SEPA ENVIRONMENTAL CHECKLIST
UPDATED 2014

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: [help]

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: [help]

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: [help]

Amendments to the Land Use Code to modify standards related to the access easement standards and driveway standards.
2. Name of applicant: [help]

City of Seattle Department of Construction and Inspections (SDCI)

3. Address and phone number of applicant and contact person: [help]

City of Seattle Department of Construction and Inspections
700 Fifth Avenue, Suite 1900
P.O. Box 34019
Seattle, WA 98124-4019

Contact: Chanda Emery, AICP (206) 233-2537

4. Date checklist prepared: [help]

November 8, 2019

5. Agency requesting checklist: [help]

City of Seattle Department of Construction and Inspections

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

The proposed code amendments will be reviewed by City Council and discussed in a public hearing in early 2020.

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

No, the proposal is a non-project action that is not dependent upon any further action.

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

A SEPA environmental checklist, environmental determination, Director's Report, and related information are prepared for this proposal.

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. [help]

This is a non-project action. The proposal’s effect would be citywide where development is ongoing. Seattle Department of Construction and Inspections (SDCI) issues hundreds of permits for small scale residential construction each year. There are currently several hundred development proposals being reviewed by SDCI that include review for compliance with access easement and driveway standards, among other development regulations.

10. List any government approvals or permits that will be needed for your proposal, if known. [help]
The proposed amendments require approval by City Council. No other agency approvals are anticipated.

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.) [help]

This is a non-project legislative action proposing amendments to the Land Use Code. The purpose for this code amendment is to bring consistency between the access easement standards and the separate driveway standards in the Land Use Code. In addition, the proposal would correct errors and improve the clarity and readability of the code. There is no specific site or development proposal.

The proposed amendments would modify sections in the Land Use Code related to access easements and driveway standards to require a minimum 10-foot access easement for a "landlocked" or interior parcel if more than two dwelling units are served by the easement. The proposal would amend the standards so that the access easement standards are in agreement with the driveway standards. This action will bring consistency between the language in Section 23.53.025 and Section 23.54.030.D of the Land Use Code.

Lastly, the proposed amendments would further elucidate the definition of “Lot” to be in alignment with the recent Hearing Examiner Decision MUP-17-036, In the Matter of Gerard Bashein (2018). The Bashein Decision states in part that an access easement for the use of a landlocked rear lot may also be used by the front parcels “burdened” by the easement as their driveway. In this Decision, the word “exclusive” in the definition of “Lot” is not intended to give certain property owners exclusive access rights so therefore the word “exclusive” is proposed to be deleted.

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. [help]

This is a non-project action, applicable primarily to multifamily residential zones citywide. Multifamily development, such as rowhouses or townhouses are located in the lowrise residential zones throughout the city. The lowrise zones are LR1, LR2 and LR3 and are identified on the City of Seattle’s Official Zoning Map.

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

a. General description of the site [help]
   (circle one): Flat, rolling, hilly, steep slopes, mountainous, other ______________
This non-project proposal has no particular development site. Citywide topography includes flat, hilly, and steep slope areas.

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

This non-project proposal defines no particular development site. Slopes of varying steepness are located throughout the City of Seattle.

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. [help]

This non-project proposal has no particular development site. Citywide soil conditions include a wide variety of glacially-influenced soils, as well as clay, sand, peat, and muck in different parts of the city.

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

No. This non-project proposal defines no particular development site.

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. [help]

This non-project proposal has no particular development site, and thus has no particular proposal for excavation, fill or grading or related adverse effects. See the response to Question #D.1 later in this checklist for discussion of possible indirect effects.

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

No. This non-project proposal has no particular development site, and thus has no particular proposal for clearing or construction. See the response to Question #D.1 later in this checklist for discussion of possible indirect erosion impacts.

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

This non-project proposal defines no particular development site. See the response to Question #D.1 later in this checklist for discussion of possible indirect erosion impacts.

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

None proposed.

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. [help]
This non-project proposal defines no particular development site. See the response to Question #D.1 later in this checklist for discussion of potential indirect emissions impacts.

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

No. This non-project proposal defines no particular development site.

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

None are proposed. See the response to Question #D.1 later in this checklist for discussion of procedures to mitigate any indirect impacts to air quality from any future development activities.

3. Water

a. Surface Water: [help]

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. [help]

No. This non-project proposal defines no particular development site.

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. [help]

No. This non-project proposal defines no particular development site, and no such work is identified.

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. [help]

This non-project proposal defines no particular development site, and no such work is identified.

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

No.

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

The non-project proposal defines no particular development site, and does not have a particular bearing on 100-year floodplains.

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. [help]
No. This non-project proposal defines no particular development site, and no construction is proposed. See the response to Question #D.1 later in this checklist for discussion of potential indirect impacts related to water quality.

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. [help]

No.

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. [help]

None identified.

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. [help]

This non-project proposal defines no particular development site. See the response to Question #D.1 later in this checklist for discussion of potential indirect impacts on stormwater runoff.

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

No. This non-project proposal defines no particular development site.

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

No. This non-project proposal defines no particular development site.

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

None proposed. See the response to Question #D.1 later in this checklist for discussion of procedures to mitigate any impacts to water quality from any future related future residential development.

4. Plants [help]

a. Check the types of vegetation found on the site: [help]

_X_ deciduous tree: alder, maple, aspen, other
This non-project proposal has no particular development site. Citywide vegetation patterns include greenbelts and urban forest, and including trees, grass, and other vegetation on individual properties.

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

None. This non-project proposal defines no particular development site. See the response to Question #D.2 later in this checklist for discussion of potential indirect impacts to vegetation.

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

None known. This non-project proposal defines no particular development site.

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

None known or applicable to this non-project proposal.

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

None known. This non-project proposal defines no particular development site.

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: [help]

   birds: hawk, heron, eagle, songbirds, other: crows, pigeons, starlings, gulls and other urban tolerant birds
   mammals: deer, bear, elk, beaver, other: squirrels, rodents, raccoon, household pets, and other similar mammals tolerant to urban environments
   fish: bass, salmon, trout, herring, shellfish, other ________

This non-project proposal defines no particular development site. Seattle is relatively highly urbanized in its development patterns, but it also has a variety of retained greenbelts, hillsides, stream and river environments where plant, animal, fish and marine habitats are present. See the response to Question #D.2 later in this checklist.

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

None known. This non-project proposal defines no particular development site.
c. Is the site part of a migration route? If so, explain. [help]

No. This non-project proposal defines no particular development site.

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

None proposed. See the response to Question #D.2 later in this checklist for discussion of procedures to mitigate any indirect impacts to wildlife from any future related residential development activities.

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

None known.

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. [help]

This non-project proposal has no particular development site. The majority of new multifamily construction uses electric or natural gas sources of energy. Some newer developments also include solar options as well.

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

This non-project proposal has no particular development site. Also, the proposal does not generate potential for height/bulk/scale concerns of existing or future buildings, and thus is unlikely to affect solar energy access.

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: [help]

This non-project proposal has no particular development site. No features or measures 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. [help]

This non-project proposal has no particular development site. See the response to Question #D.1 later in this checklist for discussion of potential indirect impacts related to environmental health hazards from any future residential development associated with this proposal.

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

This non-project proposal has no particular development site. See the response to Question #D.1 later in this checklist.
2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

This non-project proposal has no particular development site. See the response to Question #D.1 later in this checklist.

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

This non-project proposal has no particular development site. See the response to Question #D.1 later in this checklist.

4) Describe special emergency services that might be required.

This non-project proposal has no particular development site. See the response to Question #D.1 later in this checklist.

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

None proposed.

b. Noise

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

None. This non-project proposal has no particular development site.

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. [help]

This non-project proposal defines no particular development site. See the response to Question #D.1 later in this checklist.

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

None proposed. See the response to Question #D.1 later in this checklist for discussion of procedures to mitigate any indirect noise impacts.

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. [help]

This non-project proposal defines no particular development site. See the response to Questions #D.5 later in this checklist for more discussion of potential land use impacts.
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? [help]

No.

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:

No.

c. Describe any structures on the site. [help]

This non-project proposal defines no particular development site.

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

This non-project proposal defines no particular development site. The proposal modifies regulations related to the access easements and driveway standards for new small-scale residential construction. See the responses to the questions in Section D of this checklist for discussion of impacts related to demolition.

e. What is the current zoning classification of the site? [help]

This non-project proposal defines no particular development site. The proposal's effect would be citywide. The lowrise zones are LR1, LR2 and LR3. See the response to Question #D.5 later in this checklist.

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

This non-project proposal defines no particular development site; the city as a whole has numerous comprehensive plan designations.

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

This non-project proposal defines no particular development site. See the responses to Question #D.5 later in this checklist for discussion of procedures to mitigate any indirect impacts in shoreline environments.

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

This non-project proposal defines no particular development site. Environmentally critical areas are located throughout the City of Seattle. See the responses to Question #D.4 of this checklist for discussion of procedures to mitigate any indirect impacts to critical areas.

i. Approximately how many people would reside or work in the completed project? [help]
This non-project proposal defines no particular site or development. This proposal would not impact the scale of future residential development that could occur on site because the City’s zoning classifications determine what types of housing is allowed per zone. In general, The 2010 Census found that the average household size was 2.06 persons in Seattle. The number of units for a development proposal can vary depending on site conditions and site-specific development constraints, such as whether or not there are environmentally critical areas on site.

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

This non-project proposal defines no particular development site or development. See the response to Question #D.5 later in this checklist for discussion related to possible indirect impacts to housing and displacement.

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

None proposed. See the response to Question #D.5 later in this checklist for discussion of procedures to mitigate any indirect displacement impacts.

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

See the response to Questions #D.5 later in this checklist for discussion of compatibility of the proposed legislation with existing and projected land uses and plans.

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

None proposed.

9. Housing

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

This non-project proposal defines no particular development site or development. The proposal would result in small scale multifamily infill development (approximately 200 units annually) that is already permissible under the existing regulations. In general, the majority of low-income housing units are located outside of the lowrise zones. Based on the current housing market, it is estimated that any new construction located within the lowrise zones will be mostly middle- or high-income housing.

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

This non-project proposal defines no particular development site or development. This proposal would reduce the access easement standards to 10-foot minimum width for up to nine dwelling units consistent with the existing 10-foot minimum width for driveways in the Land Use Code. The change could allow for increased potential to build one additional housing unit when platting. New construction located within the lowrise zones tend to be mostly middle- or high-income housing. See the response to Question #D.5 later in this checklist for discussion related to possible indirect impacts to housing.
c. Proposed measures to reduce or control housing impacts, if any: [help]

None proposed. See the responses to Question #D.5 later in this checklist.

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? [help]

This non-project proposal defines no particular development site or development. Also, the proposal is not identified to have any implications regarding the height of new construction.

b. What views in the immediate vicinity would be altered or obstructed? [help]

This non-project proposal defines no particular development site.

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]

None proposed.

11. **Light and glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]

This non-project proposal defines no particular development site or development.

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

No.

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

This non-project proposal defines no particular development site or development.

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

None proposed.

12. **Recreation**

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

This non-project proposal defines no particular development site or development.

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

This non-project proposal defines no particular development site or development.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]
None proposed.

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. [help]

This non-project proposal defines no particular development site or development. See the response to Question #D.4 later in this checklist.

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. [help]

This non-project proposal defines no particular development site or development. See the response to Question #D.4 later in this checklist.

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. [help]

This non-project proposal defines no particular development site or development. See the response to Question #D.4 later in this checklist.

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 proposed.

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. [help]

This non-project proposal defines no particular development site or development.

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? [help]

This non-project proposal defines no particular development site or development.

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

This non-project proposal defines no particular development site or development. This non-project proposal is not related to a specific site or development proposal. However, in general, it is anticipated that the impact to parking spaces will be negligible. In general, the current zoning allows for up to one space per unit. Some development proposals do not
include parking at all because the sites are located nearby high frequency transit. It is anticipated that there will be less than a hundred or so additional parking spaces citywide with the ability to construct one additional housing unit during platting.

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). [help]

No such improvements are known. This non-project proposal defines no particular development site or development.

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

No. This non-project proposal defines no particular development site or development.

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? [help]

This non-project proposal defines no particular development site or development.

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. This non-project proposal defines no particular development site or development.

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

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. [help]

This non-project proposal defines no particular development site or development. See the response to Question #D.6 later in this checklist for evaluation of the relationship of the proposal to public services.

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

None proposed.

16. Utilities

a. Circle utilities currently available at the site: [help] electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other ____________

This non-project proposal defines no particular development site or development.
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. [help]

This non-project proposal defines no particular development site or development.

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: On file

Name of signee Chanda Emery, AICP

Position and Agency/Organization Senior Planner, SDCI

Date Submitted: November 8, 2019

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 proposed changes would result in no direct impacts and are unlikely to result in significant indirect or cumulative impacts related to water, air, toxic/hazardous substances, or noise. The proposal is not expected to significantly increase the number of small-scale residential buildings constructed because most of the city is built out with very little vacant land remaining for the construction of new multifamily development. In addition, much of the city is zoned for single family residential development, and townhouses and rowhouses are not a permitted land use in those zones. The proposal is not expected to alter the pace or scale of new development. Rather, the proposed code amendments would improve consistency between the access easement standards and the driveway standards in a way that does not have a significant impact on the types of housing units or density that would likely otherwise be already allowed under existing development standards in the lowrise zones.

The proposal does not alter any procedures or regulations related to natural environment protections. Any project-specific action to construct a structure that would exceed adopted thresholds is subject to environmental review as a part of the permit review process and would continue to be subject to environmental review under the proposal. The stormwater and drainage codes would continue to apply and would mitigate stormwater and drainage impacts. Current standards require approval by city staff to
ensure compliance regarding minimum setbacks, height, and bulk before an application is approved by the City and will continue to be required under the proposal.

Proposed measures to avoid or reduce such increases are:

None proposed. Applicable regulations, including the Land Use Code, SEPA regulations, Environmental Critical Areas regulations, and the Shoreline Master Program, are anticipated to adequately mitigate any impacts of any future associated project-specific actions.

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

The proposed changes would result in no direct impacts and are unlikely to result in significant indirect or cumulative impacts related to plant, animal, fish or marine life. The proposal is not expected to significantly increase the number of dwelling units constructed or significantly alter the eligible locations for construction. The proposal is not expected to alter the pace or scale of new development. Rather, the proposed code amendments would improve consistency between the access easement standards and the driveway standards that does not have a significant impact on the types of housing units or density that would likely otherwise be already allowed under existing development standards in the lowrise zones.

The proposal does not alter any procedures or regulations related to natural environment protections. Any project-specific action to construct a structure that would exceed adopted thresholds is subject to environmental review as a part of the permit review process and would continue to be subject to environmental review under the proposal.

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

None proposed. Applicable regulations, including the Land Use Code, SEPA regulations, Environmental Critical Areas regulations, and the Shoreline Master Program, are anticipated to adequately mitigate any impacts of any future associated project-specific actions.

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

The proposed code amendments would result in no direct negative impacts and are unlikely to result in significant indirect or cumulative impacts related to energy or natural resources. The proposal is not expected to significantly increase the number of buildings constructed or significantly alter the eligible locations for new construction. The proposal is not expected to alter the pace or scale of new development. Rather, the proposed code amendments would improve consistency between the access easement standards and the driveway standards that does not have a significant impact on the types of housing units or density that would likely otherwise be already allowed under existing development standards in the lowrise zones.

The proposal does not alter any procedures or regulations related to natural environment protections.

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

None 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 code amendments would result in no direct negative impacts and are unlikely to result in significant indirect or cumulative impacts related to protected environmental areas. The proposal is not expected to significantly increase the number of buildings constructed or significantly alter the eligible locations for new construction. The proposal is not expected to alter the pace or scale of new development. Rather, the proposed code amendments would improve consistency between the access easement standards and the driveway standards that does not have a significant impact on the types of housing units or density that would likely otherwise be already allowed under existing development standards in the lowrise zones.

The proposal does not alter any procedures or regulations related to natural environment protections and would not alter allowances for development that could otherwise occur in or near environmentally critical areas under existing regulations. Any project-specific action to construct a structure that exceeds adopted thresholds is subject to environmental review as a part of the permit review process and would continue to be subject to environmental review under the proposal. Any project-specific actions to construct a structure must comply with Environmental Critical Areas regulations and would continue to be subject to ECA regulations under the proposal.

The proposal does not alter any procedures or regulations related to historic and cultural preservation. Restrictions on new construction for sites that are designated landmarks and properties under consideration for landmark designation would remain in place under the proposal.

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

None proposed. Applicable regulations, including the Land Use Code, SEPA regulations, Environmental Critical Areas regulations, the Shoreline Master Program, and the Landmark Preservation Ordinance are anticipated to adequately mitigate any impacts of any future associated project-specific actions.

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 proposed changes would continue to allow land uses compatible with the Comprehensive Plan. The proposal will not alter the development capacity or the zoning of any properties or the uses allowed in any zone and is not expected to alter the pace or scale of new development.

The proposal is not expected to significantly increase the number of buildings constructed. The proposal does not alter any procedures or regulations related to the Shoreline Management Program and would not alter allowances for development that could otherwise occur in or near shoreline areas under existing regulations.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?
The proposed changes would result in no direct impacts and are unlikely to result in indirect or cumulative negative impacts related to transportation or public services/utilities. The proposed changes are not expected to alter the pace or scale of new development.

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

None 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 proposal would not result in conflicts with local, state, or federal laws or requirements for protection of the environment.