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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 non-project 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 NON-PROJECT 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:
City of Sammamish Comprehensive Plan Amendments for Transportation Level of Service and Concurrency Management
2. Name of applicant:
City of Sammamish Public Works Department
3. Address and phone number of applicant and contact person:
Applicant:
Cheryl Paston, Acting Director
Public Works Department
City of Sammamish
801 228th Ave SE
Sammamish, WA 98075

Contact person:
Doug McIntyre, Transportation Planner
Public Works Department
City of Sammamish
801 228th Ave SE
Sammamish, WA 98075
425.295.0628
4. Date checklist prepared:
June 30, 2020
5. Agency requesting checklist:
City of Sammamish
6. Proposed timing or schedule (including phasing, if applicable):
An Environmental Impact Statement (EIS) for this proposal will be prepared. The City is endeavoring to expedite this process as much as possible consistent with good practices and with legal requirements. Please see discussion of the environmental review process in the response to A.8, below.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
There will be periodic updates to the Comprehensive Plan consistent with the Washington Growth Management Act (GMA) and the City's periodic Comprehensive Plan review schedule.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
June 13, 2018 Environmental Checklist and SEPA DNS issued June 19, 2018 for a non-project proposal for amendments to the Comprehensive Plan and Municipal Code related to the City's transportation concurrency and level of service regulations. Comprehensive Plan amendments were to the glossary and Transportation Element. Municipal Code amendments included titles 14, 14A, 21A, 21B and 27A SMC related to the City Council's emergency action regarding the City's transportation concurrency and level of service (LOS) policies.
September 3, 2019 CERCLA and EPCRA Determination and Environmental Checklist Addendum for changes to
To address the Growth Management Hearings Board April 20, 2020 Findings, Decision, and Order (FDO) in *Gerend v. City of Sammamish*, GMHB Case No. 19-3-0015 and to comprehensively review the current

proposal, the City will prepare an EIS for the proposal considered in this Environmental Checklist. As a legislative non-project action, it may not necessarily result in direct environmental impacts. However, even a legislative non-project action may have impacts, including potential indirect impacts and impacts associated with future project-level implementation of the proposal. This Checklist attempts to acknowledge this and identify elements of the environment that will be further evaluated in the EIS.

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.

The Comprehensive Plan provides citywide guidance. That guidance is implemented by the Sammamish Municipal Code (SMC). On an ongoing basis, the City of Sammamish receives private and public proposals for land use and other actions that are within the area covered by the Comprehensive Plan and Municipal Code. These proposals are reviewed for consistency with the current adopted policy guidance and implementing regulations.

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

- **City of Sammamish City Council adoption**

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.)

The proposal consists of related amendments to the Comprehensive Plan and Sammamish Municipal Code necessary to amend and implement the City's transportation LOS standards and concurrency management program. These amendments include but are not limited to:

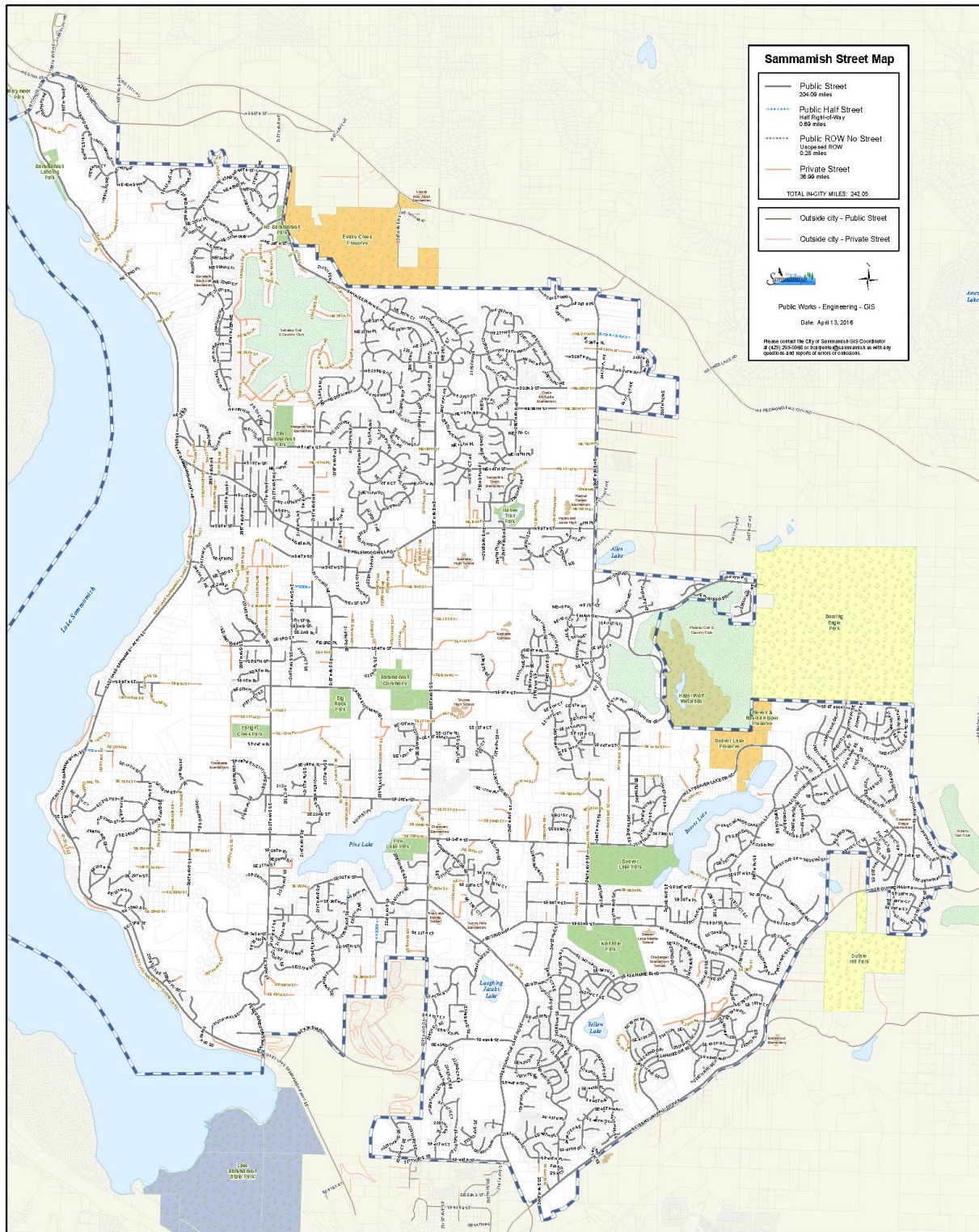
- **Comprehensive Plan: Amendments to the Transportation and Capital Facilities Elements, Volume I, to reflect changes to transportation LOS standards. Amendments to Transportation and Capital Facilities Elements, Volume II to update discussion of LOS standards and concurrency, the 6-year Transportation Improvement Program (TIP), the traffic forecasting model, recommended long-term transportation project list, and financing information. Potential amendments to the Land Use, Housing and Environment and Conservation elements to ensure internal plan consistency with the updated LOS standards.**
- **Municipal Code: Amendments to titles 14A and 21A for implementation of the transportation LOS and concurrency management program.**

The proposal may evolve through the EIS process (see response to A.8 above) to reflect analysis of the proposal and alternatives, new information, and public comment.

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 City of Sammamish is located in east King County, immediately adjacent to the eastern shore of Lake Sammamish. Neighboring jurisdictions include the City of Redmond to the north, City of Issaquah to the south and unincorporated King County to the northeast, east and southeast. The City encompasses 21.5 square miles, including both land and water area. See Exhibit 1, City of Sammamish map.

Exhibit 1. City of Sammamish



Source: City of Sammamish Maps and GIS data.

<https://www.sammamish.us/government/departments/public-works/maps-and-gis-data/>. Accessed June 29, 2020

B. ENVIRONMENTAL ELEMENTS

Many of the responses in this section are based on information contained in the City of Sammamish 2015 Comprehensive Plan Rewrite Expanded Environmental Checklist, issued January 22, 2015. Where updated information is available, it has been included. Information from other sources is noted.

1. Earth

- a. General description of the site:

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

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

Much of Sammamish is hilly, but also contains a range of terrain, including flat, rolling, and steep slopes. Much of the City sits at a higher elevation compared to the surrounding area, with steep slopes along its western edge and a gradual slope along the northern border leading down to the plateau below. Steepest slopes are found along creek ravines of roughly 55%. The slopes on the western portion of the City are roughly 45%.

- 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.

Based on the Natural Resources Conservation Service (NRCS) Web Soil Survey, soil types in Sammamish include:

- Alderwood Gravelly Sandy Loam
- Everett Gravelly Sandy Loam
- Kitsap Silt loam
- Neilton very gravelly loamy sand
- Seattle Muck
- Shalcar Muck

The western slopes contain primarily Alderwood and Kitsap soils, with Alderwood and Everett gravelly sandy loam dominating the eastern portion of the City with pockets of muck throughout.

There are no agricultural lands of long-term commercial significance.

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

There is a designated Landslide Hazard Area and steep slopes along the western portion of the City. There is also a history of previous slope failures on the northern edge of Lake Sammamish.

- 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.

Future transportation improvements projects that could follow adoption of the non-project proposal would require varying amounts of fill, excavation and/or grading, depending on localized conditions and nature of the project.

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

Please see response to 1.e, above.

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

Future transportation improvements related to implementation of the proposal would be paved to permit safe vehicular and non-motorized travel. Improvements may include landscaping, street trees, and other plantings depending on the project and localized conditions.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
- **Erosion Control Regulations:** Chapter 16.15 SMC regulates clearing and removal of vegetation, excavation, grading and earthwork, including cuts and fills, gravel pits and dumping operations in the city. Chapter 21A.50 SMC establishes development standards for grading and filling in landslide, seismic, and erosion hazard areas.
 - **Public Works Standards:** The City of Sammamish Public Works Standards addresses permitting and engineering requirements for work in city right-of-way. Topics include submittals of geotechnical reports, cut and fill slopes, landscaping, tree planting and removal, roadway surface treatment, and construction standards.
 - **Project-level SEPA Review:** Chapter 20.15 SMC establish the process for project-level environmental review, including required compliance with applicable mitigating measures to address identified impacts. Authority for project-level mitigation is provided by, among others, the City's Shoreline Management Master Plan, Public Works Standards, Development Code and Noise Ordinance.

With applicable regulations, no significant adverse impacts are anticipated. This topic will not be further evaluated in the EIS.

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.
- Future transportation improvements related to implementation of this non-project proposal could support additional vehicular traffic, which would increase emissions. Such transportation improvements could be implemented to serve existing and planned land uses.**
- To the extent that transportation improvements help to reduce congestion, emissions impacts may be reduced. Emissions levels are also associated with the type of fuel used by vehicles and presence of non-motorized and transit options. Multimodal planning and project implementation in Sammamish, now and in the future, will also help reduce emissions impacts.**
- Cumulatively, the planned growth in Sammamish together with regional growth in the Puget Sound Regional Council's land use vision model and 2019-2022 regional transportation improvement projects that projected emissions for PM 2.5 and NOx would be below emission budgets currently and in the long-term.¹**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
- Emissions or odors in the City are typical of an urban area developed with low to moderate density residential and commercial uses.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
- **Comprehensive Plan.** The City regularly updates its Comprehensive Plan to look forward to the next 20-year period. As part of this process, the City considers potential strategies to reduce motor vehicle trip generation and related emissions.
 - **Regional Air Quality Standards.** The Puget Sound Clean Air Agency implements mandates of the federal Clean Air Act and Washington Clean Air Act, monitors air quality, and adopts and enforces air quality regulations for the Puget Sound region, including the City of Sammamish.

¹ The 2019-2022 TIP includes Sammamish, WSDOT and King County ITS Improvement Project and the SR 202/Evans Creek & Patterson Creek - Fish Passage projects. See: <https://www.psrc.org/sites/default/files/tip2018-appendixairqualityconformityanalysis.pdf>.

- **Project-level SEPA Review:** Chapter 20.15 SMC establishes the process for project-level environmental review, including required compliance with applicable mitigating measures to address identified impacts. Authority for project-level mitigation is provided by, among others, the City's Shoreline Management Master Plan, Public Works Standards, Development Code and Noise Ordinance.

With established planning processes and applicable regulations, no significant adverse impacts are anticipated. This topic will not be further evaluated in the EIS.

3. Water

The EIS evaluation of the proposal and alternatives will consider potential impacts to surface water and stormwater drainage, including water quality and quantity.

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.

The City of Sammamish is located within the Cedar River Basin. Much of the City is located within the East Lake Sammamish sub-basin, with many streams and wetlands flowing towards Lake Sammamish. The northeastern portion of the City drains to the Evans Creek sub-basin. The City's urban growth area also includes the North Fork Issaquah Creek sub-basin, also within the Cedar River Basin.

There are numerous wetlands (greater than 100) known to be located within the City, some are very high quality and high functioning wetlands, including several wetlands (approximately 13) that contain a bog ecosystem.

The following shorelines of the state are located within the East Lake Sammamish sub-basin in the City of Sammamish:

- **Lake Sammamish**
- **Pine Lake**
- **Beaver Lake**

The following streams are located within East Lake Sammamish sub-basin in the City of Sammamish:

- **Ebright Creek (WRIA 0149) (Salmon bearing)**
- **Pine Lake Creek (WRIA 0152) (Salmon bearing)**
- **Laughing Jacobs Creek (Salmon bearing)**
- **Laughing Jacobs Lake (WRIA 0166) (Salmon bearing)**
- **George Davis Creek (WRIA 0144) (Salmon bearing)**
- **Zackuse Creek (WRIA 0145) (Salmon bearing)**
- **Kanim Creek (WRIA 0153) (Salmon bearing)**
- **Many Springs Creek (WRIA 0164) (Salmon bearing)**
- **Numerous (approximately 20 to 30) unnamed streams that flow to Lake Sammamish, some support limited salmonid use.**
- **Several (approximately 5 to 10) unnamed streams that flow to Pine Lake or Beaver Lake, and eventually to Lake Sammamish. Some of these streams support limited salmonid use.**

In addition, several (approximately 5 to 10) unnamed streams are present in Sammamish that flow to Evans Creek in the Evans Creek sub-basin, and a few (2 to 5) streams are located in the north fork Issaquah Creek sub-basin within the City's urban growth boundaries. Salmonid use of several of these streams is either documented or assumed.

- 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.
Future transportation improvements related to implementation of this non-project proposal might conceivably include work in the vicinity of surface water bodies. Individual projects would comply with the City's adopted Surface Water Design Manual requirements.
- 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.
Please see the response to 3.a.2, above.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
Please see the response to 3.a.2, above.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
The entire eastern shore of Lake Sammamish is in the 100-year floodplain along Lake Sammamish, which in some areas extends as far east as East Lake Sammamish Parkway. There is a base flood elevation of 33 feet (NGVD) above sea level for Lake Sammamish.
- 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.
Please see the response to 3.a.2, above.

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.
Potential future transportation improvements that might follow adoption of this non-project proposal are not expected to withdraw groundwater from a well for drinking or other purposes. The potential for groundwater withdrawal or discharge associated with future transportation improvements is dependent on localized factors and the character of individual projects.
- 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.
With the exception of stormwater runoff (see response to 3.c. below) potential transportation improvements that might be proposed subsequent to implementation of this non-project proposal are not expected to discharge of waste material into the ground.

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.
Stormwater runoff from potential transportation improvements that might be proposed subsequent to implementation of this non-project proposal could occur. Individual projects would comply with the City's adopted Surface Water Design Manual requirements.
- 2) Could waste materials enter ground or surface waters? If so, generally describe.
Please see responses to 3.a and 3.b, above.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **The potential for indirect impacts to drainage patterns associated with possible new or expanded roadways that might be developed after implementation of this non-project proposal will depend on localized features and the nature of the individual project. Individual projects would comply with the City's adopted Surface Water Design Manual requirements.**
- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:
- **Surface Water Runoff Regulations.** Chapter 13.20 SMC establishes requirements for drainage plans, critical drainage areas and construction timing.
 - **Water Quality Regulations:** Chapter 13.30 SMC prohibits the discharge of contaminants into surface water, stormwater and groundwater and outlines preventive measures to restrict contaminants from entering such waters.
 - **Surface Water Design Standards:** The City has adopted the 2016 King County Surface Water Design Manual (KCSWDM) and Sammamish Addendum to the 2016 KCSWDM, which establishes requirements and provides technical guidance for design of hydrologic systems, conveyance, flow control, and water quality.
 - **Public Works Standards:** Chapter 14A.01 SMC adopts the City of Sammamish Public Works Standards which addresses permitting and engineering requirements for rights-of-way and surface water management.
 - **Critical Areas Regulations:** Chapter 21A.50 SMC establishes development standards for critical areas, including erosion hazard areas, frequently flooded areas, landslide hazard areas, critical aquifer recharge areas, wetlands, fish and wildlife habitat conservation areas and corridors, and streams.
 - **Low Impact Development Standards.** Chapter 21A.85 SMC establishes low impact development standards intended to mimic pre-development processes and allow the natural movement of water through a site.
 - **Surface Water Management Program:** The City's Storm and Surface Water Management Program addresses storm and surface water quality and quantity in the City. The Program reviews proposed development and monitors construction, monitors water quality, implements stormwater control projects, and conducts a variety of stormwater related programs and plans. The Program is developed in accordance with the National Pollutant Discharge Elimination System (NPDES) Phase II Western Washington Municipal Stormwater Permit (Phase II permit) and is a requirement of the federal Clean Water Act.
 - **Stormwater CIP:** The City's stormwater capital improvement program lists capital projects to address stormwater issues throughout Sammamish. The list is contained in the Capital Facilities Element of the City's Comprehensive Plan.
 - **Integrated Construction Practices:** Where possible, City practice is to integrate stormwater improvements with roadway construction. This would be considered in the development of individual roadway projects.
 - **Project-level SEPA Review:** Chapter 20.15 SMC establishes the process for project-level environmental review, including required compliance with applicable mitigating measures to address identified impacts. Authority for project-level mitigation is provided by, among others, the City's Shoreline Management Master Plan, Public Works Standards, Development Code and Noise Ordinance.

4. Plants

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

The following are generally found in the City of Sammamish:

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

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

Future transportation improvements that could follow the non-project proposal could require removal or alteration of vegetation. The potential for this indirect impact will vary depending on localized conditions and the character of the project.

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

The presence of any threatened or endangered plant species in the City is unknown.

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

Unknown, please see response to 4.b above.

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

The following invasive plant species are generally found in the City of Sammamish: Himalayan blackberry, Evergreen blackberry, fragrant water lily, ivy, holly, laurel, and Japanese knotweed.

Noxious weeds are identified as any weed identified in the King County noxious weed list

(<http://www.kingcounty.gov/environment/animalsAndPlants/noxious-weeds/laws/list.aspx>)

5. Animals

The EIS evaluation of the proposal and alternatives will consider potential impacts to fish habitat value.

- 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

Animal species observed on or near the City are shown in bold type.

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.

Threatened and endangered species include:

- **Resident Coastal Cutthroat**
- **Winter Steelhead**
- **Coho**
- **Townsend's Big-eared Bat**
- **Fall Chinook**
- **Kokanee**

- c. Is the site part of a migration route? If so, explain.
Some anadromous salmonid species and some migrating waterfowl are found within Sammamish.
- d. Proposed measures to preserve or enhance wildlife, if any:
- **Fish and Wildlife Habitat Development Standards: Municipal Code sections 21A.50.325 and .327 identify development standards for development in fish and wildlife habitat conservation areas and corridors, and buffers.**
 - **Public Works Standards: The City of Sammamish Public Works Standards addresses permitting and engineering requirements for right-of-way work in the City. Topics include submittals of geotechnical reports, cut and fill slopes, landscaping, tree planting and removal, roadway surface treatment, and construction standards.**
 - **Hydraulic Project Approvals (HPA): The State of Washington requires an HPA for construction or other work activities in or near state waters that will impact the natural flow or bed of waters of the state. HPAs are intended to ensure that construction is done in a manner that protects fish and their aquatic habitats.**
 - **Project-level SEPA Review: Chapter 20.15 SMC establishes the process for project-level environmental review, including required compliance with applicable mitigating measures to address identified impacts. Authority for project-level mitigation is provided by, among others, the City's Shoreline Management Master Plan, Public Works Standards, Development Code and Noise Ordinance.**
- e. List any invasive animal species known to be on or near the site.
There are no confirmed invasive animal species in the City but there are likely bullfrogs (*Rana catesbeiana*) present.

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.
Future vehicular transportation improvements that could follow the non-project proposal would be used by motor vehicles that primarily use gasoline, diesel, and electric power. LED street lighting would be used, consistent with 2016 Sammamish Public Works Standards.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
This non-project proposal is not anticipated to result in any direct or indirect impacts on potential use of solar energy by adjacent properties.
- 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:
No significant adverse impacts are anticipated. This topic will not be further evaluated in the EIS.

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.
Use of roadways developed or improved as a result of this non-project proposal could include the transport of hazardous materials. The level of such activity is not expected to differ significantly from current conditions.
- 1) Describe any known or possible contamination at the site from present or past uses.
There are no known contaminated sites in Sammamish. Possible contamination may be present at commercial sites that use hazardous materials, such as dry-cleaning establishments, gas stations or

auto repair facilities.

- 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.
Please see response to question 7.a.1, above. There are gas transmission pipelines throughout the City of Sammamish.
- 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.
Please see response to question 7.a.1, above.
- 4) Describe special emergency services that might be required.
No special emergency services are anticipated to be required.
- 5) Proposed measures to reduce or control environmental health hazards, if any:
 - **The State Model Toxics Control Act (MTCA) sets standards for cleanup of lower levels of contaminants that are incorporated into new development and redevelopment parcels noted to be potentially contaminated.**
 - **The City applies relevant standards regarding hazardous materials handling in the International Fire Code, the National Fuel Gas Code, the Liquefied Petroleum Gas Code, and the International Fuel Gas Code.**

With applicable regulations, no significant adverse impacts are anticipated. This topic will not be further evaluated in the EIS.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Types of noise in the City include noise levels typical to a suburban/urban area, including noise of traffic; schools, including special events; construction noise; and mechanical equipment.
- 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.
Indirect impacts of projects that might be proposed after adoption of the non-project proposal could include short-term construction noise associated with transportation improvement projects and long-term operational phase noise associated with vehicular traffic. In general, these impacts are anticipated to be typical of an urban area and are not anticipated to be significant.
- 3) Proposed measures to reduce or control noise impacts, if any:
 - **Hours of Construction. Chapter 16.05 SMC regulates hours of construction to minimize overall public impact.**
 - **Vehicular Noise. Title 46 SMC regulates noise coming from engine compression brakes and motorized scooters.**
 - **Project-level SEPA Review: Chapter 20.15 SMC establish the process for project-level environmental review, including required compliance with applicable mitigating measures to address identified impacts. Authority for project-level mitigation is provided by, among others, the City's Shoreline Management Master Plan, Public Works Standards, Development Code and Noise Ordinance.**

With applicable regulations, no significant adverse impacts are anticipated. This topic will not be further evaluated in the EIS.

8. **Land and Shoreline Use**

The EIS will evaluate the impacts of the proposal and alternatives on feasibility of achieving the City's growth targets, location of future growth, consistency with adopted land use and zoning designations, and consistency with adopted plans and policies, including applicable state and regional plans and policies, and the City's Comprehensive Plan.

- 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.

Land uses as of 2015 in the City of Sammamish are shown below.

Land Use (2015)	Acres	% of Total
Single Family	6,932	60%
Multifamily	308	3%
Business/Commercial	76	1%
Mixed Use	4	<1%
Public facility/Institution	135	1%
School	326	3%
Recreation/Open space	2,468	21%
Utility	19	<1%
Vacant	1,217	11%

Source: Sammamish Comprehensive Plan, Land Use Element, Volume 2. Amended January 2020.

Existing land uses adjacent to the City of Sammamish in other jurisdictions are listed below:

Unincorporated King County

- **Open space**
- **Parks**
- **Residential (single family, large lot)**
- **Recreation (golf courses)**
- **Commercial (grocery store, storage facility)**

City of Redmond

- **Residential, single family**
- **Residential, multifamily**
- **Office Park**

City of Issaquah

- **Residential, single family**
- **Residential, multifamily**
- **Commercial/retail**

- 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?

Historically, before incorporation, areas within the City were used for farming and forestry. Farming has been small scale, and today there are no major agricultural uses within the city limits. Forestry uses largely ended by the 1930s. The City does not contain any agricultural or forest land of long-term commercial significance.

- 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.

The proposal is entirely contained within the City of Sammamish and does not adjoin any designated agricultural or forest areas. No impacts to farm or forest land normal business operations are anticipated.

c. Describe any structures on the site.

Structures in the City are typical of those found in the land uses identified in the response to 8.a, including single family residences, multi-family residences, business/commercial buildings, mixed use buildings, schools, other public/institutional buildings, and structures associated with recreational uses.

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

The potential for future transportation improvements after adoption of the proposal could conceivably require demolition, however, that would depend on local conditions and the character of the individual project.

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

Please see the response to 8.f, below.

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

Current comprehensive plan land use designations and implementing zoning designations in the City of Sammamish are listed below.

Land Use Designations	Maximum Residential Density	Implementing Zoning Designations
Residential 1	1 Unit/acre	R-1
Residential 4	4 units/acre	R-4
Residential 6	6 units/acre	R-6
Residential 8	8 units/acre	R-8
Residential 12	12 units/acre	R-12
Residential 18	18 units/acre	R-18
Town Center A	40 units/acre	TC A
Town Center B	20 units/acre	TC B
Town Center C	8 units/acre	TC C
Town Center D	20 units/acre	TC D
Town Center E	1 units/acre	TC E
Neighborhood Business	8 units/acre	NB
Community Business	18 units/acre	CB
Office	18 units/acre	O

Source: Sammamish Comprehensive Plan, Land Use Element, Volume II. Amended January 2020.

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

Shoreline properties along Lake Sammamish, Pine Lake and Beaver Lake are designated as Urban Conservancy or Shoreline Residential. Most of the City's shorelines are designated Shoreline Residential. The areas of Urban Conservancy are located on the north end of Lake Sammamish, the west and east ends of Pine Lake and the northern and southern ends of Beaver Lake.

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

Critical areas within Sammamish include erosion hazard areas, frequently flooded areas, landslide hazard areas, seismic hazard areas, critical aquifer recharge areas, wetlands, streams, and fish and wildlife habitat conservation areas.

- i. Approximately how many people would reside or work in the completed project?
City of Sammamish population was estimated to be approximately 65,900 on July 1, 2019.²
- j. Approximately how many people would the completed project displace?
Please see the response to 8.d.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
No significant adverse impacts are anticipated. Displacement impacts will not be further evaluated in the EIS.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
No significant adverse impacts are anticipated.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
The proposal is entirely contained within the City of Sammamish and does not adjoin any designated agricultural or forest areas. No impacts to farm or forest land normal business operations are anticipated and no mitigation is proposed. This topic will not be further evaluated in the EIS.

9. Housing

The EIS evaluation of the proposal and alternatives will consider potential impacts to overall housing supply, variety to meet diverse needs, and affordability to meet the needs of all economic segments of the community.

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
Neither the non-project proposal nor transportation improvements that might be proposed after adoption of this proposal would directly provide housing units.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
Please see response to 8.d.
- c. Proposed measures to reduce or control housing impacts, if any:
Please see the response to B.9 above.

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?
Future transportation improvement projects that might follow adoption of the non-project proposal would likely consist primarily of surface improvements to motorized and non-motorized corridors and intersections or traffic signal improvements. No structures are anticipated.
- b. What views in the immediate vicinity would be altered or obstructed?
The proposal is a non-project action that will not alter or obstruct views. Future transportation improvement projects that might follow adoption of the non-project proposal would likely consist primarily of surface improvements to motorized and non-motorized corridors and intersections or signal improvements. Future transportation projects may result in the removal of trees and other vegetation, which could alter views from immediately adjacent properties. The potential for this impact depends on localized conditions and the character of the individual project. However, the Sammamish 2016 Public Works Standards also require that "Any right-of-way landscaping disturbed by construction activity

² United States Census Bureau QuickFacts.

<https://www.census.gov/quickfacts/fact/table/sammamishcitywashington,US/PST045219>. Accessed June 2020.

shall be replaced or restored to as existed or better condition.”³ The potential for this impact depends on localized conditions and the character of the individual project.

- c. Proposed measures to reduce or control aesthetic impacts, if any:
No significant impacts are anticipated associated with the proposal and no mitigating measures are proposed. Proposed transportation improvement projects will be reviewed through the City’s SEPA review process to determine the presence of potential impacts and need for mitigating measures.

This topic will not be further evaluated in the EIS.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
The proposal is a non-project action that will not produce light or glare. Future transportation improvement projects that might result from the proposal would likely result in light and glare typical to roadways in suburban/urban residential and commercial areas.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Please see the response to 11.a, above. Lighting of future roadway projects resulting from the proposal would be for safety and consistent with the City’s 2016 Public Works Standards, which require full cut-off lenses.
- c. What existing off-site sources of light or glare may affect your proposal?
There are no known existing off-site sources of light or glare that would impact the non-project proposal or future transportation improvement projects that could follow adoption of the non-project proposal.
- d. Proposed measures to reduce or control light and glare impacts, if any:
- **Public Works Standards:** The City of Sammamish Public Works Standards addresses landscaping and lighting requirements for public rights-of-way in the City.
 - **Project-level SEPA Review:** Chapter 20.15 SMC establishes the process for project-level environmental review, including required compliance with applicable mitigating measures to address identified impacts. Authority for project-level mitigation is provided by, among others, the City’s Shoreline Management Master Plan, Public Works Standards, Development Code and Noise Ordinance.

With applicable regulations, no significant adverse impacts are anticipated. This topic will not be further evaluated in the EIS.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
The City of Sammamish park system has 15 parks, preserves and facilities totaling 490 acres of park land. Within this system, facilities include 11 picnic shelters, nine playgrounds, six athletic fields, five multi-use sports fields, a community and aquatic center, five tennis courts, three docks, a skate park, an off-leash dog area and a spray park.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
New transportation improvement projects that might be proposed after adoption of the non-project proposal are also not anticipated to displace any existing recreational uses.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Please see the response to 12.b above. No significant impacts are identified and no mitigating measures are proposed. This topic will not be further evaluated in the EIS.

³ See: [https://www.sammamish.us/attachments/pagecontent/41982/2016 Public Works Standards.pdf](https://www.sammamish.us/attachments/pagecontent/41982/2016%20Public%20Works%20Standards.pdf).

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

Known structures in the City on preservation registers include:

- **National Register: Ray Brandes residence, a Frank Lloyd Wright designed Usonian home constructed in 1952**
- **Community Landmark Register: Reard Freed house, a historic farmhouse built in 1895 and currently owned by the City of Sammamish**

- 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.

Professional studies conducted for project-specific proposals have found evidence of cultural significance in Sammamish. A 2012 King County historic resource inventory identified 25 resources, including some of which have been some degree of alteration.

- 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.

All project-specific proposals would be reviewed through the City's SEPA procedures (SMC 21.15).

Resources used in this review include:

- **King County Historic Resource Inventory 2012**
- **Washington Information System for Architectural & Archaeological Records Data (WISAARD)**
- **King County and Local Landmarks List, Technical Paper No. 6**

- 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.

With applicable regulations, no significant adverse impacts are anticipated. This topic will not be further evaluated in the EIS.

14. Transportation

The EIS will evaluate the potential impacts of the proposal and alternatives on key intersections, corridors and segments and non-motorized facilities.

- 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.

Public streets serving Sammamish are shown below and in Exhibit 2 Functional Classification Map.

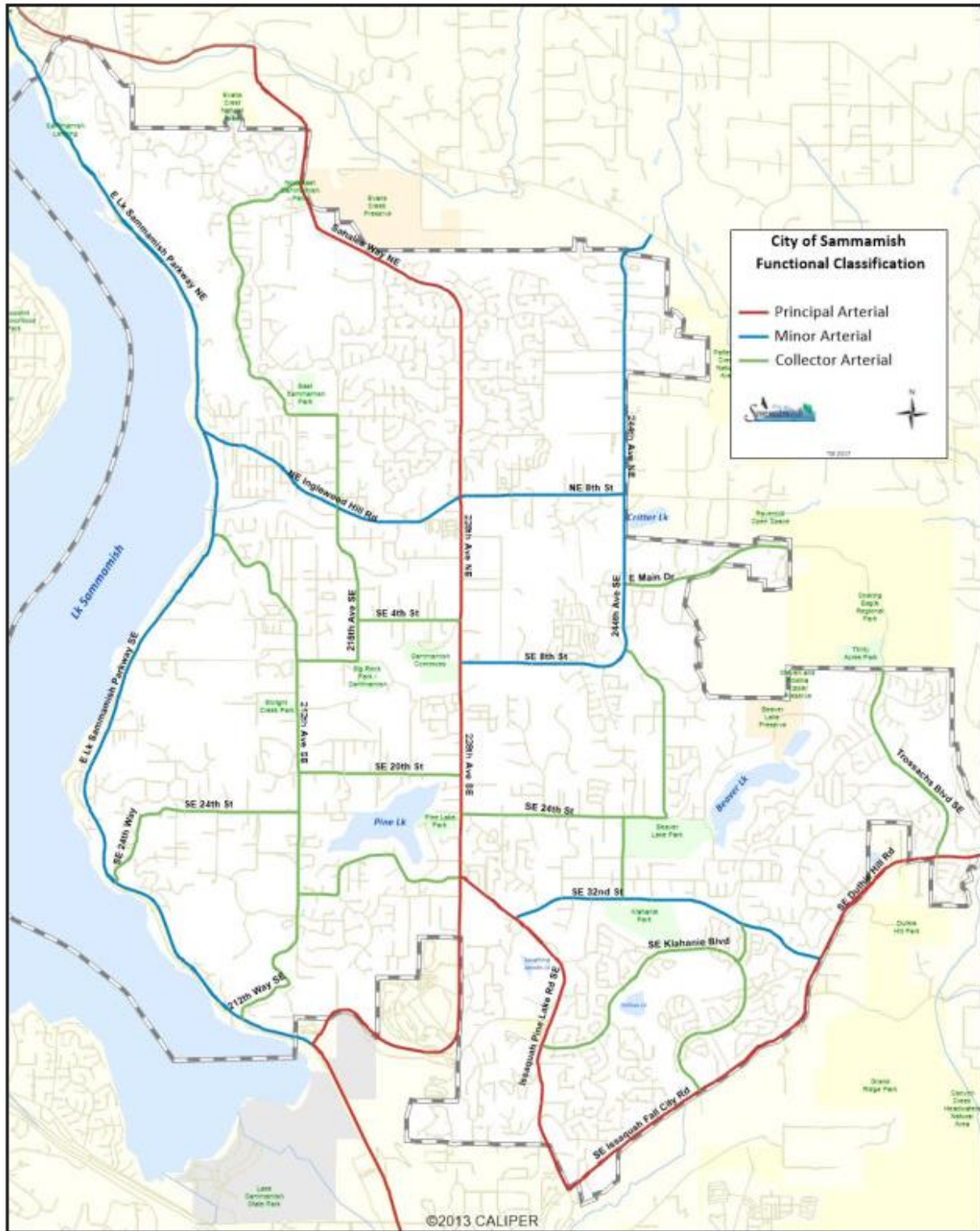
Functional Classification	Miles
Freeway and Principal Arterial	14
Minor Arterial	16
Collector Arterial	21
Non-Arterial Street	157
Roadway total	208

Source: Sammamish Comprehensive Plan. Transportation Element., Volume II. Amended September 18, 2018.

- 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?

Public transit (Metro routes 216, 219, and 269, Sound Transit route 554) serves the 228th Ave

Exhibit 2. Functional Classification Map



Source: City of Sammamish. Comprehensive Plan, Transportation Element Volume II. Updated September 2018.

SE/Sahalee Way NE corridor and Pine Lake-Issaquah Road SE.

Roughly 19% of Sammamish residences are within a half mile of a transit stop, and 46% are within one mile of a transit stop.

- 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 proposal would not directly cause the addition or elimination of any parking spaces. Future transportation improvement projects that might be proposed after adoption of the non-project proposal may result in both the removal or additional of public parking spaces, depending on localized conditions and the nature of the individual project.

- 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).

New or improvements to streets and non-motorized facilities could be developed through implementation of the non-project proposal. Improvements could include widening existing roads to provide additional capacity, adding non-motorized facilities to existing roads, and building new roadways with non-motorized facilities. New roadway construction would be intended to improve connectivity to existing rights-of-way.

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

Water, rail, and air transportation uses are not anticipated to be used, or in the immediate vicinity of the City

- 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 no passenger vehicles). What data or transportation models were used to make these estimates?

Transportation improvement projects proposed after adoption of this non-project proposal could support additional traffic and are intended to serve existing and planned land uses in the City.

- 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.

The City is not in close proximity to agricultural or forestry uses; conflict with the movement of agricultural and forest products in not anticipated.

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

Please see the response B.10 above.

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.

Future transportation improvement projects that might be proposed after the non-project proposal is adopted could provide increased mobility and reduced congestion and would not result in increased demand for public services.

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

Please see the response to 15.a above. No mitigation is proposed. This topic will not be further evaluated in the EIS.

16. Utilities

- 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.

Future transportation improvement projects that could be proposed after this non-project proposal is adopted could require stormwater management, provided through the City of Sammamish, and electric power, provided through Puget Sound Energy (PSE). As established in the City's Public Works Standards Manual, PSE designs, installs, and maintains street lighting within the City's rights-of-way.

This topic will not be further evaluated in the EIS.

C. SIGNATURE

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: Cheryl Paston
(electronic signature or name of signor is sufficient)

Name of signee Cheryl Paston

Position and Agency/Organization Acting Public Works Director/City of Sammamish

Date Submitted: 7/2/20

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

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

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

Please see Sections B.2 (Water), B.3 (Air), and B.7 (Environmental Health).

Proposed measures to avoid or reduce such increases are: **Please see Sections B.2 (Water), B.3 (Air), and B.7 (Environmental Health).**

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

Please see Sections B.4 (Plants) and B.5 (Animals).

Proposed measures to protect or conserve plants, animals, fish, or marine life are: **Please see Sections B.4 (Plants) and B.5 (Animals).**

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

Please see Section B.6 (Energy and Natural Resources).

Proposed measures to protect or conserve energy and natural resources are: **Please see Section B.6 (Energy and Natural Resources).**

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, flood plains, or prime farmlands?
Please see Sections B.8 (Land and Shoreline Use), B.12 (Recreation), and B.13 (Historic and Cultural Preservation).

Proposed measures to protect such resources or to avoid or reduce impacts are: **Please see Sections B.8 (Land and Shoreline Use), B.12 (Recreation), and B.13 (Historic and Cultural Preservation).**

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?
Please see Section B.8 (Land and Shoreline Use).

Proposed measures to avoid or reduce shoreline and land use impacts are: **Please see Section B.8 (Land and Shoreline Use).**

6. How would the proposal be likely to increase demands on transportation or public services and utilities?
Please see Section B.14 (Transportation).

Proposed measures to reduce or respond to such demand(s) are: **Please see Section B.14 (Transportation).**

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

See response to B.8 (Land Use and Shoreline Use) for a description of plans and policies analysis in the EIS.

Future transportation projects that could follow adoption of the non-project proposal would comply with all applicable federal, state, and local laws including environmental regulations.