

# 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*** [HELP]

1. Name of proposed project, if applicable:

*Proposed amendments to Master Development Plan and Special Use Permit decision criteria*

2. Name of applicant:

*City of Shoreline Planning and Community Development*

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

*City of Shoreline  
17500 Midvale Ave N  
Shoreline, WA 98133-4905  
Andrew Bauer, Senior Planner  
206-801-2513  
[abauer@shorelinewa.gov](mailto:abauer@shorelinewa.gov)*

4. Date checklist prepared: *December 12, 2019*

5. Agency requesting checklist: *City of Shoreline*

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

*A public hearing is scheduled before the Planning Commission for 1/16/20. City Council is anticipated to take action on the proposed amendments in March 2020.*

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

*None.*

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

*None.*

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.

*None.*

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

*The Shoreline Planning Commission must issue a recommendation to the City Council on the proposed amendments. The City Council must adopt by ordinance the amendments in order for them to be in effect.*

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.)

*Proposed amendments to the Shoreline Municipal Code intended clarify the relationship between Master Development Plans (MDP) and Special Use Permits (SUP) and to clarify that a SUP is required for all Essential Public Facilities (EPF). The proposed amendments also include amendments to the decision criteria and standards for MDPs and SUPs for EPFs. The review process and public notification requirements for MDPs and SUPs are proposed to be revised to be consistent with one another. New land use definitions have been included and existing similar definitions revised to address and clarify a range of potential behavioral health facility uses.*

*The scope of proposed amendments include the following sections to the Development Code:*

- *SMC 20.30.330: Special Use Permit*
- *SMC 20.30.353: Master Development Plan*
- *SMC 20.20: Definitions*
- *SMC 20.40.140: Use Tables*
- *SMC 20.30.060: Quasi-judicial decisions*
- *SMC 20.30.090: Neighborhood meeting*
- *SMC 20.30.120: Public notices of application*
- *SMC 20.30.180: Public notice of public hearing*

*A copy of the draft amendments are available upon request to the City of Shoreline.*

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.

*Citywide. If the proposed amendments are adopted they would apply to all Campus zones within the City, as well as for any proposed special uses and/or essential public facilities within the City.*

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

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

Signature: 

Name of signee Andrew Bauer

Position and Agency/Organization Senior Planner City of Shoreline

Date Submitted: 12/17/19

## **D. Supplemental sheet for nonproject actions** [\[HELP\]](#)

(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 proposal will amend the decision criteria for MDPs and SUPs, development standards for MDPs, and land use definitions. The proposed amendments are not anticipated to result in increased discharges to water, emissions to air, production of noise, etc.*

Proposed measures to avoid or reduce such increases are:

*The proposal includes several requirements for MDPs intended to avoid or reduce environmental impacts such as requiring they demonstrate a commitment to meeting deep green building standards, that their operations do not create nuisances including odors, noise, or release of hazardous chemicals, and their site plan be developed in a compact and efficient manner.*

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

*The proposal will amend the decision criteria for MDPs and SUPs, development standards for MDPs, and land use definitions. The proposed amendments are not anticipated to affect plants, animals, fish, or marine life.*

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

*The proposal includes requirements for MDPs to develop site plans in a compact and efficient manner, which could result in more undeveloped areas within campus zones which could provide/maintain habitat for plants and animals.*

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

*The proposal will amend the decision criteria for MDPs and SUPs, development standards for MDPs, and land use definitions. The proposed amendments are not anticipated to deplete energy or natural resources.*

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

*The proposal includes requirements for MDPs to demonstrate a commitment to meeting deep green building standards and to develop site plans in a compact and efficient manner which may minimize energy and natural resources for the development and lifecycle of a MDP and the associated building and infrastructure developed as part of the MDP.*

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?

*The proposal will amend the decision criteria for MDPs and SUPs, development standards for MDPs, and land use definitions. The proposed amendments are not anticipated to affect environmentally sensitive areas or other protected areas.*

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

*The proposal includes provisions for MDPs to provide direct community benefits which could include designation of open space, etc. Future developments and actions resulting from the proposed amendments would be required to adhere to the City's existing standards for environmentally sensitive areas and existing local, state, and federal regulations related to historic and cultural resources and threatened and endangered species habitat.*

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 proposal will amend the decision criteria for MDPs and SUPs, development standards for MDPs, and land use definitions. The proposed amendments are consistent with the adopted Comprehensive Plan and clarify that a EPF land use requires a SUP. Project-specific impacts from a potential EPF land use would be reviewed and mitigated as part of the SUP.*

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

*The proposal includes provisions for MDPs and SUPs to assess potential impacts associated with land uses and provide mitigation measures to offset those impacts.*

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

*The proposal will amend the decision criteria for MDPs and SUPs, development standards for MDPs, and land use definitions. The proposed amendments will not increase demands on transportation or public services and utilities.*

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

*The proposal includes provisions for future MDPs and SUPs to mitigate their impacts and demands on transportation and public services and utilities. Potential impacts would be reviewed at the time of a MDP/SUP application and appropriate mitigations would be conditioned on the application at that time.*

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

*The proposal does not conflict with local, state, or federal requirements for the protection of the environment. The proposed amendments to the SUP decision criteria address EPF uses and are consistent with adopted policies in the Shoreline Comprehensive Plan as well as existing provisions for EPFs under the Growth Management Act.*