



ENVIRONMENTAL (SEPA) CHECKLIST

Purpose of Checklist

The State Environmental Policy Act (SEPA), Chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from your proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

Use of Checklist for Nonproject Proposals

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply". IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D). For nonproject actions, the references in the checklist to the words "project", "applicant", and "property or site" should be read as "proposal", "proposer", and "affected geographic area", respectively.

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A. BACKGROUND

1. Name of proposed project, if applicable:
Land Use Code amendments to allow incentives for the provision of Public toilets and related construction and installation permits as needed.

2. Name of applicant:
City of Seattle, Department of Planning and Development

3. Address and phone number of applicant and contact person:
**Department of Planning and Development
700 5th Avenue, Suite 2000
P.O. Box 34019
Seattle, WA 98124-3049
Contact: Mike Podowski, Land Use Manager, 206-386-1988**

4. Date checklist prepared:
May 22, 2013

5. Agency requesting checklist:
City of Seattle Department of Planning and Development

6. Proposed timing or schedule (including phasing, if applicable):
Approval by City Council and Mayor in summer 2013.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No.

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

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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.

No.

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

Approval of one or more permits by SDOT will be required prior to the installation of the structure as provided for in the Sidewalk and Street Use Code.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is to amend the Land Use Code, as described in Checklist Section D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS, issue a permit(s) and any other required approvals for installation of at least one public restroom in the right-of-way within the Pioneer Square Preservation District, including four prospective locations: a curb bulb at the NE corner of S. King Street and Occidental Avenue South; a curb bulb adjacent to Union Square Park at the NE corner of the intersection of 3rd Avenue South and South Jackson; a curb bulb adjacent to Occidental Park in South Main Street; and a curb bulb in the roadway at the intersection of James Street and Yesler Way immediately west of the Sinking Ship garage.

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.

Generally in the right-of-way within the Pioneer Square Preservation District. The location will have to satisfy SDOT provisions for placement of objects in the ROW, such as minimum dimensions for pedestrian passage, as contained in

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code and rules including Title 15 of the Seattle Municipal Code (the "Street-use Code").

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one):

Flat, rolling, hilly, steep slopes, mountainous, other:

Public right-of-way within the Pioneer Square Preservation District includes a variety of slopes ranging from flat to portions of steep slopes and is primarily paved. All potential site locations would occur on existing paved rights-of-way. Topography may restrict some areas from being feasible site locations.

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

Slopes vary within the Preservation District.

- 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.

Sites within the Pioneer Square Preservation District were originally adjacent to a tide-flat prior to filling that took place at the turn of the last century. The area contains glacially compressed soils that are typically very dense and hard. These soils are overlain by natural and fill solids that are generally soft or loose, and whose depth ranges from 5 to 75 feet.

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

No, there are no known surface indications or history of unstable soils in the immediate vicinity. Within the Pioneer Square Preservation District is an Environmentally Critical Area with liquefaction potential and a designated peat settlement area.

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

There is no filling or grading proposed.

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

No.

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

There is no specific site, but installation of a public restroom in the right-of-way will not create any new impervious surfaces.

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

No erosion or other impacts to the earth are anticipated.

2. Air

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

None.

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

No.

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

No impacts to the air are anticipated. This project proposal will not result in significant adverse emissions or other impacts to air.

3. Water

- a. Surface:

- 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

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type and provide names. If appropriate, state what stream or river it flows into.

There is no surface water body within the Pioneer Square Preservation District. Elliott Bay (Puget Sound) is the only naturally occurring surface water feature in the vicinity.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

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

No .

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

No.

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.

No.

b. Ground:

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

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

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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.

No waste material will be discharged except through the city-wide water and sewer system.

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.

No additional runoff is anticipated as a result of this permit.

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

None except through the city-wide water and sewer system.

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

None proposed. This project proposal will not result in significant adverse surface water, groundwater, or storm water runoff impacts.

4. Plants

a. Check or circle 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, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

A variety of vegetation can be found within the City of Seattle, including the Pioneer Square Preservation District. Most of the vegetation types listed above can be found in the planting strip or other unpaved portions of the public right-of-way in the Pioneer Square Preservation District.

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

None.

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

None. There is no endangered species habitat within the Pioneer Square Preservation District. All potential sites will be located in a developed, urban environment in paved and landscaped road right-of-way. This project proposal will not have probable significant adverse impacts to threatened or endangered species.

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

None proposed.

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: hawk, heron, eagle, songbirds, other: _____ crows,
pigeons, seagulls _____

mammals: deer, bear, elk, beaver, other: ___ squirrels, rodents,
various small mammals _____

fish: bass, salmon, trout, herring, shellfish,
other: _____

A variety of animals and birds can be found within the City of Seattle, including the Pioneer Square Preservation District.

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

None. Threatened or endangered species are not expected to be found in the vicinity of the public right-of-way.

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

Seattle is within the Pacific Flyway, one of the four principal north-south migration routes for birds (including Canada geese, herons, and other birds) in North America. The Pacific Flyway encompasses the entire Puget Sound Basin.

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

No measures are proposed. Seattle's public right-of way is developed and urban in character. Installation at any site in an existing urban location is not expected to result in probable significant adverse impacts to birds, mammals, or fish including species along the Pacific Flyway migration path.

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.

Both electric and solar energy may be used to light the facility at night for usability and safety..

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

No.

- 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:

None proposed. The applicant may propose one or more energy sources, including electric or solar, to light the public toilet facility.

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.

No.

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

Emergency medical services, Seattle Police Department, or Seattle Fire Department may respond to request for service

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at a potential public toilet site.

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

No measures are proposed. The indirect effects of this project proposal will not result in probable significant adverse 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)?

None. Ambient noise typical of urban areas exists in Seattle's public right-of-way.

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 site.

None.

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

No measures are proposed. Compliance with the Noise Code will be required where relevant.

8. Land and Shoreline Use

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

Sites within the Pioneer Square right-of-way are generally used for purposes associated with transportation and mobility; these are not "land uses" as described in the City's Land Use Code. Parcels outside the right-of-way in Pioneer Square contain a variety of land uses, including housing, retail and office.

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

No. There are no indications of agricultural use of lands within Pioneer Square within the last one hundred years.

c. Describe any structures on the site.

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None. This project proposal applies to Seattle's paved public right-of-way within the Pioneer Square Preservation District.

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

No.

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

Not applicable. The right-of-way does not have a zoning classification but is located within the Pioneer Square District which is a special review district as described in SMC 23.66.100 The primary zoning designation is PSM with variable heights.

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

The Comprehensive Plan designates Pioneer Square as part of the Downtown Urban Center. The PSM 100-100/120 zone is within the Pioneer Square Urban Center Village of the Downtown Urban Center.

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

None.

- h. Has any part of the site been classified as an "environmentally critical" area? If so, specify.

No, except that some properties within the Historic District are located in an Environmentally Critical Area due to liquefaction potential and peat settlement areas.

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

None.

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

None.

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

No measures are proposed.

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

No measures are proposed.

9. Housing

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

None.

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

None.

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

No measures are proposed.

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 height of public restrooms varies but is not likely to exceed twelve feet.

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

None.

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

No measures are proposed.

11. Light and Glare

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

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The facility will be lit at night for usability and safety but lighting will not be excessive nor produce glare.

- 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?

Ambient light and glare typical of urban areas presently exist in Seattle's paved right-of-way and will not affect the proposal.

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

No measures are proposed.

12. Recreation

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

Pioneer Square includes a city park (Occidental Park) and a private park (Waterfall Park) and is near the Chinatown International District and the Seattle Waterfront. These retail areas contain shops, restaurants, galleries, and localized viewing opportunities. Pioneer Square is also near both baseball and football stadia which offer passive recreational opportunities.

- 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:

No measures are proposed.

13. Historic and Cultural Preservation

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- 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.

Pioneer Square is a Landmark District and a National Historic District and is home to many buildings listed on the National, State and/or City historic landmark registers.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None. However, as described in SMC 23.66.100 C, Pioneer Square is significant locally and nationally because it retains much of the original architecture and artifacts of Seattle's early history.

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

No measures are proposed. Compliance with existing federal, state and city requirements related to landmarks and historic buildings will be required where relevant.

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.

Pioneer Square is served by a number of Seattle streets and major highways. This project proposal will apply to the Seattle's paved public right-of-way in Pioneer Square. The Director of Transportation shall review all public restroom applications to ensure that the approved site maintains access for pedestrians, to business entrances; and provides setbacks from alleys, curbs, and other street fixtures and amenities; and conforms to the Americans with Disabilities Act guidelines.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The Pioneer Square right-of-way is within an area served by a number of transit routes and is near Amtrak and Sounder train stations and the Colman Dock facility of the Washington State Ferry System. This project proposal will

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apply to the Seattle's paved public right-of-way in Pioneer Square. The Director of Transportation shall review all public restroom applications to ensure that the approved site maintains access for pedestrians and setbacks for bus loading zones, and conforms to the Americans with Disabilities Act guidelines.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

No parking spaces would be eliminated and no new parking spaces will be created with the proposal. An existing parking space may be eliminated to accommodate a potential restroom facility location.

- 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).

No.

- e. Will the project 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? If known, indicate when peak volumes would occur.

None.

- g. Proposed measures to reduce or control transportation impacts, if any.

No measures are proposed. The Director of Transportation shall review all restroom facility applications to ensure that the approved site maintains access for pedestrians, to business entrances; and provides setbacks from alleys, bus zones, disabled person parking zones, commercial loading zones, curbs, curb ramps, corner curb radii, and other street fixtures; and conforms to the Americans with Disabilities Act guidelines. The location will have to satisfy SDOT provisions for placement of objects in the ROW,

such as minimum dimensions for pedestrian passage, as contained in code and rules including Title 15 of the Seattle Municipal Code (the “Street-use Code”).

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.

No. Connections to the existing city-wide water and sewer system (Seattle Public Utilities) and to Seattle City Light’s electrical system would be necessary but are not anticipated to result in any measurable increased need for public services.

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

None proposed.

16. Utilities

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

Depending on the specific site, most or all of these utilities are currently available or can be connected to the city-wide (Seattle Public Utilities) utility systems. Pioneer Square is generally served by electrical lines, natural gas, water, refuse service, telephone and cable connections, sanitary and stormwater sewers, other communication services, 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 immediate vicinity which might be needed.

The indirect effects of this project proposal may result in new utility connections with Seattle Public Utilities and Seattle City Light. The need for any new connections will be addressed during review of Street Use permit applications on a project-specific basis.

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C. SIGNATURE

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

Signature:

Mike Podowski, Land Use Policy Supervisor, Department of Planning and Development

Date submitted: _____

This checklist was reviewed by:

Kristian Kofoed, Senior Land Use Planner, Department of Planning and Development

Any comments or changes made by the Department are entered in the body of the checklist and contain the initials of the reviewer.

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not 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.

The related non-project action would amend the Land Use Code to allow projects with Master Use Permit decisions issued prior to May 31, 2012 that include a streetcar maintenance base use to change that use to one or more other uses permitted in the zone and retain its entitlement, including a permitted height of 130 feet, if the applicant acquires and installs a new freestanding manufactured public restroom structure meeting City standards. Minor changes to rooftop features and sustainability metrics are also proposed.

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 ordinance would have no impacts related to these elements of the environment.

Proposed measures to avoid or reduce such increases are:

No measures are proposed.

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

It would not affect plants, animals, fish or marine life.

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

No measures are proposed.

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

The proposal would not deplete energy or natural resources.

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

No measures are proposed.

4. How would the proposal be likely to use or affect environmentally critical areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposal would not use or affect environmentally critical areas or other protected areas.

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

No 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?

Adopting the proposal would have no general effect on land or shoreline use and would not encourage incompatible land or shoreline uses.

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

No measures are proposed.

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

Adopting the proposal could result in a public restroom; the operation of such facilities can slightly increase demands on public utilities such as wastewater, water, sewage, and electricity.

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

Any increased demands are not anticipated to be significant and no 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.

No conflicts with local, state or federal laws or requirements for the protection of the environment are anticipated to result from the adoption of the proposed Code amendments.