

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:

2016 Batch of Development Code Amendments. There are four separate groups of amendments in the 2016 batch: Transitional encampments, Deep Green Incentive Program for buildings that provide exceptional environmental and energy efficiency, Development Code amendments related to Self-Service Storage Facilities, and the fourth group of

amendments are general updates to the Development Code. The proposed amendments in the general code update include definitions, uses such as fuel stations and light manufacturing, accessory dwelling units, unit lot subdivisions, extending Special Use Permit vesting for public agencies, planned action determinations, beekeeping, setbacks, and general administrative corrections, procedural changes, policy changes, clarifying language, and codifying administrative orders.

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 6, 2016

5. Agency requesting checklist:

City of Shoreline

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

Planning Commission Public Hearing for Transitional Encampments: October 20, 2016
Planning Commission Public Hearing for Self-Service Storage Facilities: November 3, 2016
Planning Commission Public Hearing for all other amendments: December 1, 2016
City Council Adoption: December/ January 2017

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 in the 2016 batch will apply exclusively in the MUR zones. The MUR zones were established through the 185th Street Station Subarea Plan. The City is relying on the environmental analysis in the Final Environmental Impact Statement completed by the City of Shoreline on November 26, 2014.

There are other amendments that will apply exclusively in the Town Center zone and within the Aurora Square Community Renewal Area. These amendments are primarily focused on fuel stations, self-service storage facilities, and signs. The City is relying on the environmental analysis in the Planned Action EIS for the Town Center Subarea Plan and the Planned Action for the Aurora Square Community Renewal Area.

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.

Yes. There are a number of Self-Service Storage Facilities that are in the preapplication stage of development that are awaiting the proposed regulations contained within this batch. The specific properties are:

- 19237 Aurora Ave N
- 19022 Aurora Ave N
- 17000 Aurora Avenue N
- 20029 19th Ave NE
- 17703 15th Ave NE
- 14553 Bothell Way NE

The City Council enacted a 6-month moratorium for self-service storage facilities on August 8, 2016.

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 amendments to the Shoreline Development Code that apply citywide. The City is proposing four separate groups of Development Code amendments that address three specific topics and also a general update of the Development Code.

The first group of amendments addresses transitional encampments (homeless camps or tent city).

The second group of amendments will update the City's Self-Service Storage Facilities regulations.

The third group of amendments will implement a new Deep Green incentive program for buildings that provide exceptional environmental and energy efficiency and the fourth group of amendments are general updates to the Development Code.

The fourth group of amendments proposed in the general code update are included below:

20.20 - Definitions	
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20.20.016 – D Definitions	Combine Dwelling Types
20.20.026 – I Definitions	Add Non-Vegetated Surface to Impervious Surface Definition
20.20.040 – P Definitions	Add NPDES
20.20.046 – S Definitions	Short Subdivisions and add Stormwater Manual
20.20.050 – U Definitions	Unit Lot Development
20.30 – Procedures and Administration	
20.30.040 – Ministerial Decisions – Type A	Delete Home Occupation from Type A Table and add Planned Action Determination of Consistency
20.30.160 – Expiration of Vested Status of Land Use Permits and Approvals	Vesting Expiration for SUPs Issued to Public Agencies
20.30.280 – Nonconformance	Clarify and Move MUR 45' and Nonconformance and Change of Use
20.30.330 – Special Use Permit – SUP (Type C Action)	Vesting Expiration for SUPs Issued to Public Agencies
20.30.357 – Planned Action Determination	Add New Section for Planned Action Determination Procedures
20.30.380 – Subdivision Categories	Delete Lot Line Adjustments
20.30.410.D – Preliminary Subdivision Review Procedures and Criteria	Add NPDES and Unit Lot Development Requirements
20.30.470 – Further Division – Short Subdivisions	Update Section to Reflect 9 lot Short Plats
20.40 – Uses	
20.40.120 – Residential Uses	Combine Dwelling Types Based on Revised Definitions
20.40.130 – Nonresidential Uses	Remove Fuel and Service Stations as an Approved Use in the TC-1, 2 & 3 Zones

20.40.130 – Nonresidential Uses	Add Light Manufacturing Permitted in MB, CB Zones
20.40.130 – Nonresidential Uses	Add Self-Service Storage Facilities
20.40.160 – Station Area Uses	Combine Dwelling Types
20.40.210 – Accessory Dwelling Units	Amend ADU Indexed Criteria
20.40.230 – Affordable Housing	Update CAO References
20.40.240 – Animals	Revised Rules for Beekeeping
20.40.340 – Duplex	Delete Entire Section
20.40.510 – Single Family Attached Dwellings	Amend Criteria
20.40.600 – Wireless Telecommunication Facilities	Delete Notice of Decision for Wireless Facilities
20.50 – General Development Standards	
20.50.020(1) – Dimensional Requirements	Combined Sideyard Setback
20.50.020(2) – Dimensional Requirements in Mixed-Use Zones	Front Setbacks
20.50.021 – Transition Areas	Add CRA Standards to the Section
20.50.040.I. 4, 5, and 6 – Setbacks	Setbacks for Uncovered Porches and Decks
20.50.070 – Site Planning – Front Yard Setback	Move 20-foot Driveway Requirement
20.50.090 – Additions to Existing Single-Family House	Additions to Existing, Non-Conforming SFR
20.50.110 – Fences and Walls	Delete 3.5 foot Fence Height Limit
20.50.240(C)(1)(a) – Site Frontage	Strike “On Private Property”
20.50.330 – Project Review and Approval	Add NPDES Language
20.50.390(D) – Minimum Off Street Parking Requirements	Self-Service Storage Facility Parking
20.50.540(G) – Sign Design	Add Reference to CRA Sign Code
20.70 – Engineering & Utilities Development Standards	

20.70.020 – Engineering Development Manual	Corrects Reference to EDM and Deletes Text
20.70.430 – Undergrounding of Electric and Communication Service Connections	Delete Section and Refer to Title 13
20.100.020 – Aurora Square Community Renewal Area	
20.100.020 – Aurora Square Community Renewal Area (CRA)	Add a Reference to Ordinance 705

The first group of amendments are related to Transitional Encampments. The amendments include definitions, permit requirements and indexed criteria, neighborhood meeting requirements, and conditions for approval of a Transitional Encampment.

The second group of amendments have to do with the implementation of a Deep Green Incentive Program. These amendments include definitions, enhanced noticing, departures from development standards for projects that meet IFLI living building, pedal certification, Emerald Star or LEED Platinum Certification.

The third group of amendments address the regulation of self-service storage facilities in response to a moratorium passed by Council on August 8, 2016. These amendments include:

Option 1) Only permit self-service storage facilities on parcels with a Comprehensive Plan designation of Mixed Business 1. The Mixed-Use 1 (MU1) designation encourages the development of walkable places with architectural interest that integrate a wide variety of retail, office, and service uses, along with form-based maximum density residential uses. Transition to adjacent single-family neighborhoods may be accomplished through appropriate design solutions. Limited manufacturing uses may be permitted under certain conditions.

The Mixed-Use 2 (MU2) designation is similar to the MU1 designation, except it is not intended to allow more intense uses, such as manufacturing and other uses that generate light, glare, noise, or odor that may be incompatible with existing and proposed land uses. The Mixed-Use 2 (MU2) designation applies to commercial areas not on the Aurora Avenue or Ballinger Way corridors, such as Ridgecrest, Briarcrest, Richmond Beach, and North City.

This option would permit self-service storage facilities in the Mixed Business zone on Aurora Avenue North, in the Mixed Business and Community Business along Ballinger Way NE. Please refer to Attachment E to see which areas of Shoreline have the MU1 land use designation.

Option 2): Limit the location of self-service storage facilities to the Mixed Business and Community Business zones.

20.40.130 Nonresidential uses.

Table 20.40.130 Nonresidential Uses

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3
RETAIL/SERVICE									
	<u>Self-Service Storage Facilities</u>						<u>P-i</u>	<u>P-i</u>	
P = Permitted Use					S = Special Use				
C = Conditional Use					-i = Indexed Supplemental Criteria				

Option 3) Allow self-service storage facilities in the Community Business and Mixed Business zones as a Conditional Use that is Accessory to a primary use. Accessory use is limited to no more than 30% of the gross floor area of a building or the first level of a multi-level building. Conditional Use permits are Type B- Administrative decisions processed as described in SMC 20.30.050 and SMC 20.30.300. This concept mirrors how self-service storage facilities are regulated in the MUR zones.

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3
	Self-service storage facility						<u>C-A</u>	<u>C-A</u>	
P = Permitted Use		C = Conditional Use							
S = Special Use		-i = Indexed Supplemental Criteria							
A= Accessory = Thirty percent (30%) of the gross floor area of a building or the first level of a multi-level building.									

Supplemental Index Criteria for Self-Service Storage Facilities

If the Commission is interested in permitting self-service storage facilities in Shoreline, then staff recommends additional supplemental index criteria. The supplemental index criteria can be used to ensure that self-service storage facilities support the City's adopted goals, policies and plans for future land use and development. Below are many ideas for the Commission to consider in regards to supplemental index criteria. These ideas are based largely on the staff research of other jurisdiction's regulations for self-service storage facilities.

SMC 20.40.505 Self-service storage facility.

A. Self-service storage facilities shall not be permitted on corner lots.

B. Self-service storage facilities shall not be located within a ¼ mile, 500 feet, or ???? measured from the property line of the proposed site to another existing or permitted self-service storage facility.

C. Self-service storage facilities shall not be permitted in the Aurora Square Community Renewal Area and on NE 165th Street and 5th Avenue NE in the Ridgecrest Community Business district.

D. Minimum space dimension for building interiors that are ground-level and fronting on streets shall be 12-foot height and 20-foot depth and built to commercial building code. No more than 25% of this space may be occupied by self-service storage related uses including but not limited to storage units, storage supply sales, and office for support and rental of storage units.

E. Self-service storage facilities are permitted only within multistory structures designed to emulate multifamily or office buildings.

F. The only activities permitted in individual storage units shall be the rental of the unit and the pickup and deposit of goods and/or property in dead storage. Storage units shall not be used for activities such as: Residences, offices, workshops, studios, hobby or rehearsal areas.

G. Manufacturing, fabrication, or processing of goods, service or repair of vehicles, engines, appliances or other electrical equipment, or any other industrial activity.

H. Conducting retail sales of any kind including garage or estate sales or auctions or to conduct any other commercial activity.

I. Storage of flammable, perishable or hazardous materials or the keeping of animals.

J. Accessory Uses. Accessory uses such as the rental of trucks, trailers or moving equipment (hand carts, jacks and lifts, etc.), the installation of trailer hitches, or the sale of boxes or packing materials are permitted only if they are otherwise permitted in the zone in which the facility is located, and shall meet all use and development standards of the zone.

K. Self-service storage facilities located in commercial zones shall not operate or allow tenant access between the hours of 10:00 p.m. and 7:00 a.m.

L. Outdoor Storage Prohibited. Within commercial zones, all goods and property stored in a self-service storage facility shall be stored in an enclosed building. No outdoor storage of boats, RVs, vehicles, etc., or storage in outdoor storage pods or shipping containers is permitted.

M. All storage units shall gain access from the interior of the building(s) or site – no unit doors may face the street or be visible from off the property.

N. If the facility abuts residentially zoned property, the facility loading bays, docks or doors shall not be visible from the residential property.

O. Loading docks, entrances or bays may not be located on a street-facing side of a building and shall be screened from residential uses.

P. Electrical service to storage units shall be for lighting and climate control only. No electrical outlets are permitted inside individual storage units. Lighting fixtures and switches shall be of a secure design that will not allow tapping the fixtures for other purposes.

Q. Fences and walls including entry gates shall be constructed of high quality materials and shall be compatible with the design and materials of the building(s) and site. Decorative metal or wrought iron fences are preferred. Chain-link (or similar) fences, barbed or razor wire fences,

and walls made of precast concrete blocks are prohibited. Fences or walls are not allowed between the main or front building on the site and the street. Landscape areas required by the design guidelines or elsewhere in this code shall not be fenced.

R. A minimum window area shall be 50% percent of each floor above the ground floor of a self-service storage facility building that is visible from a street or from a residentially zoned area.

S. Self-service storage facility buildings shall be surfaced in high-quality materials. Unfaced concrete block, painted masonry, tilt-up and pre-cast concrete panels and prefabricated metal sheets are prohibited. Prefabricated buildings are not allowed.

T. Exterior colors, including any internal corridors or doors visible through windows, shall be muted tones.

U. Elevated truck loading docks shall not be located on building elevations that face streets or abutting residential zone districts.

V. Cladding Materials. Buildings shall be clad with a mix of durable, low maintenance materials that convey an appearance of quality. Allowed cladding materials include: (1) high grade metal composite panels with a durable, factory-applied finish, provided that colors or textures are varied to prevent a monolithic appearance; (2) brick, brick veneer, stone, simulated stone, or stucco; (3) cement fiberboard; (4) concrete masonry units ("CMUs") with integrated color, provided that the outer surface of the CMUs is either split face or ground face. Prohibited cladding materials include: (1) un-backed, non-composite sheet metal products (e.g., standing-seam metal or flat panels that may oil-can or easily dent); (2) smooth face CMUs that are painted or unfinished; (3) board and batten siding; (4) plastic or vinyl siding; or (5) unfinished wood.

W. Building Length: Have a maximum building length of one hundred fifty (150) linear feet, regardless of modulation, for any facade located within fifty (50) feet of and facing a residential zoned property or designated major street.

X. Facade Variation: Have exterior vertical surfaces with at least fifty (50) percent of the area covered by a material or combination of materials such as decorative brick veneer, stone, stucco, textured block or similar decorative materials with no one material exceeding fifty (50) percent of said area.

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 limited to the MUR zones and the CRA.

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 Wisler, 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.

Amendments in the 2016 batch include language suggested by the Department of Ecology regarding the City's NPDES permit. Ecology completed an audit of the City's regulations and found that these specific sections of the Development Code should be updated.

Amendments contained in the Deep Green Incentive Program require strict compliance with the International Living Future's Institute's Living Building Challenge™ (LBC) and Petal Recognition (PR) programs, BuiltGreen's Emerald Star™ (ES) program, and the US Green Building Council's (USGBC) Leadership in Energy and Environmental Design™ (LEED) Platinum programs by encouraging development that will serve as a model for other projects throughout the city and region resulting in the construction of more Living and Deep Green Buildings and allowing for departures from Code requirements to remove regulatory barriers.

- 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.

Amendments in the Deep Green Incentive Program have the potential to reduce site hardscape and impacts by certification by ILFI.

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

Proposed amendments #3, 9, and 31 will strengthen regulations to reduce or control surface water impacts.

The proposed amendments in the Deep Green Building Incentives encourage onsite water treatment, collection, and reuse. Projects qualifying for the ILFI certification will reduce overall stormwater impacts.

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. The City also tracks carbon emissions which can be viewed at cityofshoreline.com.

- 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. The City has a plan and goals to become carbon neutral by 2050.

The proposed Deep Green amendments will also reduce overall impacts to the air since projects qualifying for ILFI's certification must meet stringent air quality standards. The proposed Deep Green Incentive Program meets the City's Comprehensive Plan Natural Environment Goals and Policies such as:

- NE1 – Promote *infill* and concurrent infrastructure improvements in areas that are already developed in order to preserve rural areas, open spaces, ecological functions, and agricultural lands in the region.
- NE6 – Provide incentives for site development that minimizes environmental impacts.
- NE7 – Coordinate with other governmental agencies, adjacent communities, and non-profit organizations to protect and enhance the environment.
- NE10. Remove regulatory barriers and create incentives to encourage the use of sustainable building methods and materials (such as those specified under certification systems like LEED, Built Green, Salmon-Safe, and Living Building Challenge) that may reduce impacts on the built and natural environment.

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:

The proposed amendments in the Deep Green Building Incentives encourage onsite water treatment, collection, and reuse. Projects qualifying for the IFLI certification will reduce overall surface, ground, and stormwater impacts.

Amendments in the 2016 batch include language suggested by the Department of Ecology regarding the City's NPDES permit. Ecology completed an audit of the City's regulations and found that these specific sections of the Development Code should be updated. Amendments regarding the City's NPDES permit will reduce and control impacts to surface, ground, and runoff water.

4. Plants

a. Check the 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
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- 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:

Does not apply.

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.

Project qualifying for ILFI's recognition program must use a certain amount of energy from alternative sources such as solar, wind, and/or district energy.

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. There are no proposed amendments that would affect the potential use of solar energy by adjacent properties.

- 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. Amendments contained in the Deep Green Incentive Program are based on The Living Building Challenge through the International Living Future Institute (ILFI) for net zero and net positive buildings. A net zero building has zero net energy or water consumption, meaning the total amount of energy or water used by the building on an annual basis is roughly equal to the amount of renewable energy created or water captured or reused on the site. A net positive building produces more energy or water than is used on the site.

The Living Building Challenge emphasizes sustainability with regard to the following design considerations or "Petals":

- Place- restoring a healthy interrelationship with nature;
- Water- creating developments that operate within the water balance of a given place and climate;
- Energy- relying only on current solar income;
- Health and Happiness- creating environments that optimize physical and psychological health and well-being;
- Materials- endorsing products that are safe for all species throughout time;
- Equity- supporting a just, equitable world; and
- Beauty- celebrating design that uplifts the human spirit.

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.

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

This is a nonproject action. Does not apply.

- 1) 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.

- 2) 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.

3) Describe special emergency services that might be required.

This is a nonproject action. Does not apply.

4) 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.

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.

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. Proposed amendments to setbacks in SMC 20.50.020(1) and nonconforming structures in SMC 20.50.070 may impact structures on adjacent properties by allowing structures to be closer to the property line in some cases and will disallow additions to already nonconforming structures in other cases. These proposed amendments are supported by the following Comprehensive Plan Polices:

- Goal LU V: Enhance the character, quality, and function of existing residential neighborhoods while accommodating anticipated growth.
- LU5: Review and update infill standards and procedures that promote quality development, and consider the existing neighborhood.

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. The proposed Transitional Encampment amendments will add indexed criteria, or conditions, that an applicant must comply with. These conditions are not new as they are standard conditions that staff attaches to the Conditional Use Permits.

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. Proposed amendments to SMC 20.40.535 allows Transitional Encampments and provides additional 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:

This is a nonproject action. Does not apply.

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. There are amendments related to self-service storage facilities that dictate in what zones they may be located and conditions they must comply with such as not located on corner sites and located not closer than 1,200 feet apart.

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.

This is a nonproject action. Does not apply.

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. There is an amendment to self-service storage facility parking standards. The parking requirements are proposed to lesson based on reports from several self-service storage companies that conclude the city's parking requirements are much too high.

- 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.

- 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.

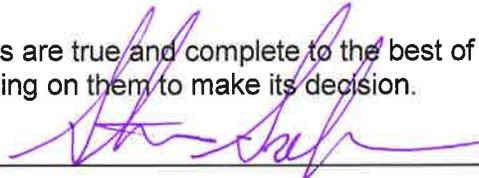
This is a nonproject action. Does not apply. There is an amendment to SMC 20.70.430 that strikes the language for undergrounding of electric and communication services from the

Development Code and adds a reference to SMC Chapter 13 which explains the process and requirements of undergrounding services in the City.

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 6, 2016

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 2016 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. The 2016 batch includes amendments that address Ecology's NPDES requirements that are aimed to mitigate the city's stormwater.

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

The proposed 2016 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 stormwater standards. Amendments regarding the Deep Green Incentive Program will encourage

environmentally sustainable development that will indirectly protect and conserve plants, animals and marine life.

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

The proposed regulation will not deplete natural resources. Amendments regarding the Deep Green Incentive Program will encourage environmentally sustainable development that aims not to deplete energy or natural resources but save natural resources and create energy for the proposed development.

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

The proposed Deep Green Incentive Program will protect natural resources by using BAS and expert opinion to regulate development taking part in the program.

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 because no amendments to the Critical Areas Ordinance are proposed in this action.

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:

The 2016 batch of Development Code amendments are all in generally alignment with the City's Comprehensive Plan Goals and Policies. Specifically, the 2016 batch meets the following goals and policies:

- Goal LU I: Encourage development that creates a variety of housing, shopping, entertainment, recreation, gathering spaces, employment, and services that are accessible to neighborhoods.
- Goal LU V: Enhance the character, quality, and function of existing residential neighborhoods while accommodating anticipated growth.
- Goal LU VI: Encourage pedestrian-scale design in commercial and mixed-use areas.
- Goal LU VII: Plan for commercial areas that serve the community, are attractive, and have long-term economic vitality.
- LU17: Designate areas within the city where clean, green industry may be located, and develop standards for use and transitions.

- LU59: Initiate public/private partnerships between utilities, and support research, development, and innovation for energy efficiency and renewable energy technology.
- LU74: Collaborate with the State Department of Ecology and neighboring jurisdictions, including participation in regional forums and committees, to improve regional surface water management, enhance water quality, and resolve related interjurisdictional concerns.
- Goal CD I.: Promote community development and redevelopment that is aesthetically pleasing, functional, and consistent with the City's vision.
- CD2. Refine design standards so new projects enhance the livability and the aesthetic appeal of the community.
- H29: Support the development of public and private, short-term and longterm housing and services for Shoreline's population of people who are homeless.
- ED3: Encourage and support home-based businesses in the city, provided that signage, parking, storage, and noise levels are compatible with neighborhoods.
- Goal U I. Facilitate, support, and/or provide citywide utility services that are:
 - consistent, reliable, and equitable;
 - technologically innovative, environmentally sensitive, and energy efficient;
 - sited with consideration for location and aesthetic; and
 - financially sustainable.

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.