

SEPA¹ 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.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions²](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)

1. Name of proposed project, if applicable:

Shady Lane Setback Variance

2. Name of applicant:

Kamela J. James

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

209 Quince Street NE
Olympia, WA 98506
360-943-0555

4. Date checklist prepared:

January 3, 2024

5. Agency requesting checklist:

City of Lacey

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

Permit submittal for proposed improvements to begin following approval of setback variance.

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

Yes, the setback variance request would allow for the development of an accessory structure on the property.

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

No environmental information has been prepared related to the development of this proposal.

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

There are no pending governmental approvals related to this proposal.

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

Hearings Examiner review

11. Give a 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

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

this page. (Lead agencies may modify this form to include additional specific information on project description.)

This is a non-project action for a front yard setback variance to 5 feet for the property at 6417 Shady Lane SE, Lacey, WA 98503. If approval of the setback variance is given, a project application for a building permit will be submitted to develop an accessory structure outside of the access easement that exists on the driveway and as far as reasonably possible from the shoreline.

- 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.**

6417 Shady Lane SE, Lacey, WA 98503

B. Environmental Elements

1. Earth

[Find help answering earth questions³](#)

- a. General description of the site:**

The site is a narrow, residential lot along Hicks Lake. The property shares an easement for ingress and egress with the adjacent parcel, which created a shared driveway.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

73%

- 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.**

No soils are proposed to be removed as part of this non-project action.

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

There are no known surface indications of a history of unstable soils in the immediate vicinity of the proposed project area.

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

- 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.**

No filling, excavation, or grading is proposed as part of this non-project action. Filling, excavation, or grading associated with the setback variance will be reviewed on a case-by-case basis.

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

No clearing or construction is proposed as part of this non-project action. Clearing and construction may occur related to the setback variance.

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

No impervious surfaces are proposed as part of the non-project action. The city has existing adopted regulatory limits for impervious surfaces throughout the city.

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

No erosion impacts are expected from this non-project action. The city has existing adopted regulatory limits for erosion control methods throughout the city.

2. Air

[Find help answering air questions⁴](#)

- 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.**

No direct emissions are expected from this non-project action.

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

No off-site sources of emissions are expected from this non-project action.

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

No measures are proposed as no emissions are expected from this non-project action.

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

3. Water

[Find help answering water questions](#)⁵

a. **Surface:**

[Find help answering surface water questions](#)⁶

- 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.**

The parcel is located on Hicks Lake, which flows into Pattison Lake via a small, unnamed stream.

- 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.**

The proposal is a non-project action and will not have any work over or adjacent to the described waters. Future permit applications submitted after the city decides on the setback variance request will be subject to the city's critical areas and shoreline regulations.

- 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.**

No fill or dredge material is proposed to be placed in surface water or wetlands as part of this non-project action.

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

The non-project proposal will not require surface water withdrawals or diversions.

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

There is a 100-year floodplain in Lacey associated with Hicks Lake; however, this is a non-project action and will not have any impact on 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.**

The non-project proposal does not involve any discharge of waste materials into surface waters.

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

b. Ground:

[Find help answering ground water questions](#)⁷

- 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 a general description, purpose, and approximate quantities if known.**

The non-project proposal does not require any groundwater to be withdrawn.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

No waste materials will be discharged into the ground as a result of the proposed non-project action.

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.**

No runoff will occur as a result of this non-project action.

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

Not applicable, as this is a non-project proposal.

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

No drainage pattern alterations are expected from this non-project proposal.

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

No drainage pattern impacts are expected from this non-project action.

4. Plants

[Find help answering plants questions](#)

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

- deciduous tree: alder, maple, aspen, other**
- evergreen tree: fir, cedar, pine, other**
- shrubs**

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

- grass
- pasture
- crop or grain
- orchards, vineyards, or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

No vegetation is proposed to be removed or altered as part of this non-project action.

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

Based on review of the U.S. Fish and Wildlife IPaC site (<https://ecos.fws.gov/ipac/>), there are no threatened or endangered plant species around the project site.

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

No landscaping or other enhancement vegetation is proposed to be implemented as part of this non-project action.

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

The list of noxious weeds can be found at the link below.

<https://www.thurstoncountywa.gov/media/14938>

5. Animals

[Find help answering animal questions](#)⁸

a. List any birds and other animals that 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:

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

Based on review of the U.S. Fish and Wildlife IPaC site, Mazama pocket gopher, marbled murrelet, streaked horned lark, yellow-billed cuckoo, Northwestern Pond turtle, bull

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

trout, monarch butterfly, and Taylor's checkerspot have been documented in the area around the project site. There is no evidence of critical habitats currently present at the site.

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

The project site is located within the Pacific Flyway, a major north-south flyway for migratory birds in America, extending from Alaska to Patagonia.

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

No measures are proposed as part of this non-project action. Individual applications as a result of the setback variance request would be subject to the city's existing critical areas ordinance.

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

Review of the EDDMapS shows no invasive species in the project site or surrounding area.

6. Energy and natural resources

[Find help answering energy and natural resource questions⁹](#)

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.

As a non-project action, no impacts will occur from the setback variance request. The potential impacts of future, specific development proposals will be addressed through regulations that are in place (adopted) at the time of permit application and/or project-specific environmental review.

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

As a non-project action, no impacts will occur from the setback variance request. The potential use of solar energy in future, specific development proposals will be addressed through regulations that are in place (adopted) at the time of permit application and/or project-specific environmental review.

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.

As a non-project action, no impacts will occur from the setback variance request. The potential features of future, specific development proposals will be addressed through regulations that are in place (adopted) at the time of permit application and/or project-specific environmental review.

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

There are no increased environmental health hazards or risks associated with this non-project action. The potential impacts of future, specific development proposals will be addressed through regulations that are in place (adopted) at the time of permit application and/or project-specific environmental review.

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

The Department of Ecology Toxic Cleanup Program (<https://apps.ecology.wa.gov/neighborhood/>) does not show any contamination known on or near the project 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.**

There are no known hazardous chemicals or conditions that affect the non-project action. Specific details will be investigated with individual project proposals at the time of development application.

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.**

No toxic or hazardous chemicals are proposed to be stored, used, or produced as a result of this setback variance request.

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

There are no special emergency services that may be required as part of this setback variance request.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

There are no proposed measures to reduce or control environmental health hazards as part of this setback variance request.

b. Noise

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

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

Sources of ambient noise at the site are related primarily to automobile traffic from Shady Lane SE and residences nearby. These noise sources will not change as part of this project and are not expected to affect this setback variance request.

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 is a non-project action. Noise generated by actions implemented by the city resulting from this setback variance request would be reviewed on a case-by-case basis.

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

Not applicable; this is a non-project action. Potential noise impacts may occur during future development proposals and will be addressed through city regulations and/or specific environmental review.

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

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 site is located in a low-density residential district (LD) zone. The adjacent properties are also low-density residential housing types. The proposed setback variance is not expected to affect the current uses of the adjacent properties.

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 because 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?

Review of the available resources shows that there is no known past use of the land as working farmlands or forest lands. No resource lands of long-term significance will be converted or lost as part of this non-project action.

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?

This is a non-project action that will not affect or be affected by working farm or forest land operations.

c. Describe any structures on the site.

There is an existing residence with a parking apron and walkway, a rear patio, and a driveway.

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

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

None of the existing structures will be demolished as a result of this setback variance request.

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

The site is zoned as a low-density residential district (LD) and shoreline residential.

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

The site is within the Lakes Planning Area.

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

The shoreline master program designation of the site is shoreline residential.

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

Review of the Thurston County GeoData mapping shows the site is in a category 1 critical aquifer recharge area.

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

Not applicable; this proposal is a non-project action.

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

None.

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

None; this proposal is a non-project action.

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

The setback variance is permitted within the current zoning designation and would allow for permitted uses on the site that would be designed to comply with zoning code and design standards.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None; this proposal is a non-project action.

9. Housing

[Find help answering housing questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing)¹²

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

None; this is a non-project action.

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

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

None; this is a non-project action.

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

None; this is a non-project action.

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

No structures are proposed at this time.

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

No specific construction is proposed at this time.

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

None associated with the setback variance request.

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

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

None associated with the setback variance request.

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

None associated with the setback variance request.

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

None associated with the setback variance request.

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

None associated with the setback variance request.

12. Recreation

[Find help answering recreation questions](#)

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

- Hicks Lake is along the property's shoreline.

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

- Jay's Park is about 0.25 miles from the property.
- b. Would the proposed project displace any existing recreational uses? If so, describe.**
None associated with the setback variance request.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**
None associated with the setback variance request.

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- 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.**

Review of the Department of Archaeological and Historic Preservation mapping (<https://wisaard.dahp.wa.gov/Map>) shows no known historic sites on or near the project site.

- 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.**

There are no known landmarks, features, or other evidence of Indian or historic use occupation. WISAARD's predictive model for archaeology identifies the surrounding area as high to very high risk of the presence of archaeological resources.

- 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 applicant has consulted the data provided on the State of Washington's main database of historic and cultural resources (WISAARD). In the event that archaeological deposits are inadvertently discovered during construction, ground-disturbing activities should be halted immediately, and a historic preservation representative for the city or the county will be contacted.

- 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.**

Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources will be determined on a project-specific basis as development applications are submitted and reviewed.

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- 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 site is accessed by Shady Lane SE.

- 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 site is served by InterCity Transit Route 66, and the nearest bus stop is 0.5 miles away, at Lilac Street & Shady Lane.

- c. **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).**

None associated with the setback variance request.

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

Not applicable; this is a non-project action.

- e. **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?**

Not applicable; this is a non-project action.

- f. **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.**

Not applicable; this is a non-project action.

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

None associated with the setback variance request.

15. Public services

[Find help answering public service questions](#)¹⁷

- 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.**

None associated with the setback variance request.

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

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

None associated with the setback variance request.

16. Utilities

[Find help answering utilities questions¹⁸](#)

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

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.

No changes in available utilities associated with the setback variance request.

C. Signature

[Find help about who should sign¹⁹](#)

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.

X 

Type name of signee: Dan Penrose, AICP

Position and agency/organization: Principal, SCJ Alliance

Date submitted: January 10, 2024

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²⁰](#)

Do not use this section 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.

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The approval of a setback variance request will not result in an increase of discharge to water, emissions to air, the production/storage/release of toxic or hazardous substances, or the production of noise. Any impact of the future projects that would be proposed on the lot will be assessed at the time of development and will be subject to regulations in place at the time of application. The setback variance request does not propose any actions to amend these standards.

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

None.

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

The proposal will not increase affects to plants, animals, fish, or marine life. All existing measures to protect plants, animals, fish, and marine life will remain in effect and will apply to any and all future development proposals. The setback variance request does not propose any actions to amend these standards.

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

None.

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

The approval of a setback variance request will not increase impacts to natural resources or deplete energy. The proposal does not recommend any changes to existing energy codes.

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

Future proposed projects on this lot will continue to be subject to existing energy codes and other city, state, and federal regulations and/or any additional project-level environmental review.

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

The approval of a setback variance request will not increase such impacts. The proposed variance does not recommend any actions that would affect existing measures to protect environmentally sensitive areas or areas designated for governmental protection.

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

Future proposed projects on this lot will continue to be subject to existing energy codes and other city, state, and federal regulations and/or project-level SEPA

environmental review. Those regulations are not proposed to be amended at this time, and remain in full force and effect.

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 approval of the setback variance request will not in and of itself result in changes to land and shoreline uses. Any future development on this lot would be subject to existing land uses and shoreline regulations in effect at the time of permit application.

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

None at this time.

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

The approval of the setback variance request will not result in impacts to transportation or public services and utilities. Future development on this lot will continue to be subject to existing city, state, and federal regulations and/or any additional project-level environmental review.

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

None at this time.

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

The proposal will not conflict with local, state, or federal laws or requirements for the protection of the environment. The intent is to adopt provisions that are fully compliant with recent amendments to the Growth Management Act, the city's adopted Comprehensive Plan, and the city's municipal code.