

# City of Seattle

## ENVIRONMENTAL CHECKLIST

**A. BACKGROUND:**

**1. Name of proposed project, if applicable:**

Housing and Building Maintenance Code Update and Land Use Code amendment—Amendments to update housing code standards to conform to current Seattle Building Code standards, and to streamline vacant building enforcement involving junk storage, vehicle storage and parking, and overgrown vegetation by including these as premises maintenance violations in the Vacant Building Standards in SMC 22.206.200.

**2. Name of Applicant:**

City of Seattle

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

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**4. Date checklist prepared:**

July 7, 2010

**5. Agency requesting checklist:**

City of Seattle, Department of Planning and Development

**6. Proposed timing or schedule (include phasing if applicable):**

The amendments are anticipated to be considered by the City Council in summer and fall 2010. Council review will include a public hearing.

**7. Do you have any plans for future additions, expansions, or further activities related to or connected with this proposal? If yes, explain:**

The Housing and Building Maintenance Code is updated periodically to bring its standards for building elements into line with changes to the Seattle Building Code.

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

Information in this checklist, the proposed Ordinance, Director's report, and departmental research concerning housing and vacant building enforcement were considered in formulating and analyzing the subject 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:**

It is likely that there are pending enforcement actions for violations of Seattle's housing and vacant building codes, for buildings that are generally the subject of the proposed amendments. However, the recommended outcome of this proposal is not expected to substantively alter decision-making on any individual pending enforcement case.

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

The proposed amendments will require adoption by the City Council.

**11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site.**

**Proposal Description**

The proposed amendments to update housing code standards to be consistent with building code standards affecting those same building elements, and consolidating code standards affecting vacant buildings into one code section, the Vacant Building Standards of the Housing and Building Maintenance Code, include:

1. Update the light and ventilation standards for window size in SMC 22.206.040.A from 10% to 8% of the floor area to be consistent with the analogous standards in the current Seattle Building Code;
2. Update the heating standards for attainable temperatures in cold weather in SMC 22.206.090 from 65° to 68° and measured 2-feet from exterior walls to be consistent with the analogous standards in the current Seattle Building Code;
3. Update the fire and safety standards as to stairway configuration in SMC 22.206.130 to be consistent with those in the current Seattle Building Code, as follows:
  - a. Minimum run changed from 9" to 10";
  - b. Maximum rise changed from 8" to 7 ¾";
  - c. Maximum variance in rise and run changed from one-half inch to three-eighths inch;
  - d. Minimum stairway width changed from 30" to 36";
  - e. Handrail height changed from between 28 and 42 inches high to between 34 and 38 inches high; and
  - f. Required headroom in the stairway changed from 6'6" to 6'8".
4. Amend the minimum standards for vacant buildings to include provisions for maintenance of yards and premises, including prohibitions on junk storage, parked and stored vehicles, and vegetation overgrowth, currently enforced in a citation process in Section 23.91 of the Seattle Land Use Code and vegetation overgrowth including requirements currently enforced in a citation process in SMC 10.52, the Weeds and Vegetation Ordinance, and;
5. Amend the enforcement provisions of Section 23.91 of the Land Use Code to require that storage of junk and vehicles at vacant building sites must be addressed via the maintenance provisions for vacant buildings and premises in the Housing and Building Maintenance Code. This is intended to reduce the number of enforcement documents needed, simplifying and streamlining the process for both the City and the customer so that community problems resulting from vacant buildings may be addressed more effectively; and
6. Correction of outdated formatting and expired references.

These provisions will be applicable to all properties within the City of Seattle that currently are subject to regulation under the provisions of the Housing and Building Maintenance Code.

**B. ENVIRONMENTAL ELEMENTS:**

**1. Earth**

- a. General description of site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.**

All types of terrain are present in Seattle (includes flat, rolling, hilly and steep slopes).

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

Not applicable. This is a non-project proposal. Seattle's topography is generally hilly, and some areas contain slopes exceeding 40%. Many established neighborhoods are located on sloping hillsides. Individual properties that may be subject to enforcement under the Housing and Building Maintenance Code may be found anywhere within 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 prime farmland.**

Not applicable. This is a non-project proposal. Soils found in Seattle include silt, sand, gravel, clay, peat, till, hardpan, sandstone, debris, and slag. The code provisions affect existing structures and any effect on soils occurred during construction of the structures, and not in the code enforcement process.

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

Not applicable. This is a non-project proposal. While Seattle area is generally hilly but stable, there are unstable soils in some areas. The code provisions are used to evaluate conditions at existing structures and involve no new construction or soil disturbance.

- e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.**

Not applicable. This proposal is a non-project action and does not involve construction activity requiring site preparation, but rather maintenance of existing structures.

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

Not applicable. The indirect effects of this non-project proposal are not expected to increase development pressures or change the amount of clearing that would occur on any site. Potential impacts of specific development projects, for example should code enforcement against a vacant building result in a decision by the property owner to demolish that building, will be addressed through existing regulations and/or separate site-specific environmental review.

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

Not applicable. This proposal is a non-project action and does not involve construction activity. The amount of impervious surface coverage depends upon existing site conditions and site design of a project-specific action. Potential impacts of specific development projects, for example should code enforcement against a vacant building result in a decision to demolish that building, will be addressed through existing regulations and/or separate site-specific environmental review. The proposal will result in no difference to the amount of impervious covering.

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

Not applicable. This proposal is a non-project action and does not involve construction activity. The amount of erosion depends upon existing site conditions and site design of a project-specific action. As this proposal only updates standards and gathers existing but scattered processes into one code section, it contains no measures to reduce or control impacts to the earth. There are established policies and regulations to limit the potential of erosion and landslide impact of specific development proposals.

**2. Air**

**a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

Not applicable. This proposal is a non-project action and does not involve construction or development activity. No changes to odor standards are proposed.

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

Not applicable. This is a non-project proposal. Off-site sources of emissions or odors could exist in the vicinity of individual properties that may be subject to enforcement under the provisions of this proposal.

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

Not applicable. There are established policies and regulations to minimize or prevent adverse air quality impacts of specific development projects.

**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.**

There are several water bodies in and around the city, such as Elliott Bay, Lake Union, Green Lake 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.**

No. This proposal is a non-project action and does not involve construction or development activity. The City of Seattle Shoreline Master Program is currently under revision and will regulate all uses within a 200 foot buffer of the shoreline.

**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. This proposal is a non-project action and does not involve construction or development activity. The proposed legislation will not change the amount of fill or dredge required for site preparation in the city as compared to that allowed under existing regulations.

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity.

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

Not applicable. This is a non-project proposal and does not involve construction or development activity.

**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.**

Not applicable. This is a non-project proposal and does not involve construction or development activity. The proposal does not change existing standards regarding discharge of waste to surface waters.

**b. Ground Water:**

**1) Will groundwater be withdrawn or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

Not applicable. This proposal is a non-project action and does not involve construction or development activity.

**2) Describe waste material that will be discharged into the ground for 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. The proposal is a non-project action and does not involve construction or development activity. The city is served by sewer mains. The proposed legislation will not change existing regulations on septic tanks or waste material discharge.

**c. Water Runoff (including storm water):**

**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. This proposal is a non-project action and does not involve construction or development activity.

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

This proposal is a non-project action and does not involve construction or development activity. Existing code requirements, which are carried forward in this proposal, include requirements that a property owner remove junk and vehicles from a vacant property; to the extent that this proposal encourages proper storage and disposal of such items, it may lessen the entrance of waste materials into ground or surface waters.

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. There are established policies and regulations to protect wetlands, riparian corridors, lakes, drainage basins, wildlife habitats, slopes, and other property from adverse drainage impacts of specific development activities.

**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
- Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- Water plants: water lily, eelgrass, milfoil, other
- Other types of vegetation

Most vegetation types listed above could be found in the city.

**b. What kind and amount of vegetation will be removed or altered?**

Not applicable. The proposal is a non-project action and does not involve construction or development activity. While problem or nuisance vegetation removal may be required in the course of an action to enforce the vacant building maintenance standards, the amount of vegetation removal depends upon existing site conditions and current code requirements, which are not changed but only reorganized in this proposal. The proposed legislation is unlikely to affect the amount of vegetation removed or altered compared to that allowed under existing regulations.

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

Not applicable. This is a non-project proposal. Threatened or endangered species exist in certain mostly undeveloped areas of the City. The proposed legislation is unlikely to have an effect on threatened or endangered plant species.

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. The proposal reorganizes some existing regulations relating to problem or nuisance vegetation on private property but does not change the requirements of those regulations.

**5. Animals**

**a. Circle any birds and animals that have been observed on or near the site or are known to be on or near the site:**

Birds observed in Seattle include hawk, eagle, songbirds, crow, starling, seagulls, pigeons, heron, Canada Geese, and other birds. Mammals observed include squirrels, raccoons, deer, coyotes, opossum, other small rodents, and household pets.

This proposal is a non-project action and does not involve construction or development activity.

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity and is unlikely to affect any threatened or endangered species

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. The city is developed and urban in character. Seattle is within the "Pacific Flyway," one of the four principal north-south migration routes for birds (including Canada Geese, heron, and other birds) in North America. The Pacific Flyway encompasses the entire Puget Sound Basin. Individual code enforcement cases pursued under this proposal will deal with maintenance of existing structures with no change in effect on migration routes.

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Policies are in place to encourage the protection maintenance of fish and wildlife habitat for specific sites under enforcement where appropriate.

**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. The proposal is a non-project action and does not involve construction or development activity. The city is served by electric and natural gas utilities. Vacant building owners may be required to cap or otherwise disable connections to utilities as part of the maintenance of the site.

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

Not applicable. The proposal is a non-project action and does not involve construction or development activity, but instead concerns maintenance of existing structures.

**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 proposal is a non-project action and does not involve construction or development activity. Vacant building owners may be required to cap or otherwise disable connections to utilities as part of the maintenance of the site. The inclusion of energy conservation features could result from the enforcement of the proposed updated heating standards. Otherwise, the proposal concerns maintenance of existing structures with no change in current energy impacts anticipated as a result of the proposal.

**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 proposal is a non-project action and does not involve construction or development activity. Because the proposal includes provisions regarding the regulation of vacant buildings, there may be circumstances where an inspector identifies the existence of such substances on a property being inspected. Currently the property owner would be required to remove such items from the site and dispose of them appropriately. This practice would not change under the proposal.

**1) Describe special emergency services that might be required.**

Not applicable. This proposal is a non-project action and does not involve construction or development activity. The proposal is intended to make enforcement of violations at vacant buildings faster and easier, which will tend to reduce the need for emergency services as the risk of unauthorized entry, fire, and illegal activity at these buildings will be reduced. The indirect effects of this non-project proposal are not expected to result in an increased need for emergency services.

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. The proposal is intended to make enforcement of violations at vacant buildings faster and easier, which will tend to reduce the need for emergency services as the

risk of unauthorized entry, fire, and illegal activity at these buildings is lessened. The indirect effects of this non-project proposal are not expected to result in an increase of environmental health hazards.

**b. Noise**

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Ambient noise typical of urban areas exists in the city.

**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.**

Not applicable. This proposal is a non-project action and does not involve construction activity. The indirect effects of this non-project proposal are not expected to increase noise impacts.

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

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Existing noise standards and regulations in the Land Use Code and noise ordinance would be retained and would not change as part of this proposal.

**8. Land and Shoreline Use**

**a. What is the current use of the site and adjacent properties?**

There will be no change of land uses as a result of this proposed code change.

**b. Has the site been used for agriculture? If so, describe.**

Not applicable. This is a non-project proposal. Agricultural use is not prevalent in the city.

**c. Describe any structures on the site.**

Not applicable. This is a non-project proposal. The city contains a wide range and extensive number of structures, any of which may be subject to the existing and proposed updated regulations.

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

The indirect effects of this non-project proposal may increase the rate of demolition of decrepit, unfit buildings, as enforcement becomes more effective and motivates owners to remove buildings past their useful life rather than continue to maintain them to applicable standards. However, this is a non-project proposal and no demolition is authorized under its provisions.

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

The proposal affects buildings in every part of the city, and consequently every zone is represented. Many of the buildings containing residential housing, the primary focus of the Housing and Building Maintenance Code, are in residential zones.

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

All City comprehensive plan designations are represented.

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

Most shoreline designations would be represented, particularly those with residential uses.

- h. **Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.**  
Some areas within the city may be classified as environmentally sensitive. See also the City's critical areas maps.
- i. **Approximately how many people would reside or work in the completed project?**  
Not applicable. This is a non-project proposal.
- j. **Approximately how many people would the completed project displace?**  
Not applicable. The indirect effects of this non-project proposal are not expected to increase the rate and extent at which residences or businesses are displaced.
- k. **Proposed measures to avoid or reduce displacement impacts, if any:**  
Not applicable. The indirect effects of this non-project proposal are not expected to increase the rate or extent at which residences or businesses are displaced.
- l. **Proposed measures to ensure the proposal are compatible with existing and projected land uses and plans, if any:**  
The proposal is compatible with existing and projected land uses and plans.

**9. Housing**

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

Not applicable. This is a non-project proposal. It is possible that more effective vacant building enforcement will result in removal of vacant buildings, which in turn will encourage new development of those sites, which are likely to include housing units in appropriate zones.

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

Not applicable. The indirect effects of this non-project proposal are not expected to result in any significant change to the rate of demolition of housing in the city. The buildings being monitored under the vacant building program are by definition not being used as housing and whether they return to productive use is dependent upon the desires and resources of the property owners.

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

Not applicable. The indirect effects of this non-project proposal are not expected to result in significant impacts to housing.

**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?**

Not applicable. This is a non-project proposal and does not include any construction or development activity.

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

Not applicable. This is a non-project proposal.

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

Not applicable. This is a non-project proposal.

**11. Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**  
Not applicable. This is a non-project proposal. Existing light and glare standards are not proposed to be changed.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?**  
Not applicable. This is a non-project proposal.
- c. What existing off-site sources of light or glare may affect your proposal?**  
Not applicable. This is a non-project proposal.
- d. Proposed measures to reduce or control light and glare impacts, if any:**  
Not applicable. This is a non-project proposal.

**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?**  
There are parks and other designated and informal recreational opportunities within the city.
- b. Would the proposed project displace any existing recreational uses? If so, describe.**  
Not applicable. This is a non-project proposal which is not likely to effect ~~change~~ the potential displacement of any existing recreational uses.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**  
Not applicable. This is a non-project proposal.

**13. Historical and Cultural Preservation**

- a. Are there any places or objects listed on, or proposed for national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**  
This is a non-project proposal. There are numerous designated Landmark structures and sites throughout the city, and several historic districts. The majority of the Historic Landmarks are institutions and public facilities (i.e. schools, churches, libraries, museums and fire stations), large single family residences, and apartment buildings, which are generally not under great redevelopment pressure. Each of these structures/sites will be protected according to their landmark status or the Landmark District Guidelines. The code changes will have no effect on these places or objects because the historic district guidelines prevail.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site?**  
Not applicable. This is a non-project proposal.
- c. Proposed measures to reduce or control impacts, if any:**  
Not applicable. There are established policies and regulations to maintain and preserve significant historic sites and structures and to provide the opportunity for analysis of archaeological sites during review of specific development projects. Projects involving structures or sites which have been designated as historic landmarks are subject to compliance with the Landmarks Preservation Ordinance.

**14. Transportation**

- a. Identify public streets and highways serving the site, and describe the proposed access to the existing street system. Show on site plans, if any.**  
The city is served by the entire street system, including arterials with access to highways.
- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**  
Not applicable. This is a non-project proposal.
- c. How many parking spaces would the completed project have? How many would the project eliminate?**  
Not applicable.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**  
Not applicable. This proposal is a non-project action.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**  
Not applicable. This proposal is a non-project action with no relationship to transportation.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**  
Not applicable.
- g. Proposed measures to reduce or control transportation impacts, if any:**  
Not applicable. This proposal is a non-project action.

**15. Public Services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.**  
Not applicable. The proposed amendments are not expected to change potential demand for public services. To the extent that effective code enforcement improves the general quality of life for tenants and the community at large, the need for public services may be reduced.
- b. Proposed measures to reduce or control direct impacts on public services, if any.**  
Not applicable. This proposal is a non-project action and does not involve construction or development activity.

**16. Utilities**

- a. Utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**  
Seattle is extensively developed and is served by all the utilities listed above. Other utilities available include cable television and internet access.
- 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:**  
Not applicable. The proposed amendments are not expected to change potential demand for utility services or the specific services to be provided, which are decided on a site-by-site basis.

**C. SIGNATURE**

Signature provided following section D below.

**D. SUPPLEMENTAL SHEET FOR NON-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 the questions, be aware of the extent of 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 Land Use Code would be unlikely to result in any major changes to the rate of development or patterns of development in the city. As a result, the potential for increased impacts to water, air (including green house gas emissions), or noise or additional release of hazardous substances is expected to be minor.

**Proposed measures to avoid or reduce such increases are:**

As discussed above, the potential for indirect impacts of this non-project proposal are expected to be minor. The existing regulatory framework, i.e., the Land Use Code, The Shoreline Master Program, Environmentally Critical Areas Ordinance, and the City's SEPA ordinance will address impacts during review of specific enforcement actions as applicable.

2. **How would the proposal be likely to affect plants, animals, fish or marine life?**  
The proposed amendments would be unlikely to affect the above elements. As a result, the potential for increased environmental impacts to plants, animals, fish or marine life is minor or non-existent.

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

As discussed above, the potential for indirect impacts of this non-project proposal are expected to be negligible, if any. The existing regulatory framework, i.e., the Land Use Code, Shoreline Master Program, Environmentally Critical Areas Ordinance, and the City's SEPA ordinance will address impacts during review of specific enforcement actions.

3. **How would the proposal be likely to deplete energy or natural resources?**  
The proposed amendments to the Housing and Building Maintenance Code and the Land Use Code would be unlikely to result in any changes to the usage of energy or natural resources. As a result, the potential for increased depletion of energy and natural resources is negligible.

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

The only long-term effects of the proposals would be a small amount of fossil fuels and resources used to complete any repairs required in code enforcement actions. To the extent these proposals simply bring housing code standards into line with already-existing Seattle Building Code standards, there will be little or no appreciable effect. Regarding changes affecting vacant building enforcement, there will be a slight savings in use of resources such as paper products as several separate enforcement processes are gathered into one code and require fewer documents to be produced in the enforcement process.

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,**

**wilderness, wild and scenic rivers, threatened, or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

This proposal will have little or no effect on such areas, as it concerns maintenance of existing buildings, primarily rental housing and vacant residential buildings.

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

The existing regulatory framework, i.e., the Land Use Code, The Shoreline Master Program, Environmentally Critical Areas Ordinance, Landmarks Preservation Ordinance and the City's SEPA ordinance will address impacts on a project-specific basis.

**5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land and shoreline uses incompatible with existing plans?**

The proposed amendments to the Land Use Code would be unlikely to result in any changes to the rate of development or patterns of development in the city, and consequently to land and shoreline use. This is a non-project proposal. While specific environmental impacts cannot be completely predicted, no changes in zoning or building requirements are proposed; the proposal contains updates to make the Housing and Building Maintenance Code consistent with existing Seattle Building Code standards, and changes to Seattle's vacant building maintenance code provisions to bring together enforcement sections that currently are spread throughout the Seattle Municipal Code.

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

Any related development or repair above SEPA thresholds will continue to be reviewed on a project basis and any land use related impacts identified and mitigated as part of the project's SEPA decision.

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

This non-project proposal is expected to have no effect on demands for transportation or public services and utilities, as it concerns only repair and maintenance of existing structures to minimum code standards, with no change in use or occupancy.

**Proposed measures to reduce or respond to such demands are:**

Not applicable.

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

No conflicts are anticipated with local, state, or federal laws or requirements for protection of the environment.

**SIGNATURE:**

I, the undersigned, state that to the best of my knowledge the above information is true and complete. It is understood that the lead agency may withdraw any declaration of non-significance that it might issue in reliance upon this checklist should there be any willful misrepresentation or willful lack of full disclosure on my part.

(signature on file)  
Diane Davis

July 12, 2010  
Date Submitted