

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. BACKGROUND

1. Name of proposed project, if applicable:

Comprehensive Plan Amendment to Update the Land Use Element (CPA22-001)

2. Name of applicant:

**Jeff Thomas, Interim Director
City of Mercer Island Community Planning & Development**

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

**9611 SE 36th St
Mercer Island WA 98040
206-275-7732**

4. Date checklist prepared:

October 4, 2022

5. Agency requesting checklist:

City of Mercer Island

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

A public hearing before the City of Mercer Island Planning Commission on the draft amendment took place on September 28, 2022. A second reading and final adoption by the City of Mercer Island City Council is scheduled to take place November 1, 2022.

The proposed Comprehensive Plan Amendment would remove *Figure TC-1. Retail Use Adjacent to Street Frontages* from Land Use Element Section V., Land Use Policies, Town Center, Goal 4, as well as remove the reference to the map in Goal 4.2. This amendment is proposed to create consistency of Mercer Island City Code (MICC) 19.11.020(B) with this Land Use section. MICC 19.11.020(B) was previously amended by Ordinance No. 22C-09, adopted on June 21, 2022.

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

This is a legislative, nonproject action, with no additions, expansions or further activity associated with this proposal.

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

The City is not aware of any environmental information related to this proposal.

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

There are no other applications for governmental approvals of other proposals directly affecting the property covered by this proposal.

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

The Washington State Department of Commerce was notified of the City's intent to adopt the proposed amendment on August 30, 2022. The required 60-day notice period ends on October 29, 2022.

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.)

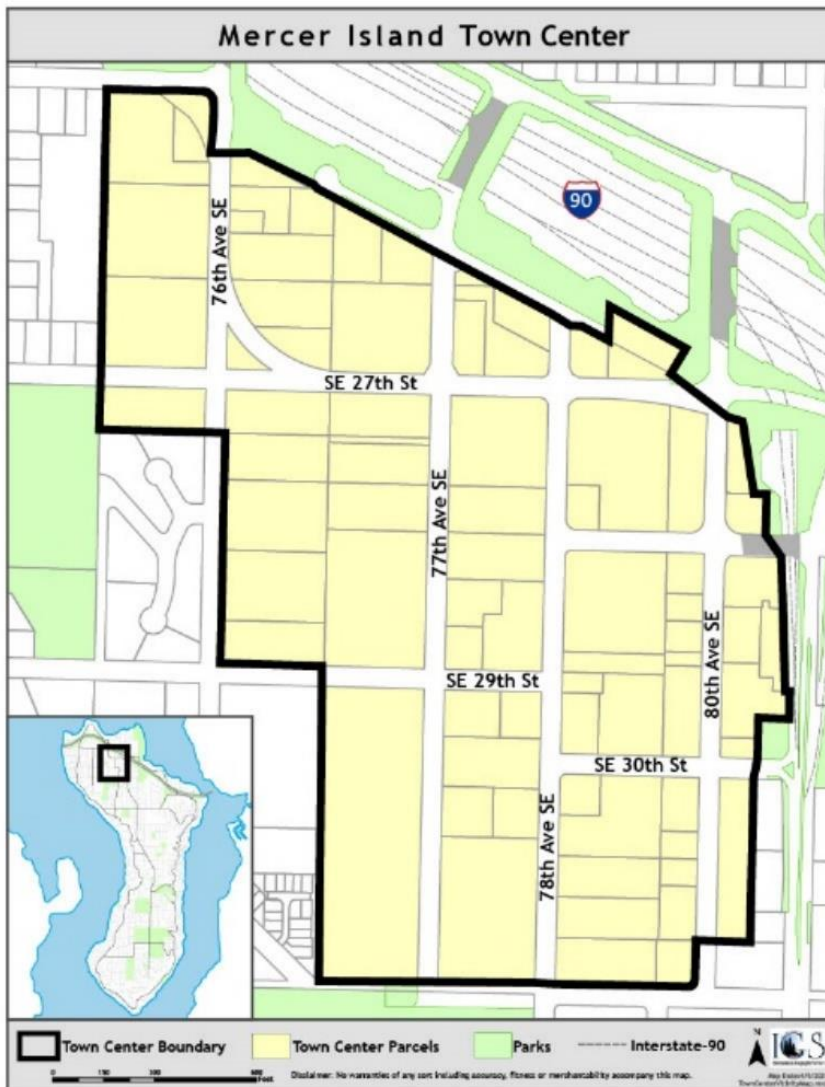
The non-project action considers an amendment to the Mercer Island Comprehensive Plan. The following amendments to the Land Use Element, Section V., Land Use Policies, Town Center, Goal 4, are proposed:

- 1. Remove *Figure TC-1. Retail Use Adjacent to Street Frontages*, which identifies street frontages in the Town Center (TC) zone required to provide certain types of commercial uses; and**
- 2. Remove the reference to *Figure TC-1* from Goal 4.2.**

This amendment is proposed to create consistency of Mercer Island City Code (MICC) 19.11.020(B) with this Land Use section. MICC 19.11.020(B) was previously amended by Ordinance No. 22C-09, adopted on June 21, 2022.

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 proposed legislative change will be effective city-wide, but the proposal includes removing a figure related to the Town Center (TC) zoning designation, outlined in the map below.



B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

This is a non-project, legislative action only, but the proposal includes removing a figure related to the Town Center (TC) zoning designation from the Mercer Island Comprehensive Plan. The TC zone is located on the north end of Mercer Island. It is flat, with hillsides to the west (North Mercerdale Hillside) and south (Mercerdale Hillside Park) outside of the zone boundaries.

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

The TC zone is flat with an approximate slope range of 0-6.9% in most areas. North Mercerdale Hillside (west of the TC zone) and Mercerdale Hillside Park (south of the TC zone) feature steeper slopes, with a range of 7-57% in various areas of each park/natural area.

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

This is a non-project action, and no removal of soil is proposed. A range of soil types are present on Mercer Island. There are no agricultural lands of long-term significance in the City.

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

Yes, approximately 50% of Mercer Island is defined as Landslide Hazard Area, generally in areas adjacent to Lake Washington and sloped areas of the city.

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

This a non-project, legislative action only. Any future development-related land use action related to this comprehensive plan amendment will have the option to follow the City of Mercer Island's Unified Development Code (Title 19 MICC) as it pertains to filling, excavation, or grading.

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

This a non-project, legislative action only. Any future development-related land use action related to this comprehensive plan amendment will be required to comply with MICC Ch. 15.09, Stormwater

Management Program, and Ch. 19.07, Environment, which includes standards for erosion hazard areas.

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

This a non-project, legislative action only. Any future development-related land use action related to this comprehensive plan amendment will be required to comply with the City of Mercer Island's Unified Development Code (Title 19 MICC) as it pertains to project construction and impervious surfaces.

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

This a non-project, legislative action only. Any future development-related land use action related to this comprehensive plan amendment will be required to comply with MICC Ch. 15.09, Stormwater Management Program, and Ch. 19.07, Environment, which includes standards for erosion hazard areas and other geologically hazardous areas.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

This is a non-project, legislative action only. The City does not expect removing Figure TC-1 from the Comprehensive Plan will materially change emissions to the air.

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

This is a non-project, legislative action only.

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

This a non-project, legislative action only. Any future development-related land use action related to this comprehensive plan amendment will be required to comply with the City of Mercer Island's Unified Development Code (Title 19 MICC) for any construction and ongoing emissions.

3. Water

- a. Surface Water:

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

This is a non-project, legislative action only, but the proposal includes removing a figure related to the Town Center (TC) zoning designation from the Mercer Island Comprehensive Plan. A year-round watercourse is located in North Mercerdale Hillside to the west of the TC zone. The watercourse is piped through the TC zone and empties into Lake Washington via an open watercourse at Lincoln Landing, located north of the TC zone.

- 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.

This is a non-project, legislative action only.

- 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.

This is a non-project, legislative action only.

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

This is a non-project, legislative action only. The City does not expect removing Figure TC-1 from the Comprehensive Plan to result in any new surface water diversions or withdrawals.

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

This is a non-project, legislative action only.

- 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.

This is a non-project, legislative action only. No new discharges of waste materials to surface waters are anticipated as a result of removing Figure TC-1 from the Comprehensive Plan.

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.

This is a non-project, legislative action only.

- 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.

This is a non-project, legislative action only.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

This is a non-project, legislative action only. Any future development-related land use action related to this comprehensive plan amendment will be required to comply with MICC Ch. 15.09, Stormwater Management Program.

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

This is a non-project, legislative action only.

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

This is a non-project, legislative action only. The City does not expect removing Figure TC-1 from the Comprehensive Plan to alter drainage patterns city-wide.

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

This is a non-project, legislative action only. Any future development-related land use action related to this comprehensive plan amendment will be required to comply with MICC Ch. 15.09, Stormwater Management Program and; and Ch. 19.07, Environment. Final design for specific projects will be reviewed for compliance under SEPA and other federal, state, and local permitting processes.

4. Plants

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain

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

This is a non-project, legislative action only.

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

This is a non-project, legislative action only. Any future development-related land use action related to this comprehensive plan amendment will be required to comply with MICC Ch. 15.09, Stormwater Management Program; Ch. 19.07, Environment; and Ch. 19.10, Trees.

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

This is a non-project, legislative action only. Any future development-related land use action related to this comprehensive plan amendment will be required to comply with Ch. 19.07, Environment, including standards for fish and wildlife habitat areas.

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

This is a non-project, legislative action only.

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

Mercer Island contains areas of knotweed, English ivy, and Himalayan blackberry; other noxious weeds and invasive species are known to be present on Mercer Island.

5. Animals

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

Examples include:

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

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

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

Mercer Island contains animal species typical of suburban development in the Puget Sound region, including but not limited to American crows, Steller's Jays, Bald eagles, songbirds, deer, rats, and salmon. There have also been sightings of band-tailed pigeons, pileated woodpeckers, and cavity-nesting ducks.

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

This is a non-project, legislative action only.

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

Mercer Island is located within the Pacific Flyway.

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

This a non-project, legislative action only. Any future development-related land use action related to this comprehensive plan amendment will be required to comply with Ch. 19.07, Environment, including standards for fish and wildlife habitat areas.

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

Invasive animal species on Mercer Island include starlings and rats.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

This is a non-project, legislative action only.

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

This is a non-project, legislative action only. The City does not expect removing Figure TC-1 from the Comprehensive Plan will affect potential use of solar energy by adjacent properties, but impacts of specific future development proposals in the Town Center (TC) zone will be subject to SEPA review at that time.

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:

This is a non-project, legislative action only. Any future development-related action requiring a building permit related to this comprehensive plan amendment will be required to comply with the applicable provisions of the Washington Energy Code.

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.

The proposed comprehensive plan amendment would not cause environmental health hazards; the proposal is a non-project, legislative action only to create consistency between the Comprehensive Plan and recently amended development code regulations.

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

This is a non-project, legislative action only, but the proposal includes removing a figure related to the Town Center (TC) zoning designation from the Mercer Island Comprehensive Plan. As of October 2022, the TC zone includes 13 sites listed as “awaiting cleanup” or “cleanup started” by the Department of Ecology’s Toxics Cleanup Program.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

This is a non-project, legislative action only, but the proposal includes removing a figure related to the Town Center (TC) zoning designation from the Mercer Island Comprehensive Plan. As of October 2022, the TC zone includes 13 sites listed as “awaiting cleanup” or “cleanup started” by the Department of Ecology’s Toxics Cleanup Program. Those sites include the following suspected or confirmed contaminants in soil, groundwater, surface water, and/or air:

- Benzene
- Petroleum
 - Gasoline
 - Diesel
 - Unspecified
 - Other
- Halogenated Organics
- Halogenated Solvents
- Other Halogenated Organics
- Non-Halogenated Solvents
- Metals Priority Pollutants
- Polycyclic Aromatic Hydrocarbons
- Methyl tertiary-butyl ether
- Other non-petroleum hazardous substances leaked from underground storage tank systems

- 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.

This is a non-project, legislative action only. Any future development-related land use action related to this comprehensive plan amendment will be required to disclose plans for storing, using, or producing toxic or hazardous chemicals.

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

This is a non-project, legislative action only, and it requires no special emergency services.

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

This is a non-project, legislative action only. Any future development-related action related to this comprehensive plan amendment will be subject to appropriate controls to avoid, mitigate and/or abate environmental health hazards.

7. Noise

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

This is a non-project, legislative action only that will not be affected by 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.

The proposed comprehensive plan amendment will not create noise; the proposal is a non-project, legislative action only to create consistency between the Comprehensive Plan and recently amended development code regulations.

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

This is a non-project, legislative action only. Any future development-related land use action related to this comprehensive plan amendment will be required to comply with MICC Ch. 8.24, Nuisance Control Code, which regulates permissible noise levels.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

This is a non-project, legislative action only, but the proposal includes removing a figure related to the Town Center (TC) zoning designation from the Mercer Island Comprehensive Plan. The TC zone includes commercial, multi-family residential, and mixed-use properties in

addition to two major city parks. Outside of the TC zone, the City's primary land use is single-family residential development. This non-project, legislative action will only apply to properties in the TC zone.

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?

This is a non-project, legislative action only. There is no agricultural or forest land of long-term significance on Mercer Island.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

This is a non-project, legislative action only. See previous response.

c. Describe any structures on the site.

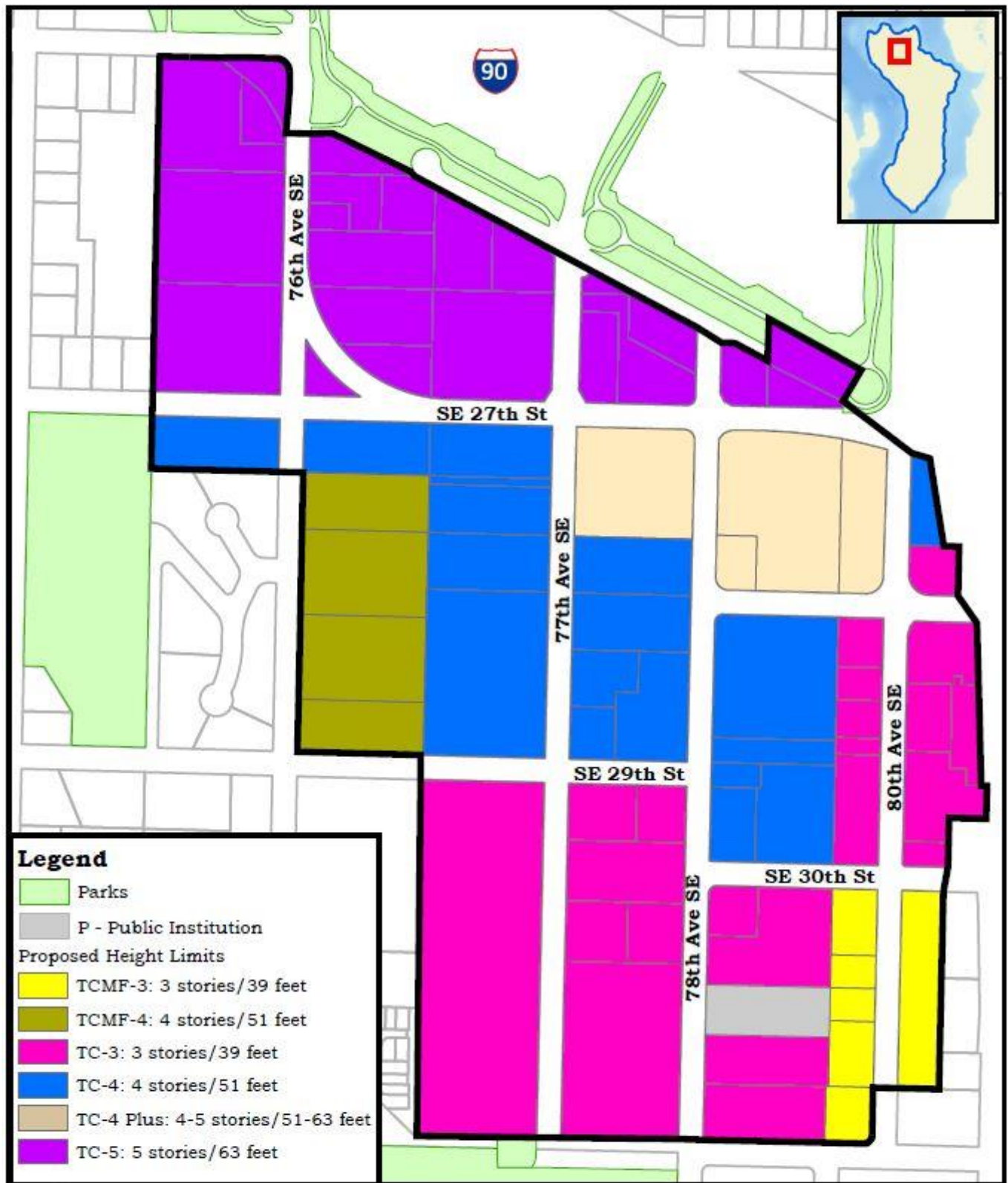
This is a non-project, legislative action only, but the proposal includes removing a figure related to the Town Center (TC) zoning designation from the Mercer Island Comprehensive Plan. The TC zone includes multi-story, mixed-use commercial/residential buildings as well as single-story and two-story commercial office buildings and shopping centers; surface and structure parking facilities; senior living facilities; and two public parks featuring green space, walking paths, public art, a play structure, and seating areas. Single-family residences, condos, and multi-family residences directly surround the TC zone.

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

This is a non-project, legislative action only.

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

This is a non-project, legislative action only, but the proposal includes removing a figure related to the Town Center (TC) zoning designation from the Mercer Island Comprehensive Plan. The TC zone includes six subareas: TC-5, TC-4, TC-4 Plus, TC-3, TCMF-4, and TCMF-3. The subareas are denoted in the map on the following page.



0 150 300 600 Feet
 MISC-Figure1-TCMaxBldgHeightAdopted.mxd Map Date: 11/29/2018



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

Comprehensive plan designations include residential, commercial, and public institution zones. This proposal includes removing a figure related to the Town Center (TC) zoning designation, which includes residential, commercial, and public institution uses.

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

This is a non-project, legislative action only. Shoreline Master Program designations for the City include urban residential and urban park.

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

This is a non-project, legislative action only. Portions of the city have been classified as wetlands, watercourses, fish and wildlife habitat conservation areas, and geologically hazardous areas. Any future development-related land use action related to this comprehensive plan amendment will be required to comply with Ch. 19.07, Environment, including standards for critical areas.

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

This is a non-project, legislative action only, and no development of residences or work spaces is being proposed.

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

This is a non-project, legislative action only, and no development that would displace people is being proposed.

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

This is a non-project, legislative action only, and no development is being proposed that requires displacement mitigations.

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

This is a non-project, legislative action only, and no development is being proposed.

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

The proposal is legislative only, and no development is being proposed. There is no agricultural or forest land of long-term significance on Mercer Island.

9. Housing

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

This is a non-project, legislative action only, and no development resulting in housing units is being proposed.

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

This is a non-project, legislative action only, and no development is being proposed that would eliminate existing housing units.

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

This is a non-project, legislative action only, and no development requiring housing impact mitigation is being proposed.

10. Aesthetics

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

No new structures are proposed as part of this non-project, legislative only action. Any future development-related land use action related to this comprehensive plan amendment will be regulated by the MICC Title 17, Construction Codes, and MICC Title 19, Unified Development Code.

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

No views will be altered or obstructed as part of this non-project, legislative only action. View impacts would be analyzed when specific projects are proposed for development.

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

This is a non-project, legislative only action. Any future development-related land use action related to this comprehensive plan amendment will be required to comply with MICC Ch. 19.11, Town Center Development and Design Standards.

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 legislative only, and no development causing light or glare is being proposed.

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

The proposal is legislative only, and no development causing light or glare is being proposed.

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 may affect this non-project action.

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

This is a non-project, legislative action only, and no project resulting in light or glare impacts is being proposed at this time. Any future development-related land use action related to this comprehensive plan amendment will be required to comply with applicable lighting standards in MICC Title 19, Unified Development Code.

12. Recreation

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

This is a non-project, legislative action only, but the proposal includes removing a figure related to the Town Center (TC) zoning designation from the Mercer Island Comprehensive Plan. The TC zone is adjacent to Mercerdale Park to the south and a portion of Aubrey Davis Park to the north, including a stretch of the I-90 Trail as well as the Greta Hackett Outdoor Sculpture Gallery.

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

This is a non-project, legislative action only, and no development that would result in the displacement of existing recreational uses is being proposed.

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

This is a non-project, legislative action only, and no development that would require mitigation of recreation impacts is being proposed.

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? If so, specifically describe.

This is a non-project, legislative action only, but the proposal includes removing a figure related to the Town Center (TC) zoning designation from the Mercer Island Comprehensive Plan. Two buildings on Mercer Island are listed on both the National Register of Historic Places and Washington Heritage Register. These buildings are not located in the TC zone, but the TC zone does include commercial buildings such as offices that are 45 years or older.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There is no evidence of Indian or historic use or occupation.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The proposal is legislative only, and no development is being proposed.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

The proposal is legislative only, and no development is being proposed. Upon any specific project, cultural resource evaluations and inventories on sites that have a greater potential for historic significance will be performed, including consultation with Tribes and the State Department of Historic Preservation as required. Such surveys will direct avoidance and/or mitigation measures to be implemented on a site-specific basis. Inadvertent discovery plans will be required for all sites with greater potential for archaeological, cultural and historic resources. The proposed comprehensive plan amendment is not expected to result in any disturbance to cultural resources in Mercer Island.

14. Transportation

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

The proposal is legislative only, and no development is being proposed. Any future developments will be required to mitigate impacts to transportation facilities per MICC Ch. 19.20, Transportation Concurrency Program.

- 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?

This is a non-project, legislative action only, but the proposal includes removing a figure related to the Town Center (TC) zoning designation from the Mercer Island Comprehensive Plan. The TC zone is currently served by Sound Transit and King County Metro buses.

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

This is a non-project, legislative action only, but the proposal includes removing a figure related to the Town Center (TC) zoning designation from the Mercer Island Comprehensive Plan. Any future development-related land use action related to the comprehensive plan amendment will be required to provide minimum parking requirements in MICC Title 19, Unified Development Code, and as may be required by parking demand studies.

- 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).

This is a non-project, legislative action only, but the proposal includes removing a figure related to the Town Center (TC) zoning designation from the Mercer Island Comprehensive Plan. Future TC developments will be subject to the requirements stipulated in 19.11.120, Street Standards.

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

This is a non-project, legislative action only, but the proposal includes removing a figure related to the Town Center (TC) zoning designation from the Mercer Island Comprehensive Plan. Any future TC developments would occur in the vicinity of the forthcoming Sound Transit Light Rail station located in between 77th Ave SE and 80th Ave SE and accessible by auto, bike, and pedestrian travel.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The proposal is legislative only, and no development is being proposed, but the proposal includes removing a figure related to the Town Center (TC) zoning designation from the Mercer Island Comprehensive Plan. Any future developments will be required to provide traffic data concurrent with the requirements of 19.20, Transportation Concurrency Management System.

- 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 proposal is legislative only, and no development reflecting a change to roads or streets is being proposed.

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

The proposal is legislative only. Transportation impacts of individual project actions will be analyzed and mitigated by compliance with MICC Ch. 19.20, Transportation Concurrency Management System.

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.

The proposal is legislative only, and no development requiring an increase in public services is being proposed.

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

The proposal is legislative only, and no development requiring mitigation on public service impacts is being proposed. Any future developments related to the proposed comprehensive plan amendment will be analyzed for potential impacts on public services as part of the review process.

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.

The proposal is legislative only, and no development is being proposed.

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: \s\ Jeff Thomas

Name of signee: Jeff Thomas

Position and Agency/Organization: Interim Director, City of Mercer Island Community Planning and Development Department

Date Submitted: October 6, 2022

D. SUPPLEMENTAL SHEET FOR NON-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?

The proposed comprehensive plan amendment does not make changes to regulations related to clearing, grading or land development, and is therefore unlikely to increase discharges to water. Additionally, the proposal does not make changes to the regulations for toxic or hazardous substances. This amendment is unlikely to have any effect on the production, storage, or release of toxic or hazardous substances. Finally, the proposal is not expected to affect emissions to air and/or increase the production of noise beyond what is currently allowed in the code.

Removing Figure TC-1 from the Mercer Island Comprehensive Plan will have no bearing on future developments. Future developments will still be required to comply with existing stormwater and impervious surface regulations as well as to manage toxic and hazardous substances under existing regulations.

Proposed measures to avoid or reduce such increases are:

Auto emissions and demand for parking at new developments could be reduced through increased use of nonmotorized or non-single vehicle transportation, including walking, biking, or riding public transportation. Any development-related land use action will be required to comply with MICC Ch. 15.09, Stormwater Management Program; Ch. 19.07, Environment; and Ch. 8.24, Nuisance Control Code.

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

The proposal is legislative only, and no development is being proposed, but the proposal includes removing a figure related to the Town Center (TC) zoning designation from the Mercer Island Comprehensive Plan. The TC zone features very little open space; impacts to plants and animals in the area would be minimal. However, plants and animals may be affected by future development-related land use actions, including displacement from new development.

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

Any development-related land use action will be required to comply with Ch. 19.07, Environment, including standards for wetlands, watercourses, and fish and wildlife habitat areas; Ch. 19.10, Trees; and Ch. 19.13, Shoreline Master Program.

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

The proposed comprehensive plan amendment will not result in future development-related land action that increases activity in Mercer Island. MICC 19.11.020(B) was previously amended by Ordinance No. 22C-09, adopted on June 21, 2022, and this comprehensive plan amendment is only proposed to create consistency with the updated code.

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

Any development-related land use actions will be required to comply with applicable provisions in MICC Title 19, including Ch. 19.11.050, Green building standards, and other chapters related to energy and natural resource use.

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

The proposal is legislative only, and no development is being proposed, but the proposal includes removing a figure related to the Town Center (TC) zoning designation from the Mercer Island Comprehensive Plan. No environmentally sensitive or government-protected areas exist in the TC zone. However, the zone is adjacent to two public park spaces at its north and south boundaries. Future development-related land use action could result in increased activity in the TC zone, which could result in increased use of these park spaces. However, it is not anticipated that the intensity of these activities will significantly increase as a result of this non-project action. Moreover, this proposed comprehensive plan amendment will have no bearing on whether or not future development takes place.

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

Any development-related land use action will be required to comply with Ch. 19.07, Environment.

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

The proposal is legislative only, and no development is being proposed, but the proposal includes removing a figure related to the Town Center (TC) zoning designation from the Mercer Island Comprehensive Plan. The TC zone is not directly adjacent to shoreline, and this action does not propose any uses that are incompatible with existing plans for land and shoreline use. However, future development-related land use action could result in increased demand for services in the TC zone, which could drive activity at City docks if patrons arrive by water to use TC services. However, it is not anticipated that the intensity of these activities will significantly increase as a result of this non-project action. Moreover, this proposed comprehensive plan amendment will have no bearing on whether or not future development takes place.

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

Any development-related land use action will be subject to further environmental and land use review, as appropriate, to ensure consistency with all local, state, and federal laws and regulations. Future actions will be required to comply with applicable provisions of MICC Title 19, Unified Development Code, including, but not limited to, zoning standards and Ch. 19.13, Shoreline Master Program.

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

The proposal is legislative only, and no development is being proposed that will increase demands on transportation, public services, or utilities.

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

Transportation impacts of future individual project actions will be analyzed and mitigated by compliance with MICC Ch. 19.20, Transportation Concurrency Program, as well as any required compliance with MICC Ch. 19.17, School Impact Fees, Ch. 19.18, Parks Impact Fees, and Ch. 19.19, Transportation Impact Fees.

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

The proposal is in compliance with local, state, and federal regulations, and all future development-related land use action shall also comply with all local, state, and federal regulations.