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ENVIRONMENTAL CHECKLIST
(WAC 197-11-960)

Date Received _____
File No. SEP14-026
Fee NA - City Application
See Development Application for fees

Purpose of Checklist:

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

Instructions for Applicants:

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

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

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

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

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project", "applicant," and "property or site" should be read as "proposal," proposer", and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:
   City of Mercer Island 2015 Comprehensive Plan Update

2. Name of applicant: City of Mercer Island
3. Address and phone number of applicant and contact person:
   Lindsay Brown, Planner
   Development Services Group
   City of Mercer Island
   9611 SE 36th Street

4. Date checklist prepared: May 2, 2014
5. Agency requesting checklist:

   City of Mercer Island
   Scott Greenberg, Development Services Director

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

   Planning Commission Public Meetings: July through November 2014
   Planning Commission Public Hearing: November 19, 2014
   Notice provided to state agencies: October 2014
   SEPA Threshold Determination: November 2014

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

   The City anticipates adopting comprehensive plan amendments to the Shoreline Element in 2015. There are no other plans for city-initiated Comprehensive Plan revisions outside of the 8-year cycle set forth in RCW 36.70A.130. The next required update of the City's Comprehensive Plan will be in 2023, although private applications for Comprehensive Plan Amendments are considered on an annual basis.

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

   The Comprehensive Plan was adopted in October 1994. A SEPA review was conducted prior to adoption in 1994, and as amendments have been considered. The environmental documents for the 1994 adoption are listed below.
   Environmental Checklist for the Comprehensive Plan Amendment – Land Use Element 10/25/93
   MDNS for Comprehensive Plan Amendment – Land Use Element 10/29/93

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.

   Future individual development proposals will be reviewed for consistency with local, state and federal regulations.

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

    Under the Growth Management Act, the Washington State Department of Commerce must review proposed updates to comprehensive plans for consistency with the Growth Management Act. The Puget Sound Regional Council will also determine consistency with the King County Countywide Planning Policies.

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 proposed action is the adoption of updates to the City of Mercer Island Comprehensive Plan. The City's Comprehensive Plan was originally adopted in 1994, with a significant updated in 2005. The City seeks to complete an update of the Plan to bring it into consistency with adopted state legislation as well as to recognize local changes. The City has added additional sustainability policies to the Land Use and Capital Facilities Elements, prepared updates to the Housing Element including technical edits to housing and job growth targets, and a change in the Transportation level of service (LOS) for arterial-arterial intersections in the Transportation Element. Also added were minor updates to the Utilities Element and Capital Facilities Element. The City intends that these revisions will more accurately describe existing conditions on the Island, be consistent with updates to

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 proposal would amend the Comprehensive Plan for the City of Mercer Island, affecting the entire island. All proposed amendments are nonproject in nature, and are non site-specific.

    The City of Mercer Island is located in King County in the southern half of Lake Washington. Mercer Island is closest to the City of Seattle and City of Bellevue. Interstate-90 (I-90) runs through the City. The City of Mercer Island's Zoning Map illustrates the island's municipal boundaries.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (check one): Flat, rolling, hilly, steep slopes, mountainous, other…

☐ ☐ ☑ ☑ ☐ ☐

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

The proposal is a nonproject proposal and does not recommend project action on a specific site. The proposed updates address the entire island. A variety of slopes are found throughout the island. Steep slopes occur predominantly on the perimeter of the island, with many of the steep slopes found along the sidewalls of ravines.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

The proposal is a nonproject proposal. Although the proposal does not recommend project action on a specific site, future development under these updates could occur throughout the entire island. There are several soil series found on the island. The Alderwood Series is moderately to well drained. Alderwood soils on the island are located around the upper edge of the narrow plateau. Also along this edge is an area of combination of the Alderwood Series gravelly sandy loam and the Kitsap Series silt loam. Soils of Arents, Alderwood Series have properties similar to those of the Alderwood Series, but are not classified as Alderwood because the soils have been disturbed through urbanization. These soils are located on the

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

The proposal is a nonproject proposal and does not recommend project action on a specific site. The proposed updates would affect future development in areas that include a wide variety of slopes, including steep slopes. Critical Lands regulations contained in MICC 19.07 provide additional restrictions and protections related to unstable soils to protect life, health, safety, property, and the environment.

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

No filling or grading is expected as a direct result of this action. Development proposals emerging subsequent to the adoption of this update would be evaluated relative to federal, state, and local regulations and standards on an individual project-specific basis.

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

No erosion would result from the adoption of the proposal. Future development proposals will be evaluated and subject to the federal, state, and local regulations and standards, as well evaluated for consistency with the goals and policies of the 2015 Mercer Island Comprehensive Plan. Temporary erosion and sediment control is regulated under the City's existing stormwater regulations and adopted manual.

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

The proposal is to update the 2005 Comprehensive Plan and does not relate to a specific project. Future development proposals will be evaluated and subject to the adopted regulations and standards.

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

As a nonproject proposal, no specific development conditions are presented. Future development will need to conform to City standards and regulations during project review.

2. Air

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

No direct impacts to the air would from this non-project proposal. Development would continue to occur under existing development regulations. The C

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

NOT APPLICABLE, non-project action. Air quality on Mercer Island is subject to impacts from the larger Puget Sound Region, with vehicle emissions a

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

NOT APPLICABLE. The proposal involves a City-wide nonproject legislative action. Furthermore, the proposed updates would not change how the co

3. Water

a. Surface:

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

The proposal involves a City-wide nonproject legislative action. Mercer Island is located in the southern portion of Lake Washington and is surround

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 involves a City-wide nonproject legislative action. All development within 200 feet of the ordinary high water mark of Lake Washington would be reviewed under the Shoreline Management Master Program. Critical areas are protected under Chapter 19.07 of the Mercer Island Development Code.

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.

N/A. The proposal involves a city-wide legislative action.

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

N/A. The proposal involves a City-wide lnonproject legislative action. The proposed updates would not change how the concerns listed above area regulated.

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

N/A. The proposal is non-site specific and involves a City-wide legislative action. Furthermore, the proposed updates would not change how the concerns listed above are regulated.

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.

N/A. . The proposal involves a City-wide nonproject legislative action. Sewage generated on Mercer Island is conveyed off the island via King County Department of Natural Resources sewage interceptors.

b. Ground:

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

NOT APPLICABLE. The proposal involves a City-wide nonproject legislative action. Furthermore, the proposed updates would not change how the concerns listed above are regulated.

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.

NOT APPLICABLE. No development is specifically proposed. The proposal involves a City-wide nonproject legislative action. Furthermore, the proposed code amendments would not change how the concerns listed above are regulated. These concerns do not generally apply on Mercer Island. Sewage generated on Mercer Island is conveyed off the island via King County Department of Natural Resources sewage interceptors.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including stormwater) 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.

N/A. No development is specifically proposed. The proposal involves a City-wide nonproject legislative action. Furthermore, the proposed comprehensive plan amendments would not change how the concerns listed above are regulated

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

N/A. No development is specifically proposed. The proposal involves a City-wide nonproject legislative action. Furthermore, the proposed comprehensive plan amendments would not change how the concerns listed above are regulated

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

N/A. No development is specifically proposed. The proposal involves a City-wide nonproject legislative action. Furthermore, the proposed comprehensive plan amendments would not change how the concerns listed above are regulated

4. Plants

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

- [✔] deciduous tree: alder, maple, aspen, other
- [✔] evergreen tree: fir, cedar, pine, other
- [✔] shrubs
- [✔] grass
- [ ] pasture
- [ ] crop or grain
- [✔] wet soil plants: cattail, buttercup, bulrush, 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?

N/A. No development is specifically proposed. The proposal involves a City-wide nonproject legislative action. Specific permit future applications related to development under the proposed updates could affect deciduous trees, evergreens, shrubs, and grasses. Wet soil plants in wetlands and the shoreline management zone would receive additional protections under the Critical Lands Chapter 19.07 and the Shoreline Master Program. Please note that nearly all of the plants listed above are found on Mercer Island, with the notable exception that significant areas of crop, grain, or pasture are not found on the Island.

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

No development is specifically proposed. The proposal involves a City-wide nonproject legislative action. Future project level SEPA review for development under these regulations may require species database searches from U.S. Fish and Wildlife Service and the Washington State Department of Natural Resources' Natural Heritage Program to identify any threatened or endangered species on or near each specific project site.

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

NOT APPLICABLE. No development is specifically proposed. The proposal involves a City-wide nonproject legislative action. The proposed updates are consistent with current regulations that emphasize the retention of existing native vegetation, including mature trees, retention of native vegetation outside of building footprints and support development that reflects the wooded natural character of the island.

5. Animals

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

Birds: hawk, heron, eagle, songbirds, other:
Mammals: deer, bear, elk, beaver, other:
Fish: bass, salmon, trout, herring, shellfish, other:

The proposal involves a City-wide non-project legislative action.

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

N/A. No development is specifically proposed. The proposal involves a City-wide nonproject legislative action. Future project and site-specific SEPA review may require species database searches from U.S. Fish and Wildlife Service and the Washington State Department of Natural Resources' Natural Heritage Program to identify any threatened or endangered species on or near each specific project site.

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

N/A. No development is specifically proposed. Anadromous fish and migratory waterfowl use the general vicinity of Mercer Island area as a migration route. Future project and site-specific SEPA review would identify any species that use the specific project sites as part of a migratory route.

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

N/A. No development is specifically proposed. The proposal involves a City-wide nonproject legislative action. Mercer Island's environmental policies recognize current scientific literature and give special consideration to anadromous fisheries.

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.

N/A. No development is specifically proposed. The proposal involves a City-wide nonproject legislative action.

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

Any impacts resulting from projects stemming from this nonproject action will be evaluated under project level SEPA 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:

While the proposal involves a City-wide nonproject legislative action, energy conservation policies are proposed in the Land Use and Capital Facilities Elements.
LU 10.6: Encourage low impact development approaches for managing stormwater and protecting water quality and habitat.
LU 10.7: Services and programs provided by the City with regards to land use should encourage residents to minimize their own personal carbon footprint, especially with respect to energy consumption and waste.

7. Environmental health

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

NOT APPLICABLE. The proposal involves City-wide nonproject legislative action. Existing land use, building, and fire codes also regulate hazards relating to toxic chemicals, risk or fire, and hazardous waste. The proposed updates would not change these regulations.

1) Describe special emergency services that might be required.

NOT APPLICABLE. No development is specifically proposed. The proposal involves a City-wide nonproject legislative action.

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

NOT APPLICABLE. No development is specifically proposed. The proposal involves a City-wide nonproject legislative action.

b. Noise

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

NOT APPLICABLE. No development is specifically proposed. The proposal involves a City-wide nonproject legislative action. Development must comply with applicable environmental laws, including WAC 173-60-040 (related to maximum permissible noise levels).

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. No development is specifically proposed. The proposal involves a City-wide nonproject legislative action.

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

NOT APPLICABLE. No development is specifically proposed. The proposal involves a City-wide nonproject legislative action. Noise related to future development would be subject to review under the State Environmental Policy Act.

8. Land and shoreline use

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

No development is specifically proposed. The proposal involves a City-wide nonproject legislative action.
Mercer Island is predominantly single family residential, with commercial uses concentrated around the Town Center. Multifamily areas include the Town Center and areas adjacent, and are found in a few additional locations. Other uses include the south end business area and the

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

NOT APPLICABLE. No development is specifically proposed. The proposal involves a City-wide nonproject legislative action.

c. Describe any structures on the site.

Within the City of Mercer Island, there are buildings and structures associated with the following land uses:
• single family residential

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

No structures will be demolished as part of this proposal.

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

Zoning varies throughout the City. Zoning classifications in Mercer Island include four single family residential zones (R-8.4, R-9.6, R-12, R-15), three multi-family zones (MF-2, MF-2L, MF-3) and a business zone (B), a commercial office zone(C-O), a planned business zone(PBZ), a Public Facilities (P) zone and a town center (TC) zone. No changes are proposed to current zoning classifications or land use map designations.

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

Comprehensive plan designations in the City of Mercer Island include includes single family residential, multi-family residential, neighborhood business, commercial office, central business district, public facilities, open space and parks.

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

The proposal involves a City-wide nonproject legislative action. Shoreline master program designations would not be changed by this proposal. The City has proposed updates to its Shoreline Master Program, pending the Department of Ecology's review and formal action.

h. Has any part of the site been classified as an “environmentally sensitive” area? If so, specify.

Wetlands, watercourses, Lake Washington shoreline, critical slopes, landslide hazard areas, erosion hazards and seismic hazard areas are all environmentally sensitive (critical) areas located within Mercer Island. The proposal involves a City-wide nonproject legislative action. Development restrictions and conditions would be established to address specific impacts during review and permitting of specific projects,

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

Mercer Island's has a population of about 22,699 (2010 census data). The Land Use and Housing Elements recognize Growth Management Planning Council targets of 2,320 housing units and 1,160 jobs that the City must plan to accommodate for the time period of 2006-2035.

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

NOT APPLICABLE. No development is specifically proposed. The proposal involves a City-wide nonproject legislative action.

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

NOT APPLICABLE. No development is specifically proposed. The proposal involves a City-wide nonproject legislative action.

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

The updated Plan is designed to be consistent with King County Countywide Planning Policies and the state Growth Management Act.

9. Housing

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

NOT APPLICABLE. No development is specifically proposed. The proposal involves a City-wide nonproject legislative action. The Land Use and Housing Elements recognize Growth Management Planning Council targets of 2,320 housing units that the City must plan to accommodate for the time period of 2006-2035.

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

NOT APPLICABLE. No development is specifically proposed. The proposal involves a City-wide nonproject legislative action. No existing housing units would be eliminated under the proposed update.

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

NOT APPLICABLE. No development is specifically proposed. The proposal involves a City-wide nonproject legislative action.

10. Aesthetics

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

NOT APPLICABLE. No development is specifically proposed. The proposal involves a City-wide nonproject legislative action. No changes to height limits of structures are proposed.

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

NOT APPLICABLE. No development is specifically proposed. The proposal involves a City-wide nonproject legislative action.

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

NOT APPLICABLE. No development is specifically proposed. The proposal involves a City-wide nonproject legislative action.

11. Light and glare

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

NOT APPLICABLE. No development is specifically proposed. The proposal involves a City-wide nonproject legislative action.

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

NOT APPLICABLE. No development is specifically proposed. The proposal involves a City-wide nonproject legislative action.

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

NOT APPLICABLE. No development is specifically proposed. The proposal involves a City-wide nonproject legislative action.

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

NOT APPLICABLE. No development is specifically proposed. The proposal involves a City-wide nonproject legislative action.

12. Recreation

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

The City of Mercer island has and maintains 472 acres of parks and open space lands. There are 4.34 acres of mini-parks, 3.34 acres of street-ends which function similar to mini-parks, 11.23 acres of neighborhood park lands, 35.56 acres of community parks, and 113.79 acres of regional parks. There are 307.15 acres of open space on the Island. Active and passive recreational opportunities on the Island include bike and

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

No recreational uses will be displaced or eliminated by the proposal.

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

The proposed Capital Facilities Element contains a capital facilities plan that provides policies for maintaining park and recreation resources that is authorized by the City Council each year as part of the annual budget.

13. Historic and cultural preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site. If so, generally describe.

NOT APPLICABLE. No development is specifically proposed. The proposal involves a City-wide nonproject legislative action. One landmark is designated as historic by the City of Mercer Island: the VFW Hall located at 1836 72nd Ave SE.

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

NOT APPLICABLE. No development is specifically proposed. The proposal involves a City-wide nonproject legislative action.

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

NOT APPLICABLE. No development is specifically proposed. The proposal involves a City-wide nonproject legislative action. The City has enacted an ordinance that establishes a local historic landmark designation process.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Most of Mercer Island's streets are two lane residential streets with low to moderate volumes of traffic. Island Crest Way, a north-south arterial which runs the length of the island is the only principal feeder route to Interstate 90 (I-90). East/West Mercer Way rings the island and provides two connections with I-90 as well. SE 40th Street and Gallagher Hill Road are also major traffic carriers from the north-central portion of the island to I-90.
Interstate 90 (I-90) runs east west across the northern end of Mercer Island, providing the only road and transit connections to the rest of the

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

Metro and Sound Transit provide transit service to the City of Mercer Island and the Puget Sound region. Sound Transit operates routes to Seattle and Bellevue, serving passengers at the Mercer Island Park and Ride adjacent to I-90. Metro Transit provides local service in addition to service to locations off-Island. At the time of this writing, Metro Transit cuts are proposed. After Spring of 2015, more detail will be known about the impact of those transit cuts, and more specific information on routes and service levels can be provided at that time.

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

NOT APPLICABLE. No development is specifically proposed. The proposal involves a City-wide nonproject legislative action that will not change the number of parking spaces that new or modified development is required to provide.

d. Will the proposal require any new roads or streets, or improvements to exiting roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

The Transportation Element of the Comprehensive Plan includes level of service (LOS) standards for arterial-arterial intersections throughout the island. Within the Draft Transportation Element, there is a list of recommended projects that should be considered over the next 20 years in order to meet the LOS standard proposed. The Capital Facilities Element supports street maintenance and improvements. No new streets are proposed, though the City's Capital Improvement Program will identify transportation improvements to be made in its six year cycle.

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

No development is proposed, but the proposed updates to the Plan affect the level of service of arterial road intersections on the Island and includes a list of recommended transportation projects to be considered through 2035.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

No vehicle trips are generated by this Citywide nonproject legislative action, however, the number of vehicle trips will increase due to projected growth over the next 20 years. As individual projects are proposed, subsequent SEPA review will document the specific number of trips generated by the proposed action. Peak volumes would occur during the AM and PM peak rush hours. Existing and projected volumes are provided in the Draft Comprehensive Plan Update.

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

The City will address transportation impacts through site-specific SEPA review and through implementation of the Capital Improvement Program.

15. Public services

a. Would the project result in an increased need for public services (for example; fire protection, police protection, health care, schools, other)? If so, generally describe.

Indirectly, the Update to the City's Comprehensive Plan, as amended will continue to allow for additional growth, which will result in the increased need for all public services. Development allowed in this proposal will increase demand for public services based on the City's adopted level of service guidelines.

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

The Capital Facilities Element provides policies to ensure that public services are provided concurrent with or prior to development impacts. Facilities addressed include public schools, fire and police services, parks, transportation, and potable water services.

16. Utilities

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

All of the above listed utilities serve the City.

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.

All services will be available per the policies and plans specified in the Utilities Element and the Capital Facilities Element of the Comprehensive Plan Update. The proposal to update the existing Comprehensive Plan (1994/2005) is a nonproject proposal and, as such, does not affect a specific site.

C. SIGNATURE

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the answers to the attached SEPA Checklist 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:_____

Date Submitted:_____

SEPA RULES

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

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

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

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

The impacts could result from increased urban levels of development density or intensity. The Mercer Island 2015 Comprehensive Plan Update emphasizes land use patterns similar to the pattern which existed in 2005, and continue the strategy for increased levels of more dense development in the Town Center to take advantage of existing infrastructure and to minimize sprawl. The purpose of the update is to enable

Proposed measures to avoid or reduce increases are:

Project level approval will be conditioned in accordance with City review and appropriate additional environmental analysis to be determined at the time of application. Certain mitigation standards are contained in the City codes and regulations. Other mitigation measures will be identified and applied during the project review based on information provided by the applicants and/or City-mandated analyses. Transportation Level of

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

All development permitted under these updates could have the potential of impacting plants, animals, fish or marine life. Usually, this involves The specific adopted changes would not likely affect plants, animals, fish, or marine life. Most potential impacts are reviewed at a project specific level, with mitigation required through SEPA or in the development code.

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

The proposal is to update the City's Comprehensive Plan includes Land Use Element which contains goals and policies that analyze key environmental features within Mercer Island, including natural habitats. These goals and policies work together with the environmental regulations of MICC which will be used in project review.

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

Demands for energy and natural resources will increase along with population growth and associated development irrespective of the subject updates.

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

Concentration of development under these Comprehensive Plan policies will enable existing infrastructure to be more intensely and efficiently utilized. Public transportation and non-motorized modes of movement are also be promoted by proposed plan policies.

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?

No direct impacts to environmentally sensitive areas or areas designated (or eligible or under study) for government protection are expected as a result of this nonproject action.

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

Project review will be initiated with more thorough application procedures and requirements. This will enable the City and applicants to identify potential issue areas and site design considerations that appropriate mitigation or avoidance measures can be built into the applications. SEPA will be required when not exempted under state law. LOS standards and projects are identified and proposed.

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

No direct impacts to land and shoreline use are expected as a result of this nonproject action, though adoption of the Shoreline Master Program would change the regulations governing development adjacent to shoreline, with additional protections required.

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

The proposed updates include provisions for managing the provision of needed transportation facilities, public services, and utilities to assure concurrency.

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

Additional population and employment growth would likely increase demand on transportation, public services, and utilities. The proposed updates, including the Capital Facilities Element and Transportation Element, contain policies to ensure the provision of public services and facilities is concurrent with anticipated development. Improvements are also identified that would mitigate impacts.

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

The proposed updates include provisions, projects, and goals for managing the provision of needed transportation facilities, public services, and utilities to assure concurrency.

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

The proposed regulations are designed to be consistent with other laws and/or requirements.