



152 West Cedar Street Sequim, WA 98382
City Hall (360) 683-4139 FAX (360) 681-3448
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SEPA ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable: ***City of Sequim Proposed Amendments to Title 15 SMC; Buildings and Construction.***

2. Name of applicant: ***City of Sequim.***

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

***Joel Dressel, Building Inspector/Plans Reviewer
City of Sequim
152 W. Cedar Street
Sequim WA 98382
(360) 681-3445
jdressel@sequimwa.gov***

4. Date checklist prepared: ***November 20, 2020.***

5. Agency requesting checklist: ***City of Sequim.***

6. Proposed timing or schedule (including phasing, if applicable): ***City Council adoption is anticipated to occur as early as February 1, 2021.***

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. ***Future minor amendments may occur as deemed necessary.***

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. ***None.***

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. ***No.***

10. List any government approvals or permits that will be needed for your proposal, if known. ***Non-Project Action, requires no permits. Approval will take the form of adoption by Ordinance of the City Council.***

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.) ***This Non-Project Action consists of adoption by the City Council of amendments to Chapter 15.04 of the City of Sequim Municipal Code relating to building codes; repealing ordinances in conflict; and providing for severability and effective date. Washington statutes require all jurisdictions in the state to adopt by reference and enforce the same building code, with some exceptions, throughout Washington***

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. ***City of Sequim-Citywide.***

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Sequim's topography varies throughout the city, from flat to areas of steep slopes. Actual development will be subject to additional SEPA review as appropriate. Environmental review and a threshold determination will be required at the time of development review of non-exempt projects. Site specific development impacts associated with this non-project action are not identifiable at this time.

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

There are areas within the city limits with slopes exceeding 30 percent, and potential geohazard areas are mapped on the City's critical areas maps. At the time of a development proposal, additional information on slopes will be required. Future development will require additional environmental review.

- 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.

According to the USDA Soil Series, Sequim's soils consist of very deep, somewhat excessively drained soils formed in old alluvium. GEOGRAPHICALLY ASSOCIATED SOILS: These are the Carlsborg, Clallam, Dungeness, Hoypus, and Yearly soils. Carlsborg soils lack a mollic epipedon. Clallam soils are loamy-skeletal and have a densic contact at a depth of 20 to 40 inches. Dungeness soils are coarse-silty. Hoypus soils lack a mollic epipedon. Yearly soils are fine-loamy and have a densic contact at a depth of 20 to 40 inches.

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

Not applicable. There is no development associated with this non-project action proposed at this time. Geohazards are mapped in the City's critical areas maps and unstable soils/slopes are regulated by the City's Critical Areas Ordinance. No development is proposed at this time. Review of soil conditions will occur at the time specific proposals move forward.

- 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.

Not applicable. There is no development associated with this non-project action proposed at this time. This Non-Project Action will not directly cause any ground disturbance. Construction of buildings may require grading or filling but must comply with city of Sequim regulations and additional environmental review.

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

Not applicable. This Non-Project Action will not directly cause any clearing, construction or other activities that might cause erosion. Erosion control for construction of future development projects will be regulated consistent with city of Sequim regulations, and additional environmental review where non-exempt projects are proposed.

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

Not applicable. This Non-Project Action will not directly cause increased impervious surface. Construction of future development projects will be regulated consistent with city of Sequim regulations, and additional environmental review where non-exempt projects are proposed.

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

Not required by this Non-Project Action. Construction of future building projects must comply with city of Sequim regulations and additional environmental review where non-exempt projects are proposed.

2. Air

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

Not applicable. This non-project action will not generate emissions to the air. Some emissions may be expected during construction of future building projects; however, city of Sequim regulations and additional environmental review of non-exempt projects will mitigate impacts of emissions.

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

Not applicable. This non-project action will not be impacted by off-site sources of emissions or odors.

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

Not required by this Non-Project Action. Future building construction will be subject to city of Sequim regulations intended to reduce or control 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.

Sequim's main surface water body is Sequim Bay; there are numerous streams and wetlands throughout the city limits. There is no development proposed at this time; future development will require consistency with the City's Critical and Environmentally Sensitive Areas regulations and additional environmental review.

- 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.

Not applicable. This Non-Project Action will not require any work within 200 feet of any surface waters. Future development will require consistency with the City's Critical and Environmentally Sensitive Areas regulations, shoreline regulations where applicable, and additional environmental review.

- 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.

Not applicable. This Non-Project Action will not result in any fill or dredge material from surface waters or wetlands.

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

Not applicable. This Non-Project Action will not result in any surface water withdrawals or diversions.

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

This proposed non-project action will apply city-wide. Although there are very limited areas of the city that may contain 100-year floodplain, it does not appear that any road projects could occur in those areas. However, as with any development proposal, each project will be evaluated for its proximity to any 100-year floodplain.

- 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.

Not applicable. This Non-Project Action will not result in any discharges of waste materials to surface water.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No. This non-project action will not give cause to groundwater being withdrawn from a well for drinking water or other purposes or discharged thereon. All new development and/or building construction within the City is required to infiltrate stormwater in accordance with the 2012 Department of Ecology Stormwater Manual for Western Washington.

- 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. This Non-Project Action will not result in any discharges to the ground from septic systems or other sources.

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.

Not applicable. Although this non-project action will not create any source of runoff, the proposed building code amendments will regulate building construction which may likely increase impervious surfaces. All new impervious surface within the City is required to drain, treat, and infiltrate stormwater in accordance with the 2014 Department of Ecology Stormwater Manual for Western Washington.

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

Not applicable. Although this non project action will not give cause to waste materials entering ground or surface waters, future projects subject to these proposed amendments will be required to employ measures to prevent waste materials entering ground or surface waters.

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

Not applicable. This non-project action will not alter or affect drainage patterns. Grading and drainage for building construction will be regulated in accordance with these proposed standards, additional environmental review for non-exempt projects, and other applicable city regulations.

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

None needed for this Non-Project Action.

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

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

Not applicable. This Non-Project Action will not give cause to the removal or alteration of vegetation. Vegetation will likely be removed for building construction regulated by the building code.

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

Not applicable. There is no development associated with this non-project action proposed at this time. A determination as to the presence of listed threatened or endangered species will be made at the time specific project proposals move forward.

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

None. There is no development associated with this non-project action proposed at this time. A determination will be made at the time specific project proposals move forward.

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

Not applicable. There is no development associated with this non-project action proposed at this time. A determination will be made at the time specific project proposals move forward.

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: squirrels and other typical urban species

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

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

This non-project action will apply city-wide. Sequim has several listed species, including bald eagle, blue heron, salmon (Chinook and chum), steelhead, and coastal cutthroat. Conclusive evaluations will be made with each project proposal at the time it is put forward.

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

None known.

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

Not applicable. There is no development associated with this non-project action proposed at this time. A determination will be made at the time specific proposals move forward. The City's Critical Areas Ordinance

provides protection for wildlife. Any additional mitigation necessary will be identified at the time of site-specific development review.

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

None known. There is no development associated with this non-project action proposed at this time.

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.

Not applicable. There is no development associated with this non-project action proposed at this time. A determination will be made at the time specific proposals move forward. Electric energy is available city-wide and natural gas is available in specific locations in the city limits.

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

No. There is no development associated with this non-project action proposed at this time. A determination will be made at the time specific proposals move forward.

- 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:

Not applicable. There is no development associated with this non-project action proposed at this time. Building codes continually strive to achieve greater control of energy efficiency. In any case, a case specific determination will be made at the time specific proposals move forward.

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.

No. There is no development associated with this non-project action proposed at this time. Determination will be made at the time specific proposals move forward.

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

No. There is no development associated with this non-project action proposed at this time. Determination will be made at the time specific proposals move forward.

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.

Not applicable. There is no development associated with this non-project action proposed at this time. A determination will be made at the time specific proposals move forward.

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.

Not applicable. There is no development associated with this non-project action proposed at this time. Determination will be made at the time specific proposals move forward.

4. Describe special emergency services that might be required.

Not applicable. This Non-Project Action will not require special emergency services.

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

Not applicable. There is no development associated with this non-project action proposed at this time. Determination will be made at the time specific proposals move forward.

b. Noise

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

None. There is no development associated with this non-project action proposed at this time. The city has a typical level of noise expected in an urban environment. In any case, a determination will be made at the time specific proposals move forward.

- 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.

None. No development associated with this non-project action is proposed at this time. Determination will be made at the time specific proposals move forward.

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

None. There is no development associated with this non-project action proposed at this time. Determination will be made at the time specific proposals move forward.

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 non-project action will apply to future proposals city-wide. The city has a variety of single-family residential development along with commercial areas, and other uses including multifamily residential, light industrial, institutional, and parks.

- 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?

There are some lands in active agricultural use within the UGA; however, lands used for agriculture that are within the City are not designated resource lands. There is no development associated with this non-project action proposed at this time. Determination will be made at the time specific proposals move forward.

- 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:

There is no development associated with this non-project action proposed at this time. Determination will be made at the time specific proposals move forward.

- c. Describe any structures on the site.

Not applicable. There is no development associated with this non-project action proposed at this time. Determination will be made at the time specific proposals move forward.

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

This Non-Project Action will not result in demolition of any structures. A determination will be made at the time specific proposals move forward.

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

This proposed non-project action will provide standards and the authority to regulate building construction activities citywide. There are a variety of

zoning designations in the city including single-family residential, commercial, and other zones that allow multifamily residential, light industrial, institutional, and parks.

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

This proposed non-project action will provide standards and the authority to regulate building construction activities citywide. There are a variety of Comprehensive Plan land use designations in the city including single-family residential, commercial, and other uses including land use designations that allow multifamily residential, light industrial, institutional, and parks.

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

Not applicable to this Non-Project Action. A determination will be made at the time specific proposals move forward.

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

There are critical areas within the city; however, there is no development associated with this non-project action proposed at this time. A determination will be made at the time specific proposals move forward.

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

Not applicable. There is no development associated with this non-project action proposed at this time. Determination will be made at the time specific proposals move forward.

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

Not applicable. There is no development associated with this non-project action proposed at this time. A determination will be made at the time specific proposals move forward.

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

None. There is no development associated with this non-project action proposed at this time. Determination will be made at the time specific proposals move forward.

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

No development associated with this non-project action is proposed at this time. Building construction projects are allowed as permitted in the underlying land use

zoning designation which must be consistent with the goals and policies of the Comprehensive Plan as well as the GMA.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not applicable. There is no development associated with this non-project action proposed at this time. A determination will be made at the time specific proposals move forward.

9. Housing

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

Not applicable. No units of housing will be provided by this Non-Project Action.

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

Not applicable. No units would be eliminated by this Non-Project Action.

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

None. There is no development associated with this non-project action proposed at this time. A determination will be made at the time specific proposals move forward.

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?

Not applicable. There is no development associated with this non-project action proposed at this time. A determination will be made at the time specific proposals move forward.

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

Not applicable. There is no development associated with this non-project action proposed at this time. Determination will be made at the time specific proposals move forward.

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

None. There is no development associated with this non-project action proposed at this time. A determination will be made at the time specific proposals move forward.

11. Light and glare

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

None. There is no development associated with this non-project action proposed at this time. A determination will be made at the time specific proposals move forward.

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

No. There is no development associated with this non-project action proposed at this time. A determination will be made at the time specific proposals move forward.

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

Not applicable. There is no development associated with this non-project action proposed at this time. A determination will be made at the time specific proposals move forward.

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

None. There is no development associated with this non-project action proposed at this time. A determination will be made at the time specific proposals move forward.

12. Recreation

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

There are a number of recreational opportunities throughout the city; however, there is no development associated with this non-project action proposed at this time. A determination will be made at the time specific proposals move forward.

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

No. There is no development associated with this non-project action proposed at this time. A determination will be made at the time specific proposals move forward.

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

Not applicable. There is no development associated with this non-project action proposed at this time. A determination will be made at the time specific proposals move forward.

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.

No development associated with this non-project action is proposed at this time. A determination will be made at the time specific proposals move forward.

- 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.

Not applicable. There is no development associated with this non-project action proposed at this time. A determination will be made at the time specific proposals move forward.

- 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.

Not applicable. There is no development associated with this non-project action proposed at this time. A determination will be made at the time specific proposals move forward.

- 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.

Not applicable. There is no development associated with this non-project action proposed at this time. Determination will be made at the time specific proposals move forward.

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.

Not applicable. There is no development associated with this non-project action proposed at this time. A determination will be made at the time specific proposals move forward.

- 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?

Not applicable. There is no development associated with this non-project action proposed at this time. A determination will be made at the time specific proposals move forward.

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

Not applicable. There is no development associated with this non-project action proposed at this time. A determination will be made at the time specific proposals move forward.

- 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).

Not applicable. There is no development associated with this non-project action proposed at this time. A determination will be made at the time specific proposals move forward.

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

Not applicable. There is no development associated with this non-project action proposed at this time. A determination will be made at the time specific proposals move forward.

- 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?

Not applicable. There is no development associated with this non-project action proposed at this time. A determination will be made at the time specific proposals move forward.

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

No. There is no development associated with this non-project action proposed at this time. A determination will be made at the time specific proposals move forward.

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

Not applicable. There is no development associated with this non-project action proposed at this time. A determination will be made at the time specific proposals move forward.

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.

This Non-Project Action will not increase the need for public services.

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

This Non-Project Action will not increase the need for public services.

16. Utilities

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

Utility services are available city-wide. There is no development associated with this non-project action proposed at this time.

- 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.

Not applicable. There is no development associated with this non-project action proposed at this time. A determination will be made at the time specific proposals move forward.

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.



Joel Dressel, Building Inspector/Plans Examiner
City of Sequim

Date: 11.24.20

D. SUPPLEMENTAL SHEET FOR NONPROJECT 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?

This non-project action will not increase discharges to water, emissions to air or production storage or release of toxic or hazardous substances or noise impacts. All future building construction projects will be subject to all relevant City, state and federal regulations regarding discharges to water, emissions to air, and production, storage or release of toxic or hazardous substances, etc. at the time of development review.

Proposed measures to avoid or reduce such increases are:

No measures are proposed with this non-project action; however, measures will be identified as necessary during the development permit and environmental review process for specific projects. Compliance with city regulations and other appropriate mitigation would reduce potential for increased discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise.

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

This Non-Project Action will not affect plants, animals, fish etc. Future proposed roadway projects will be subject to all relevant city, state, and federal regulations regarding wildlife habitat.

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

The City of Sequim Critical Areas Ordinance provides regulatory protective measures to protect and conserve vegetation and wildlife habitat. Additional measures may be identified during the development permit and environmental review process for specific projects.

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

As a non-project action, the addition of this proposed building code amendments would not deplete energy or natural resources. Projects subject to the requirements of the proposed building code amendments will likely require further environmental review at the time of development application.

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

Measures would be identified during the project specific development permit and environmental review. Compliance with city regulations and other appropriate mitigation would provide the appropriate measures to reduce impacts.

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

This Non-Project Action will not affect sensitive areas.

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

Protection measures will be imposed through the City of Sequim Critical Areas Ordinance and city's Shoreline Master Program for projects within 200 feet of the ordinary high water mark of any shorelines of the state as defined in RCW 90.58, the Shoreline Management Act of 1971.

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?

This Non-Project Action will not affect land or shoreline uses as regulated by the City's Shoreline Master Program. Proposed projects will be subject to all relevant city, state, and federal regulations regarding shoreline use, and will be subject to relevant city regulations that are required to be compatible with existing plans.

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

All future development activities will be subject to city, state and federal regulations, such as the Shoreline regulations adopted by the City and implemented through their Shoreline Master Program.

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

This non-project action will not increase demands on transportation, public services, or utilities.

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

This non-project action will not increase demands on transportation, public services or utilities; therefore, measures to reduce impacts are unnecessary.

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

No conflicts anticipated with this non-project action. Proposed projects will be subject to local, state, and federal requirements to protection of the environment.