

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:

2017 Batch of Development Code Amendments (Batch). The 2017 Batch are small, mixed updates to the Development Code. The proposed amendments include new and updated definitions, uses such as microbreweries and brewpubs, revised setbacks, administrative corrections, accessory dwelling units, tree retention, Critical Area updates, 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:

August 24, 2017

5. Agency requesting checklist:

City of Shoreline

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

Planning Commission Public Hearing: November 2, 2017
City Council Adoption: January 2018

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

There may be additional Development Code Amendments proposed in 2017. Those amendments will be evaluated in a subsequent SEPA review.

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 2017 batch will apply exclusively in the MUR zones. The MUR zones were established through the 185th Street Station Subarea Plan and subsequently applied to the 145th 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 for the 185th Street Station Subarea Plan and the 145th Street Station Subarea Plan completed in July 2016.

There are amendments that will modify the Critical Area Ordinance. These amendments focus on CAO regulations and how to apply them to properties that are redeveloping or being modified in some way. The City passed its latest CAO in December 2015 and the City issued a DNS (Addendum) in September 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.

Yes. There are a number of projects currently in review (building permits, site development permits, code enforcement) that may be affected by specific amendments in the 2017 Batch. Review of pending projects will not cease because of the amendments listed here.

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 Batch amendments are included below:

Number	Section	Topic	Type
1	20.20.012	Brewpubs	P
2	20.20.016	Apartment, driveways	C
3	20.20.018	Engineer, Enhancement	A and C
4	20.20.024	Hardscape	C
5	20.20.034	Microbrewery, Microdistillery and Mitigation	P and C
6	20.30.045 & 20.30.050	No Neighborhood Meetings for certain Type B Permits	P
7	20.30.060	Numbering Change Only	A
8	20.30.400	Adding Lot Merger to Lot Line Adjustment	A
9	20.30.430	Site Development Permits	A
10	20.40	Numbering Change Only	A
11	20.40.130	Adds Brewpubs, Microbreweries, and Microdistilleries to Table 20.40.130	P
12	20.40.160	Adds Brewpubs, Microbreweries, and Microdistilleries to Table 20.40.160	P
13	20.40.210	Accessory Dwelling Units – Delete Owner and Parking Requirements	P
14	20.40.235	Removes Catalyst Program	C

		and Clarifies Affordable Housing Requirements	
15	20.40.438	Updates SMC Reference Only	A
16	20.40.505	Fixes Numbering Mistake Only	A
17	20.40.504	Clarifies Self-Storage Indexed Criteria	C
18	20.50.020(1)	Densities and Dimensions in Residential Zones	A
19	20.50.020(3)	Creates setback between MUR and Commercial zones, Raise Height In MB to 70-feet	P
20	20.50.021	Add Director of Public Works	A
21	20.50.040	Allow Eaves in Setbacks up to Four Feet and Clarify No Projects into 5-Foot Setback	C and P
22	20.50.240	Deletes Ground Floor Commercial Standards, Deletes ADR Process for Access in Station Areas	P
23	20.50.310	Moves Emergency Exemptions for Tree Removal and Add Tree Protection in the MUR-70' Zone	C and P
24	20.50.350	Update Reference and Clarify Tree Exceptions	A and C
25	20.50.360	Require Tree Retention and Replacement in the MUR-70' Zone	P
26	20.50.410	Columns and Parking Stall Clearance	C
27	20.50.470	Clarify Street Front Parking Lot Landscaping Standards	C
28	20.50.490	Clarification of Multifamily	A
29	20.70.440 (New Subchapter)	Access Widths for New Development	C
30	20.80.025(A) and (B)	Clarify How to Check for Critical Areas	C
31	20.80.030(F)	Updates Reference Only	A
32	20.80.040(C)	Allowed Activities in Critical Areas	P
33	20.80.045(B)	Critical Area Reports Required	C
34	20.80.050	Current Condition of Critical Areas	P
35	20.80.080	Critical Area	P

		Reconnaissance	
36	20.80.090	Existing Condition of Buffer Areas	P
37	20.80.350	Clarify Wetland Mitigation Areas	C
38	20.230.200(B)(4)	Updates Reference Only	A
39	13.12.700(C)(3)	Updates Reference Only	A
40	20.40.130 and 20.40.150	Shipping Containers	P

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.

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 SWPPPs 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 2017 batch include language that addresses Hardscape. Staff is suggesting that Public Works definition of Hardscape matches Planning's definition of Hardscape.

- 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.

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

The City currently regulates surface water, stormwater, and erosion with the Department of Ecology Stormwater Manual for Western Washington and the Engineering Development Manual.

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.

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:

None proposed.

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:

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.

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 is a proposal to increase the allowable height of buildings in the Mixed-Business zone from 65-feet to 70-feet. This is a small increase and will be an insignificant impact to 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.

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 hour's 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 which may affect adjacent land uses include:

Amendment #14 Accessory Dwelling Units – The proposal would eliminate the required parking for an ADU and strike the requirement of the owner living in one of the units.

Amendment #20 – Setbacks – This amendment will create a greater setback between commercially zoned properties and parcels zoned MUR-35' and MUR-45'.

Amendment #22 – Setbacks – This amendment will allow eaves to encroach one-foot into the required 5-foot side-yard setback.

- 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.

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?

Amendment #20 is a proposal to increase the allowable height of buildings in the Mixed-Business zone from 65-feet to 70-feet. This is a small increase and will be an insignificant impact to adjacent properties.

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. SMC 20.50.240 and .250 are the building and site design section of the Development Code that regulates the aesthetics of the building and site.

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. Amendment #14 will eliminate the parking requirements for an ADU.

- 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.

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: August 24, 2017

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 2017 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 2017 batch includes amendments that mirror regulations in place by the City of Shoreline Public Works Department.

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

The proposed 2017 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 include proposals that may retain more significant trees during and after development. Amendments 24 and 27 will require the retention and replacement of trees on properties zoned MUR-70'.

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:

There are no new proposed measures to protect or conserve energy and natural resources.

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?

There are proposed changes to the Critical Area Ordinance. The amendments are clarifications on how to apply the CAO to mostly developed properties.

20.80.025(A) and (B) Critical area maps. Some refinements to the code are needed to further clarify whether or not a critical area exists on a property.

20.80.040 (C) Allowed activities – The CAO has a subsection that addresses structural modifications within critical areas. 1. The references to “additions” apply only to the last sentence of C. Additions into a critical area or buffer are not allowed activities unless they are vertical additions. 2. To make allowed modifications there will need to be a margin around the structure to allow construction access to make those modifications. 3. If existing, nonconforming structures are located in a critical area and a proposed addition is entirely outside the critical area then a proposed addition would not require conformance with SMC 20.80.

20.80.050 Alteration of Critical Areas – The provisions of this subsection clarify that critical areas shall be maintained in their natural state or current, legal condition. It includes critical areas in their natural state but does not include clarification of what “current condition” means. This is important considering the amount of existing development on relatively small parcels where a critical area may be on the adjacent property and its buffer laps over onto the subject property.

20.80.080 Critical Area Reports – Requirements – Critical area reports are expensive and their recommendations may become, in the final analysis, unnecessary especially for the single family owner. It is the City's responsibility to provide clarity to the property owner. A critical area report for development “adjacent” or “likely to impact” could encompass a huge area. However, it may be needed if an adjoining critical area could be classified to include the proposed development. If it is questionable that critical area report is needed, the City should allow the property owner to first submit a much reduced delineation study and then, if required, supplemental information to fill out a complete critical area report.

20.80.090 Buffer Areas – Buffer areas are required to be an undisturbed area of native vegetation. One purpose of 20.80 is that critical areas are not impacted. The intent is that if there has been a previous buffer code violation where an ideal buffer existed then it should be restored. However, in many cases buffers are people's yard with gardens and lawn, sheds, and driveways. Limited additional development in these buffers or mitigating damage or alteration to

the native vegetation in order to not impact the critical area makes sense. However, to require that they remove all non-native vegetation and yard uses does not. Per 20.80.050, the existing condition of critical areas should be allowed to remain or mitigated if impacted by the proposed development. This amendment is even more important because buffer areas can easily reach into adjoining property. Is the property owner responsible for the entire buffer area? Or conversely, if the adjoining property owner wants to develop are they responsible for the restoration of their portion of the buffer area if the property with the critical area has no development proposed but has patio, garden, lawn, or accessory shed between the perimeter of the buffer and the critical area? See SMC 20.80.50 for support of existing site conditions.

20.80.350 Wetlands – Compensatory mitigation performance standards and requirements - This proposal provides clarification that the unit of measurement for wetland mitigation is area (square feet). For example, if one (1) square foot of wetland is being impacted, then four (4) square feet shall be created or reestablished. Currently no unit of measurement is provided.

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

The proposed amendments will continue to protect resources and reduce critical area impacts.

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 2017 batch of Development Code amendments are all in generally alignment with the City's Comprehensive Plan Goals and Policies. Specifically, the 2017 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.
- 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.

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.