.020(3) will allow hardscape calculations to exclude solar photovoltaic arrays and solar thermal collectors.

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. Does not apply.

## 7. Environmental Health

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

This is a nonproject action. Does not apply.

1) Describe any known or possible contamination at the site from present or past uses.

This is a nonproject action. Does not apply.

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.

This is a nonproject action. Does not apply.

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.

This is a nonproject action. Does not apply.

4) Describe special emergency services that might be required.

This is a nonproject action. Does not apply.

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

This is a nonproject action. Does not apply.

b. Noise

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

This is a nonproject action. Does not apply. There is a proposal to require a Construction Management Plan when a light rail transit system is built. The CMP will address noise and how to mitigate noise.

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.

This is a nonproject action. Does not apply.

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

This is a nonproject action. Does not apply. See number 1 above.

**8. Land and Shoreline Use**

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.

This is a nonproject action. Does not apply.

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?

This is a nonproject action. Does not apply.

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:

This is a nonproject action. Does not apply.

c. Describe any structures on the site.

This is a nonproject action. Does not apply.

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

This is a nonproject action. Does not apply.

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

This is a nonproject action. Does not apply.

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

This is a nonproject action. Does not apply.

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

This is a nonproject action. Does not apply.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

This is a nonproject action. Does not apply.

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

This is a nonproject action. Does not apply.

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

This is a nonproject action. Does not apply.

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

This is a nonproject action. Does not apply.

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

This is a nonproject action. Does not apply.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

This is a nonproject action. Does not apply.

## 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. Does not apply. A proposed amendment to SMC 20.40.535 allows transitional housing and provides criteria for their approval.

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

This is a nonproject action. Does not apply.

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

An amendment to SMC 20.30.100, 20.40.230, and 20.40.235 would allow the City to waive certain permit fees for the construction of affordable housing units.

## 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?

This is a nonproject action. Does not apply.

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

This is a nonproject action. Does not apply.

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

This is a nonproject action. Does not apply.

## 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. Does not apply.

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

This is a nonproject action. Does not apply.

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

This is a nonproject action. Does not apply.

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

This is a nonproject action. Does not apply.

## 12. Recreation

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

This is a nonproject action. Does not apply.

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

This is a nonproject action. Does not apply.

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. Does not apply.

## 13. Historic and cultural preservation

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 located on or near the site? If so, specifically describe.

This is a nonproject action. Does not apply.

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.

This is a nonproject action. Does not apply.

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. [h

This is a nonproject action. Does not apply.

- 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.

#### 14. Transportation

- 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.

This is a nonproject action. Does not apply.

- 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?

This is a nonproject action. Does not apply.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

This is a nonproject action. Does not apply.

- 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).

This is a nonproject action. Does not apply. There are a number of proposed amendments that will require pedestrian and bicycle facilities are required and evaluated when a development project is proposed.

SMC 20.30.355 (C)(3) will require Development Agreement meet the City's adopted LOS for pedestrians and bicyclists.

SMC 20.60.140 will add a requirement for pedestrian and bicycle Level-of-Service.

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

This is a nonproject action. Does not apply.

- 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?

This is a nonproject action. Does not apply.

- 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.

This is a nonproject action. Does not apply.

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

This is a nonproject action. Does not apply.

### 15. Public Services

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.

This is a nonproject action. Does not apply.

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

This is a nonproject action. Does not apply.

### 16. Utilities

a. Circle utilities currently available at the site:  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_

This is a nonproject action. Does not apply.

c. 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. Does not apply.

## C. Signature

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

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

Name of signee Steven Szafran, AICP

Position and Agency/Organization Senior Planner, City of Shoreline

Date Submitted: September 16, 2015

## D. supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposed 2015 batch of Development Code amendments would be unlikely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise.

Proposed measures to avoid or reduce such increases are:

The City will comply with the State Department of Ecology, Fish and Wildlife, and expert analysis when new construction occurs.

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

The proposed 2015 batch of Development Code amendments would be unlikely to affect plants, animals, fish, or marine life.

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

The proposed batch of Development Code amendments will provide greater tree protection, replanting requirements, and general management of trees. SMC 20.40.060 will require development within the right-of-way to comply with the City's tree regulations and landscaping requirements.

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

The proposed regulation will not deplete natural resources.

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

The regulations in SMC 20.80 protect natural resources by using BAS and expert opinion to regulate critical areas.

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?

This proposal will not affect environmentally sensitive areas.

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

None proposed.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The City updated the Shoreline Management Program in 2012 and does not anticipate any changes.

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

There are no measures in this proposal to avoid or reduce shoreline and land use impacts.

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

This proposal will not increase demands on transportation or public services and utilities.

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

There are no measures to reduce or respond to such demands.

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

This proposal will not conflict with local, state, or federal laws.