

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 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:

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 non-project proposals:

For non-project 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:

Development Code Amendments related to Conditional Use Permits for Professional Offices in the R-8 and R-12 zones.

2. Name of applicant:

City of Shoreline

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

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4. Date checklist prepared:

February 24, 2020

5. Agency requesting checklist:

City of Shoreline

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

Final adoption by City Council by April/May 2020.

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

Yes. Once the Development Code changes are adopted by Council, any applicant requesting a Professional Office must apply for a Conditional Use Permit. A CUP for a Professional Office will follow the procedure outlined in SMC 20.30.300.

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

No additional environmental information has been prepared directly related to this proposal. If a Professional Office triggers a threshold for building size, traffic, or critical areas, an additional environmental checklist will be prepared to evaluate the impacts of that proposal to the environment.

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.

The City is unaware of applications that are pending for governmental approvals directly affecting the properties covered by this proposal.

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

No other government approvals or permits will be needed for this approval.

- 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.)**

On December 9, 2019, the City Council adopted Ordinance No. 881 which adopted two Comprehensive Plan Amendments. The amendment in question, amendment #3, added professional offices to Land Use Element Policy LU2 (LU2) which now states:

LU2: The Medium Density Residential land use designation allows single-family dwelling units, duplexes, triplexes, zero lot line houses, townhouses, and cottage housing. Apartments and professional offices may be allowed under certain conditions. The permitted base density for this designation may not exceed 12 dwelling units per acre.

To implement the policy adopted by Council, staff is proposing amendments to the Shoreline Development Code Chapters 20.20 – Definitions, 20.30 – Procedures and Administration, and 20.40 – Uses. Staff prepared revised definitions for Professional Offices and a new definition of Outdoor Storage. Staff is recommending that the newly defined uses be added to the SMC 20.40 Uses. Staff is also proposing that the Conditional Use Permit (CUP) process in SMC 20.30.300 be used to determine if a Professional Office should be permitted, permitted with conditions or denied in the R-8 and R-12 zones on a case by case basis.

- 12. Location of the proposal. Give enough 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 amendments will apply citywide to all parcels zoned R-8 and R-12. Depending on the conditions that are placed on the siting criteria for a Professional Office, the proposed Development Code amendments have the potential to affect up 303 parcels that are zoned either R-8 or R-12.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

This is a non-project action that affects the future development of multiple parcels in the City of Shoreline with a variety of characteristics.

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

This is a non-project action that affects the future development of multiple parcels in the City of Shoreline. Locations of steep slopes can be found on City of Shoreline's interactive web map, which shows some areas above 40% grade: <http://maps.shorelinewa.gov/maps/>.

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.

This is a non-project action that affects the future development of multiple parcels in the City of Shoreline. Soils within the city limits include, but are not limited to loam, clay, silt, gravel, peat and other organic soils.

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

This is a non-project action that affects the future development of multiple parcels in the City of Shoreline. Locations of slide hazard soils can be found on the City of Shoreline's interactive web map: <http://maps.shorelinewa.gov/maps/>.

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 is a non-project action that affects the future development of multiple parcels in the City of Shoreline. Any filling, excavation, and grading is subject to clearing and grading regulations in SMC 20.50.320 and the City of Shoreline Engineering Development Manual.

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

This is a non-project action that affects the future development of multiple parcels in the City of Shoreline. Locations of erosion hazard soils can be found on City of Shoreline's interactive web map: <http://maps.shorelinewa.gov/maps/>.

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 that affects the future development of multiple parcels in the City of Shoreline. The R-8 zone is limited to 45% building coverage and 65% hardscape. The R-12 zone is limited to 55% building coverage and 75% hardscape.

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

This is a non-project action that affects the future development of multiple parcels in the City of Shoreline. Chapter 19 of the EDM includes thresholds that triggers stormwater flow control requirements for projects that add or replace 1,500 square feet of hardscape.

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 that affects the future development of multiple parcels in the City of Shoreline. General emissions from construction activities will occur if existing buildings are converted to offices.

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

There are no off-site sources of emissions or odor that may affect these Development Code amendments.

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

The City of Shoreline requires Best Management Practices regarding construction activities including clearing and grading permits, temporary sediment control, and limited hours of construction activity.

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 is a non-project action that affects the future development of multiple parcels in the City of Shoreline. There are surface water bodies on or near some parcels. Locations of specific water features can be found on the City of Shoreline's interactive web map: <http://maps.shorelinewa.gov/maps/>. The ultimate receiving waters in Shoreline include Puget Sound and Lake Washington.

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.

Not applicable. This is a non-project action that does not require work over, in, or adjacent to surface water bodies. If any parcel is within required buffers for these critical areas, SMC 20.80 lists requirements for allowed activities, alteration of critical areas, mitigation, and exemptions.

- 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.**

Not applicable. The proposal is a non-project action that does not include fill or dredge material.

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

No. This project does not affect water withdrawal regulations in the county or state.

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

This is a non-project action that affects the future development of multiple parcels in the City of Shoreline. There may be some parcels that lie within a 100-yr floodplain. Locations of FEMA flood zones can be found on the City of Shoreline's interactive web map: <http://maps.shorelinewa.gov/maps/>. This action will not alter regulations governing floodplain protection.

- 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.**

This is a non-project action that affects the future development of multiple parcels in the City of Shoreline. The City requires pollutant source control requirements to prevent waste discharge.

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.**

Not applicable. This is a non-project action that affects the future development of multiple parcels in the City of Shoreline. This project does not change regulations relating to wells. Stormwater regulations require infiltration of treated stormwater to the extent feasible.

- 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.**

Not applicable. This is a non-project action that affects the future development of multiple parcels in the City of Shoreline and does not apply to non-stormwater discharges.

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.**

Not applicable. The EDM requires managing stormwater runoff, collection, infiltration and discharge of development and redevelopment projects. Development and redevelopment projects are required to provide on-site stormwater BMPs, flow control facilities, and water quality facilities in accordance with the Washington State Department of Ecology's 2014 Stormwater Management Manual for Western Washington (2014 Stormwater Manual). The Stormwater Manual regulates stormwater discharge from development and redevelopment projects.

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

Not applicable. This is a non-project action that affects the future development of multiple parcels in the City of Shoreline and does not allow waste materials entering ground and surface waters. Shoreline has adopted the 2014 Stormwater Manual, which regulates quality of waters entering ground and surface water bodies.

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

Not applicable. This is a non-project action that affects the future development of multiple parcels in the City of Shoreline. Shoreline has adopted the 2014 Stormwater Manual, which regulates maintenance of existing drainage systems.

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

Not applicable. This is a non-project action that affects the future development of multiple parcels in the City of Shoreline. Shoreline has adopted the 2014 Stormwater Manual, which requires measures to reduce or control surface, groundwater, runoff water, and drainage patterns associated with future development by walking applicants through the process to determine stormwater management Best Management Practices (BMPs) based on the application of state-mandated Minimum Requirements.

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?

Not applicable. This is a non-project action that affects the future development of multiple parcels in the City of Shoreline. The Shoreline Development Code, EDM and 2014 Stormwater Manual encourage the retention of native vegetation during development.

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

Not applicable. This is a non-project action that affects the future development of multiple parcels in the City of Shoreline. A list of threatened and endangered plants occurring in King County at large can be found in the Washington Department of Natural Resources list at: <https://www.dnr.wa.gov/NHPIlists>.

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

Not applicable. This is a non-project action that affects the future development of multiple parcels in the City of Shoreline. The Shoreline Development Code, EDM and 2014 Stormwater Manual require the use of plant materials in certain BMPs such as bioretention facilities to assist with stormwater treatment and infiltration. The use of native plants is preferred, but may vary based on site conditions, site design, and plant availability.

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

Not applicable. This is a non-project action that affects the future development of multiple parcels in the City of Shoreline. Each proposed development site will need to be reviewed for noxious weeds, as defined by the King County Noxious Weed Program at: <http://www.kingcounty.gov/environment/animals-and-plants/noxious-weeds/laws/list.aspx>.

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

Not applicable. This is a non-project action that affects the future development of multiple parcels in the City of Shoreline. It is anticipated that there is wildlife on the property of every proposed development and the known species will need to be identified on site. It is anticipated that birds, insects and mammals could utilize all development sites. Reptiles, amphibians and fish may be present if the appropriate habitat is available on site.

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

Not applicable. This is a non-project action that affects the future development of multiple parcels in the City of Shoreline. However, Chinook salmon is a species found within the waters of the City of Shoreline that is listed as threatened under the Endangered Species Act.

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

Not applicable. This is a non-project action that affects the future development of multiple parcels in the City of Shoreline, which does not propose changes to migratory species regulations within the city. Migration routes for certain anadromous fish and species of birds do exist within the city.

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

Not applicable. This is a non-project action that affects the future development of multiple parcels in the City of Shoreline. Low Impact Development principles in the 2014 Stormwater Manual promote retention of native vegetation that supports habitat.

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

Not applicable. This is a non-project action that affects the future development of multiple parcels in the City of Shoreline. This project does not propose changes to any regulations related to invasive animal species.

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.

Not applicable. This is a non-project action that affects the future development of multiple parcels in the City of Shoreline. No changes to energy generation regulations are proposed.

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

These amendments would not affect the potential use of solar energy by adjacent properties. Allowed building height and setbacks will be the same if R-8 and R-12 zoned parcels develop with a single-family home or a professional office building.

- 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:

Not applicable. This is a non-project action that affects the future development of multiple parcels in the City of Shoreline. No changes to energy conservation regulations are proposed.

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.***

Not applicable. This is a non-project action that affects the future development of multiple parcels in the City of Shoreline. The proposed uses will be limited to Professional Offices which do not typically include toxic chemicals or hazardous waste that could pose a hazard to the community.

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

Not applicable. Each development project site will need to be evaluated for contamination issues.

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

Not applicable. This is a non-project action that affects the future development of multiple parcels in the City of Shoreline. Each development project will need to provide clarification to hazardous conditions and meet the appropriate requirements thereof.

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

Not applicable. This is a non-project action that affects the future development of multiple parcels in the City of Shoreline. The proposed definition for Professional Office does not allow the storage of any materials associated with the office.

- 4) Describe special emergency services that might be required.**

Not applicable. This is a non-project action that affects the future development of multiple parcels in the City of Shoreline. All development projects will need to meet development standards in Title 20 of the Shoreline Municipal Code, including those that facilitate emergency services support.

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

Not applicable. This is a non-project action that affects the future development of multiple parcels in the City of Shoreline. The EDM and 2014 Stormwater Manual address the

application of stormwater runoff treatment to reducing pollution threats, including those that pose a threat to environmental health.

b. Noise

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

Each development will vary in the type and amount of noise and will be evaluated through the Conditional Use Permit process. These updates do not propose any change to noise regulations.

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.

A Professional Office may cause additional noise stemming from traffic to and from the office. This traffic will be a slight increase over the traffic generated by a single-family home. Noise from the operation of a professional office is not anticipated to be significant.

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

Proposed regulations to reduce noise from a Professional Office include:

- Located on an arterial street or abutting a R-18 through R-48 zone or abutting a Neighborhood Business, Community Business, Mixed Business, or TC 1,2, or 3 zone.
- Hours of operation are limited to 7am to 10pm Monday through Friday and 9am to 10pm Saturday and Sunday.
- Services provided shall be scheduled by appointment only.

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.

R-8 and R-12 parcels currently allow residential uses including single-family detached, single-family attached, adult family homes, Residential Care Facilities (C-i) and apartments. The R-8 and R-12 zones also allow houses of worship (C), daycares, restaurants (C-i), funeral homes, schools, libraries, golf courses, and recycling facilities.

The proposed amendment to add Professional Offices in the R-8 and R-12 zones may increase the impacts to adjacent single-family uses, but those impacts can be mitigated by the proposed indexed criteria and additional conditions placed on the permit.

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 non-forest use?

Not applicable. This update does not propose changes to regulations related to land use change.

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:

Not applicable. These would be evaluated at the time of each new proposed development under other regulations.

c. Describe any structures on the site

Most the existing uses on parcels zoned R-8 and R-12 are single-family attached and detached homes.

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

The proposed amendment will allow existing structures to be demolished or remodeled into professional offices.

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

This proposal only applies to parcels zoned R-8 and R-12.

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

Parcels with a zoning of R-8 and R-12 have a Comprehensive Plan designation of Medium-Density Residential. This project does not propose any changes to the Comprehensive Plan.

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

Not applicable. This is a non-project action that affects the future development of multiple parcels in the City of Shoreline with various shoreline designations.

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

This is a non-project action that that does not propose any changes to critical areas in the City of Shoreline. Some parcels zoned R-8 and R-12 may be encumbered by critical areas. If so, the building application will be evaluated and verified that the proposal complies with the City's Critical Area Ordinance in SMC 20.80.

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

Allowing professional offices in the R-8 and R-12 zones will bring more employment opportunities to the City.

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

The amendment has the potential to displace residents located on 303 parcels zoned R-8 and R-12.

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

There are proposed indexed criteria to further limit the number of parcels zoned R-8 and R-12 that can accommodate professional offices from 303 to 92.

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

Proposed indexed criteria for professional offices include:

1. Located on an arterial street or abutting a R-18 through R-48 zone or abutting a Neighborhood Business, Community Business, Mixed Business, or TC 1,2, or 3 zone.
2. Hours of operation are limited to 7am to 10pm Monday through Friday and 9am to 10pm Saturday and Sunday.
3. Services provided shall be scheduled by appointment only.
4. No outdoor storage.
5. The office may use or store a vehicle for pickup of materials used by the office or the distribution of products from the site, provided such vehicles shall not exceed a gross weight of 14,000 pounds, a height of nine feet and a length of 22 feet.
6. Parking shall be on a paved surface, pervious concrete, or pavers. No customer/client parking is allowed in required side or rear setbacks.
7. No on-site transfer of merchandise.
8. Compliance with all dimensional requirements set forth in Table SMC 20.50.020(1), except density.
9. One sign complying with Table 20.50.540(G) is allowed but may not be internally illuminated.
10. Outdoor lighting shall comply with SMC 20.50.240(H).
11. Parking areas shall be screened from adjacent single-family residential uses by either a 6-foot opaque fence or Type-1 landscape buffer.

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

Not applicable. This is a non-project action that affects the future development of multiple parcels in the City of Shoreline, not including commercial agriculture and forestry lands.

9. Housing

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

No additional housing units are proposed.

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

No affordable housing units are proposed.

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

Not applicable. This project does not address housing regulations.

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?**

The R-8 and R-12 zones allow building up to 35-feet high. Buildings shall comply with design standards in SMC 20.50.250.

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

No views will be altered than already allowed by the code.

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

Development shall comply with SMC 20.50.240 – Site design, 20.50.250 – Building design, SMC 20.50.450 – Landscaping, and SMC 20.50.390 – Parking.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

No additional light impacts will be produced. Lighting is regulated by SMC 20.50.240(H).

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

No.

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

None.

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

Not applicable. When individual sites are proposed for development light and glare effects will be considered, subject to SMC 20.50.115 and 20.50.240(H).

12. Recreation

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

Not applicable. The proposed regulations do not affect park parcels or portions thereof. Specific impacts will be evaluated during the review of individual projects.

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

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

None. Specific impacts will be evaluated during the review of individual projects.

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.**

There may be structures that are over 45 years old and eligible for preservation. Locations of all historic, cultural, and areas of potential significance can be found on the City of Shoreline's interactive web map: <http://maps.shorelinewa.gov/maps/>.

- 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.**

Future development applications will be evaluated for cultural importance on or near the site.

- 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.**

a SEPA determination is sent to state and local agencies, also tribes, to evaluate the proposal. None. Locations of all historic, cultural, and areas of potential significance can be found on the City of Shoreline's interactive web map: <http://maps.shorelinewa.gov/maps/>. The proposed regulations do not change any historic or cultural regulations.

- 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.**

None. The proposed regulations do not change any historic or cultural regulations.

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.**

The proposal will apply to all parcels zoned R-8 and R-12. Staff has proposed indexed criteria that professional offices be allowed on parcels fronting Arterial Streets.

- 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?**

Some candidate parcels will be in areas served by public transit. Information on public transit in Shoreline can be found on this website: <http://www.shorelinewa.gov/our-city/getting-around/transportation-options>.

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

Parking requirements are addressed in SMC 20.50.390. Professional Offices require one parking space per every 500 square feet of building area.

- 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).**

No. Professional offices generate very little additional traffic over the existing use of single-family residential.

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

No.

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

A Professional Office generates 1.5 peak hour trips. The existing single-family detached and attached use generates 1 peak hour trip. Considering the number of potential parcels that can convert to professional office (between 92 and 303) the additional traffic impact is very low. These numbers are based on the ITE Trip Generation Manual and confirmed by the City's Traffic Engineer. Each project will need to complete traffic studies per development standards.

- 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.**

No.

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

Proposed indexed criteria are proposed to reduce transportation impacts including:

- Located on an arterial street or abutting a R-18 through R-48 zone or abutting a Neighborhood Business, Community Business, Mixed Business, or TC 1,2, or 3 zone.
- Services provided shall be scheduled by appointment only.
- The office may use or store a vehicle for pickup of materials used by the office or the distribution of products from the site, provided such vehicles shall not exceed a gross weight of 14,000 pounds, a height of nine feet and a length of 22 feet.
- No on-site transfer of merchandise.

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.**

These regulations do not significantly increase the need for public services. Improvements of infrastructure through development may increase the efficient delivery of public services.

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

Direct impacts on public services are not expected to be significant and will be addressed through specific development projects. Implementation of frontage improvements, including

stormwater infrastructure, within the public right-of-way may require additional maintenance of these facilities by the City.

16. Utilities

a. Circle utilities currently available at the site:

Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

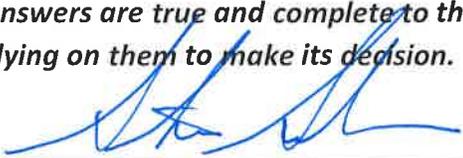
Not applicable. Proper utilities planning will be used during the development process of individual sites.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Each new development project will describe proposed utilities.

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 STEVE SCARRAN _____

Position and Agency/Organization Senior Planner, Conf of Statewide _____

Date Submitted: 3/10/2020 _____

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 amendments to the Development Code are not likely 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:

Proposed indexed criteria may limit noise impacts by reducing business hours, restricting customers by appointment only, and providing landscape buffers.

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

The proposal will not affect plant, animal, fish, or marine life.

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

None proposed.

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

The proposed amendments will result in no direct impacts to energy or natural resources.

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

No new measures are proposed.

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 proposed amendments will result in no direct impacts to environmentally sensitive areas or areas designated (or eligible or under study) for government protection.

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

No new measures are 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?

All new development will be required to comply with the Shoreline Development Code and revised 2020 EDM. New projects may be required to revise plans to comply with the new standards.

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

Not applicable.

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

The proposed amendments will slightly increase demand on transportation services.

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

No new measures are proposed.

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

The proposed amendments will not conflict with local, state, or federal laws.

