

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

2021 Interim Coronavirus Home Occupations Regulations

2. Name of applicant:

Seattle Department of Construction and Inspections

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

Seattle City Council
Contact person: Mike Podowski

4. Date checklist prepared:

October 14, 2021

5. Agency requesting checklist:

Seattle Department of Construction and Inspections

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

Adoption occurred in March 2021; effective for 12 months until 2022.

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.

None except this environmental checklist.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None.

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

Approval of the ordinance by the Mayor and City Council (which has already occurred).

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.)

Adoption of Council Bill 120001 was a non-project proposal that updated and amended various provisions of the Land Use Code addressing home occupations, as an interim response to economic and operational difficulties caused by COVID-19 and related emergency proclamations.

The legislative proposal, subsequently adopted in Ordinance 126293, temporarily reduces requirements and conditions in Seattle's Land Use Code on the operation of home occupation businesses.

Amendments in the ordinance include:

1. Eliminate the requirement that customer visits are by appointment only;

2. Eliminate restrictions on the visibility of the home occupation from the exterior of a structure and limits on outdoor activities;
3. Eliminate a limit of two employees who are not residents;
4. Eliminate a prohibition, except for automotive retail sales and services uses, on substantial increases in on-street parking congestion or traffic in the vicinity.
5. Allow a home occupation to occupy an otherwise required parking space for the home occupation;
6. Allow one non-illuminated sign up to 720 square inches bearing the name of the business;
7. Prohibit drive-in businesses; and
8. Establish that changes or modifications do not establish a non-conformity and that the property must be returned to conformity after the ordinance is no longer in effect.

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.

The ordinance is a non-project action that will affect home occupations in residential uses in all zones, including residential uses permitted outright and as conditional uses.

B. Environmental Elements

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

This non-project ordinance has no particular site. Seattle has a wide range of earth forms, ranging from flat to slopes of varying degrees, including natural slopes and hill forms, and those which have been mostly created by extensive past grading and reshaping of original topography.

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

This non-project ordinance has no particular site.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

This non-project ordinance has no particular site. Seattle a wide range of native soils, generally influenced by the area's glacial history.

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

This non-project ordinance has no particular site. While many intermittent locations throughout Seattle may have records of unstable soils, this fact is not too relevant to the subject of the ordinance, which deals with temporary code accommodations for businesses within existing residential properties.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

This non-project ordinance has no particular site. No particular effects of fill soils are expected; the ordinance addresses temporary changes accommodating businesses at residential properties. It is conceivable that limited grading or filling could occur in relation to such a business, although it would likely be rare and minor in magnitude, due to a need to restore such situations to conformity after the effective period of the interim regulations.

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

This non-project ordinance has no particular site. Potential for erosion exists due to potential grading noted in the response above, but the probable rarity and minor nature of such grading suggests it would have minor to minimal potential for these impacts.

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

This non-project ordinance has no particular site. The ordinance is not a single project.

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

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.

This non-project ordinance has no particular site. The non-project ordinance would not adversely impact construction-phase emissions in a significant manner.

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:

None proposed.

3. Water

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

This non-project ordinance has no particular site. Citywide, major water bodies include Lake Washington, Puget Sound, Green Lake, Duwamish Waterway, and several other creeks in different sectors of the city.

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 non-project ordinance has no particular site. Any indirectly related future activity is relatively unlikely to occur within shoreline jurisdiction.

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. This non-project ordinance has no particular site.

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

No. This non-project ordinance has no particular site.

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

This non-project ordinance has no particular site. Areas affected by the non-project ordinance are unlikely to occur within such 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.

No.

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.

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.

None.

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.

This non-project ordinance has no particular site. The non-project ordinance is not likely to cause significant alterations to water runoff patterns, due to the intermittently located pattern of activities and modest range of potential physical changes that might relate to the ordinance. See Section D of this checklist for discussion of potential impact concerns related to the non-project ordinance.

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

This non-project ordinance has no particular site. No.

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

This non-project ordinance has no particular site. No.

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

None proposed.

4. Plants

a. Check the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

This non-project ordinance has no particular site. Seattle is a widely varied physical setting with a great variety of tree species in park and sidewalk settings, some limited areas in tended and untended mixes of grasses and plants, and widely varying combinations of forested hillsides and areas overgrown with groundcover, underbrush, and invasive species such as himilayan blackberry.

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

None. This non-project ordinance has no particular site. It would be possible for exterior alterations to lead to selective removal of existing tree or plant species on residential properties.

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

None known. This non-project ordinance has no particular site.

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

None proposed.

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

This non-project ordinance has no particular site. Seattle and vicinity includes a wide variety of noxious weeds and invasive species, but only intermittently due to the highly developed and impervious-surface majority of land coverage in most sectors of the city.

5. *Animals*

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

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

This non-project ordinance has no particular site. Seattle has a broad variety of wildlife species, but primarily those animals like birds, squirrels, opossum, raccoons, and rodents that are able to live in dense urban settings.

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

None known. This non-project ordinance has no particular site.

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

This non-project ordinance has no particular site. The City of Seattle includes a wide variety of birds. It is possible that migratory birds in many places fly through Seattle, and migratory fish use Elliott Bay on their way to/from water bodies like the Duwamish River.

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

None proposed.

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

None known except typical urban rodent presence. This non-project ordinance has no particular site.

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.

This non-project action has no unusual project-specific energy needs. Existing energy sources in existing buildings would likely be re-used by new tenants. See Section D of this checklist for discussion of potential impact concerns related to the non-project ordinance.

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

No. This non-project action has no particular project site. This non-project action is not likely to generate new net adverse impacts on the use of solar energy on adjacent properties.

c. What kinds of energy conservation features are included in the plans of this proposal?

None. This non-project ordinance is not a project proposal and has no plans for particular energy conservation features, other than unavoidable minimum requirements that would pertain to subject kinds of uses that might occur related to the ordinance. See the response to Questions 6.a and 6.b above.

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.

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

The City of Seattle includes a wide variety of sites, some of which include environmental health hazards. Such conditions are regulated by other City and State environmental laws and standards. This non-project action has no particular project site, and would not likely result in additional environmental health hazards specifically related to the ordinance, or be particularly affected by existing contamination of any given site.

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 action has no particular project site, and would not result in additional hazardous chemicals or related conditions, or likely be significantly affected by existing presence of hazardous substance infrastructure in any given site.

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.

None known. See the response to Question 7.a.2 above.

4) Describe special emergency services that might be required.

None known. This non-project action has no particular site, and would not likely generate added demands for special emergency services.

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)?

The ordinance does not have a particular project 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.

The ordinance does not have a particular project site. See Section D of this checklist for discussion of potential impact concerns related to the non-project ordinance.

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

None proposed.

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.

The non-project action has no particular project site. See Section D of this checklist for discussion of potential impact concerns related to the non-project ordinance.

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?

No. The non-project action has no particular project site.

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.

The non-project action has no particular project site.

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

No.

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

This non-project action has no particular project site. The action relates to residential uses that could exist or be permitted in most zones throughout the city (albeit in Industrial zones only for existing residential uses). See Section D of this checklist for discussion of potential impact concerns related to the non-project ordinance.

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

The non-project action has no particular project site. The entire city is designated Urban, and affected areas encompass designated growth centers (Urban Villages, Urban Centers) as well as areas outside growth centers.

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

The non-project action has no particular project site. Some properties in edge areas of Seattle are in shoreline areas.

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

The non-project action has no particular project site. Environmentally critical areas exist intermittently throughout the city. Given their interim nature, disturbance of these areas for temporary home occupation flexibility is likely to be a rare occurrence, if it would occur at all. See Section D for more discussion of this non-project ordinance.

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

The non-project action has no particular project site. The ordinance accommodates a greater presence of employees at a home occupation than the existing base regulations. Given the interim nature and the small size of most home occupations, most situations would not be expected to see increases of more than a few employees at any given site.

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

None.

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

None.

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

None proposed.

m. Proposed measures to reduce or control impacts to 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.

The non-project action has no particular project site and does not provide housing units.

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

The non-project action has no particular project site and would not eliminate housing units in any particular project action.

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

None 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 non-project ordinance has no particular project site, and would not be oriented to

generating new tall structures. See Section D of this checklist for discussion of potential impact concerns related to the non-project ordinance.

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

The non-project ordinance is not likely to lead to altering or obstructing views. See Section D of this checklist for discussion of potential impact concerns related to the non-project ordinance.

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

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?

The non-project ordinance could affect business activities at residential use properties on an interim basis. Production of new sources of adverse light or glare is relatively unlikely to occur, unless a business involves activities such as welding, glass, or other sources of nuisance light or glare. Nuisances would continue to be subject to code enforcement, so there is no net change attributable to the ordinance.

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

No.

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

None.

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

None proposed.

12. Recreation

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

There is a wide variety of designated and informal recreational opportunities available throughout Seattle. The non-project ordinance has no particular project site. See Section D of this checklist for discussion of potential impact concerns related to the non-project ordinance.

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

No.

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

None proposed.

13. Historic and cultural preservation [\[help\]](#)

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? If so, specifically describe.

No. The non-project ordinance has no particular project site. See Section D of this checklist for discussion of potential impact concerns related to the non-project ordinance.

- 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.**

No. The non-project ordinance has no particular project site. See Section D of this checklist for discussion of potential impact concerns related to the non-project ordinance.

- 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.**

The non-project ordinance has no particular project site. See Section D of this checklist for discussion of potential impact concerns related to the non-project ordinance.

- 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.**

The non-project ordinance has no particular project site. 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.**

The non-project ordinance has no particular project site. See Section D of this checklist for discussion of potential impact concerns related to the non-project ordinance.

- 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?**

The non-project ordinance has no particular project site. See Section D of this checklist for discussion of potential impact concerns related to the non-project ordinance.

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

The non-project ordinance has no particular project site. See Section D of this checklist for discussion of potential impact concerns related to the non-project ordinance.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

No. The non-project ordinance has no particular project site. See Section D of this checklist for discussion of potential impact concerns related to the non-project ordinance.

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

No. The non-project ordinance has no particular project site. See Section D of this checklist for discussion of potential impact concerns related to the non-project ordinance.

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?

The non-project ordinance has no particular project site. The non-project ordinance could increase home-based business activity compared to current provisions. As such, new or expanded use and business activity could attract new trips by foot or vehicular trips. See Section D of this checklist for discussion of potential impact concerns related to the non-project ordinance.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

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

None proposed.

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.

No. The non-project ordinance has no particular project site. See Section D of this checklist for discussion of potential impact concerns related to the non-project ordinance.

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 _____**

The non-project ordinance has no particular project site. See Section D of this checklist for discussion of potential impact concerns related to the non-project ordinance

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.

The non-project ordinance has no particular project site. See Section D of this checklist for discussion of potential impact concerns related to the non-project ordinance.

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: _____/s/_____

Name of signee Mike Podowski

Position and Agency/Organization Manager, SDCI

Date Submitted: October 14, 2021

D. Supplemental sheet for nonproject actions

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 adopted ordinance does not directly, indirectly or cumulatively be likely to generate significant increases in discharges or emissions of toxic or hazardous substances, to the air or water, or increase the production of noise. Rather, it provides more flexibility in code requirements to accommodate more business activity at home occupations in residential uses throughout the city. This is an interim allowance responding to COVID-19 related emergency conditions. Existing home occupation businesses widely vary but include types such as child care, self-employed professional or administrative services, and ranges of production and physically-related activities such as food production, equipment or vehicle repair, craft work and similar activities. These existing uses include some that already generate noise and/or use of toxic substances, and air emissions. Under existing regulations, the spillover impacts must be avoided or mitigated if experienced, subject to enforcement.

The ordinance gives a slightly broader accommodation for expansion of home-occupation activities on a property, such as using space in existing parking spaces, or making interior or exterior alterations, sometimes in publicly-visible places, to accommodate more or different activities. Outcomes conceivably could include more business activity of a physical nature, more employee-related activities on a property, and comings and goings of customers, including more parking on local streets by employees or customers. In a worst-case, these incremental increases could create additional noise, which could be annoyances regardless of their specific level of noise increase. But despite the ordinance, the existing code's regulations against spillover nuisance impacts would remain in place, against noise, odor, light, glare, dust and other similar impacts. This is also true for City noise limits in Chapter 25.08. Nuisance complaints on home occupations could still occur and violations would be enforced. Given this, there is not a substantial potential for significantly higher noise levels related to the ordinance that might exceed permissible noise levels or other similar nuisance spillover impacts.

There is no particular potential for significant adverse changes in pollutant discharges to water with this kind of future new use in existing buildings, given the facts of the ordinance.

Proposed measures to avoid or reduce such increases are:

None proposed.

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

This ordinance is not likely to directly, indirectly or cumulatively create negative impacts on plants, animals, fish, or marine life. This is due to only a minor-to-minimal potential for increased activities or features on a site in a home occupation to generate adverse effects on plant, animals, fish or marine life elements of the environment. Also, see the response to Question D.1 above. The proposed greater flexibility for uses in exterior areas might or might not alter vegetated areas which would tend to be grassed or with domestic plants in yards rather than high-quality plant or animal habitat.

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

None proposed.

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

This ordinance would not directly, indirectly or cumulatively generate negative impacts on energy or natural resource depletion. While the ordinance could lead to temporarily increased levels of activity in home occupations, any net difference experienced at individual properties or as a whole are likely to be negligible in comparison to urban neighborhood or city energy consumption patterns. See the responses to Questions D.1 and D.2 above.

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?

This ordinance would not directly, indirectly or cumulatively generate negative impacts on environmentally sensitive areas or resource areas of this kind. This is due to a scarcity of these natural resources across most of Seattle (other than parks and intermittent presence of wetlands and floodplains). Areas affected are most likely to be residential properties in established urban densities and lot patterns. Any net difference in home occupation uses with respect to activity levels is likely to be experienced as having a minimal or negligible potential for impacts on these kinds of resources. See the responses to Questions D.1, D.2, and D.3 above. With respect to historic or cultural sites, the ordinance would not increase the likelihood that existing historic buildings or cultural sites would be physically affected. Rather, decisions about proposals for historic buildings or cultural resource sites would continue to be made by the DON Director or boards tasked with reviewing and recommending actions on permit proposals. This includes potential for new uses within or adjacent to an existing historic building or cultural resource site, where impacts would be in the purview of the DON Director, boards and City permit reviewers to evaluate and decide if mitigating actions would be needed. It is also worth noting that the ordinance does not alter provisions for special review districts.

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

None 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?

The ordinance is not likely to generate significant adverse impacts on land use and shoreline use patterns or potential for land use incompatibilities, directly, indirectly, or cumulatively.

The ordinance would accommodate interior and exterior alterations to buildings and properties, to better accommodate home occupations and potential increases in their operations or activities. These could include relatively minor changes such as temporarily using a parking space for another activity, or adding equipment in a shed, or other physical adjustments. Some of these changes in use or activity, especially outdoor activity, might be visible from off-site locations. Some building alterations could also become newly visible, and some might not meet the amended development standards that applied prior to the interim regulations.

However, such alterations and activities would still be held to nuisance control regulations addressing spillover impacts such as light, glare, noise, odor, dust and similar impacts. These requirements and enforcement of complaints would avoid, reduce nuisances that might occur. Given this, potential adverse land use-related compatibility impacts would be avoided or minimized. Also, the proposed ability to use a site in an expanded or more flexible ways, including ways that are non-conforming according to existing City regulations, is only temporarily allowed for one year. After that, non-conforming features or operations would need to be discontinued and removed, as needed, to comply with those City regulations.

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

None proposed, beyond the 12 month effective period for allowing use of the ordinance.

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

The ordinance would not directly, indirectly or cumulatively generate negative impacts on transportation or public services within the City of Seattle. Impacts on this element of the environment would be insignificant due to the relatively small amount of added activities that may be newly accommodated. This means that the degree of potential for adverse changes in traffic and parking related impacts due to the interim regulations is likely to generate only minor-to-modest levels of changes in any given location; significant adverse traffic and parking impacts would not be expected to occur. This characterization relates both to the relatively infrequent occurrence of home occupations in residential areas, and the relatively limited degree of net difference in activity levels and features that might occur if a home occupation made use of the proposed interim regulations.

Additional employees and/or minor-to-modest increases in activity levels at home occupation uses in existing buildings and properties could generate additional call volumes by fire/emergency and police service providers, like other typical residential or non-residential uses would. However, this difference is likely to be slight or minor in level of magnitude due to the relatively infrequent occurrence of these uses in the environment and limited degree of net difference in activity levels and features that might occur.

This ordinance does not directly, indirectly or cumulatively create negative impacts on utilities, due to a lack of probable significant increase in utility service demands in any given area. While utility demand increases or localized service expansions might be conceivable due to an expansion of home occupation use, they would likely be rare, and would tend to be temporary in nature, given the terms of the ordinance. As such, the ordinance is not likely to lead to the need for utility service or infrastructure improvements.

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.

No conflicts with environmental protection laws are anticipated.