

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:

Adoption of updated Flood Insurance Rate Maps (FIRMs) and Flood Insurance Study (FIS) for the City of Sultan and associated flood code amendments as interim controls.

2. Name of applicant:
 City of Sultan
 Andy Galuska, Planning Director
Andy.galuska@ci.sultan.wa.us

3. Address and phone number of applicant and contact person:
 319 Main Street
 PO Box 1199
 Sultan, WA 98294-1199
 360.793.2231

4. Date checklist prepared:
 September 30, 2020

5. Agency requesting checklist:
 City of Sultan, Planning Department

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

 City Council briefing: June 11, 2020
 Planning Board Public Hearing: **October**
 City Council Public Hearing: **November**

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

This proposal is for a non-project proposal to adopt interim controls, which will likely be followed with another legislative proposal, permanently adopting updates to the flood hazard regulations within the City of Sultan. Site specific actions may be proposed by private and public entities in the future, which will be reviewed for compliance with the regulations in effect at the time of application.

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

This non-project proposal is consistent with the policies and goals of the adopted GMA Comprehensive Plan, which included an EIS, that was adopted on ~~XXXXXX~~[November 10, 2011](#). Additional environmental information and studies have been prepared for these proposed code amendments by the Federal Emergency Management Agency (FEMA). The Flood Insurance Study (FIS), prepared by FEMA, that is proposed to be adopted by this proposal is a comprehensive environmental study intended to identify flood risk throughout the City of Sultan and is used to inform these proposed amendments.

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.

This is a non-project proposal, which affects the regulation of the special flood hazard areas within the City of Sultan. Project-specific proposals affecting the City of Sultan Special Flood Hazard Areas (SFHA) may be under consideration at any given time.

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

Adoption by the Sultan City Council is required for this non-project proposal.

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.)

1. This non-project proposal will update the Sultan Municipal Code (SMC) Chapters 17.08 to ensure the SMC is in compliance with the state and federal National Flood Insurance Program (NFIP) regulations and to adopt the updated Flood Insurance Rate Maps (FIRMs) and the Flood Insurance Study (FIS);
2. This non-project proposal will amend SMC17.08 to facilitate adoption of the FIRMs and FIS with an effective date of June 19, 2020;
3. This non-project proposal will adopt new sections to ~~XXXXXX-SMC 17.08~~ to designate and assign duties and responsibilities to the Floodplain Administrator;
4. This non-project proposal will adopt new sections to ~~XXXXXX-SMC 17.08~~ to include development standards for shallow flooding areas; and
5. This non-project proposal will update existing and add new definitions to ensure consistency with state and federal NFIP Standards.

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.

This non-project proposal affects SFHAs throughout the city of Sultan. SFHAs are shown on the Digital Flood Insurance Rate Maps provided by the FEMA and became effective on June 19, 2020.

B. Environmental Elements

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other all of these

Lands within the jurisdiction of the City of Sultan include a variety of terrain such as flat, rolling, hilly and steep slopes. The lands that are proposed to be effected by this non-project proposal are those located within the SFHAs of the City of Sultan.

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

~~Slopes in excess of XXXX% can be found within the jurisdiction of the City of Sultan.~~

N/A: This is a nonproject action.

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.

N/A: This is a nonproject action. A range of soils types are found within the jurisdiction of the City of Sultan. ~~This non-project proposal will not remove soils XXXXXXXXX.~~

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

N/A: This is a nonproject action.

~~Certain areas within the City of Sultan have a history of surface instability associated with periods of heavy rainfall.~~

- 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.

As a non-project proposal, no filling or grading is proposed.

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

As a non-project proposal, no erosion would occur as a direct result of this proposal.

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

As a non-project proposal, no impervious surface coverage will occur as a result of this proposal.

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

As a non-project proposal, no erosion reduction or control measures are proposed or required.

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.

As a non-project proposal, no emissions to air will occur as a result of this proposal.

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

As a non-project proposal, this is not applicable.

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

As a non-project proposal, no measures to reduce or control emissions are required or proposed.

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.

There are several streams, seasonal streams, and rivers within the City of Sultan. While this is a non-project proposal with no site specific action, most surface water bodies within the City of Sultan have SFHAs shown on the FIRMs.

- 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.

As a non-project proposal, this proposal will not require any work in, or adjacent to, the described waters.

- 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.

As a non-project proposal, no fill or dredge material will be placed or removed from surface water or wetlands.

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

As a non-project, no surface water withdrawals or diversions will be required.

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

This is a non-project proposal that specifically affects all properties within a 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.

As a non-project proposal, no discharges of waste materials to surface waters will occur as a result of this proposal.

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.

As a non-project proposal, no groundwater will be withdrawn or discharged.

- 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.

As a non-project proposal, no waste material will be discharged from septic tanks or other sources as a result of this proposal.

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.

As a non-project proposal, no runoff will occur as a result of this proposal.

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

As a non-project proposal, no runoff will occur as a result of this proposal.

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

As a non-project proposal, no drainage patterns will be affected as a result of this proposal.

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

As a non-project proposal, no measures are proposed or required to reduce impacts to surface or groundwater as a result of this proposal.

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

All types of the above vegetation occur in various locations throughout the city including the area of the SFHAs that are shown on the FIRMs.

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

As a non-project proposal, no vegetation will be removed as a direct result of this proposal.

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

[N/A: This is a nonproject action.](#)

Threatened and endangered vegetation species can be found in various locations through the City of Sultan

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

As a non-project proposal, no measures to preserve or enhance vegetation are required as a result of this proposal.

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

[N/A: This is a nonproject action.](#)

~~All types of noxious weeds and invasive species occur throughout the City of Sultan.~~

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 _____

All of the above animal species may be found in various locations throughout the city including those affected by this non-project proposal.

- b. List any threatened and endangered species known to be on or near the site.
Threatened and endangered bird, animal and fish species can be found in various locations throughout the City of Sultan.

- c. Is the site part of a migration route? If so, explain.
Yes. Wildlife species do migrate through the city, but as a non-project proposal, this will not impact migratory species.

- d. Proposed measures to preserve or enhance wildlife, if any:
As a non-project proposal, no measures to preserve or enhance wildlife are required as a result or proposed.

- e. List any invasive animal species known to be on or near the site.
All types of invasive animal species exist throughout the city.

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.

As a non-project proposal, energy will not be consumed.

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

As a non-project proposal, there will be no solar energy as a result of this proposal.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
As a non-project proposal, energy conservation features are not applicable to this proposal.

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.

As a non-project proposal, no environmental health hazards will result as a consequence of this proposal.

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

As a non-project proposal, this is not applicable.

- 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.

As a non-project proposal, this is not applicable.

- 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.

As a non-project proposal, this is not applicable.

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

As a non-project proposal, no special emergency services are required by this proposal.

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

As a non-project proposal, no measurements to reduce or control environmental health hazards are required for this proposal.

b. Noise

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

As a non-project proposal, will not be affected by noise.

- 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.

As a non-project proposal, will not generate noise.

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

As a non-project proposal, no measure to reduce or control noise impacts are required or proposed.

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 proposal affects all areas of the SFHA within the City of Sultan. SFHA are often located within and adjacent to rivers, lakes, streams and other watercourses and bodies of water.

- 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 non-project proposal does pertain to all areas of the SFHA within the City of Sultan, including property that may have been, may be, or is currently being used as working farmlands or working forestlands.

- 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 non-project proposal, could affect or be affected by surrounding working farm or forest land as a result of new mapping designations, which could affect how certain working farms or forest lands are regulated.

- c. Describe any structures on the site.

Not applicable to this non-project proposal.

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

As a non-project proposal, no structures will be demolished as a result of this proposal.

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

This non-project proposal pertains to all zoning classifications found in SMC 16.12

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

This non-project proposal pertains to all land use designations.

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

This non-project proposal could pertain to all shoreline master program designations.

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

This non-project proposal could change SFHA critical area designations on some properties based on the new mapping information.

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

As a non-project proposal, this is not applicable.

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

As a non-project proposal, this is not applicable.

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

As a non-project proposal, no measure to avoid or reduce displacement impacts are required by this proposal.

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

As a non-project proposal, the proposed code amendments are compatible with the land uses and plans.

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

As a non-project proposal, this is not applicable.

9. Housing

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

As a non-project proposal, no housing units would be provided by this proposal.

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

As a non-project proposal, no housing units would be eliminated by this proposal.

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

As a non-project proposal, no measures to reduce or control impacts to housing are required or 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?

As a non-project proposal, this is not applicable.

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

As a non-project proposal, this is not applicable.

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

As a non-project proposal, this is not applicable.

11. Light and Glare

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

As a non-project proposal, this is not applicable.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?
As a non-project proposal, this is not applicable.
- c. What existing off-site sources of light or glare may affect your proposal?
As a non-project proposal, this is not applicable.
- d. Proposed measures to reduce or control light and glare impacts, if any:
As a non-project proposal, this is not applicable.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
This non-project action affects all lands in the City of Sultan. That land has opportunities for hunting, fishing, bird watching and many other recreational activities.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
This non-project proposal will not displace any existing recreational uses.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
As a non-project proposal, no measures to reduce or control impacts on recreation are proposed or required.

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.
Not applicable to this non-project proposal.
- 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 to this non-project proposal.
- 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 to this non-project proposal.
- 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 to this non-project proposal.

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.
Various highways, state routes and local streets service the City of Sultan.
- 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?
Various transit services exist in the City of Sultan.
- 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 to this non-project proposal.
- 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 to this non-project proposal.
- 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 to this non-project proposal.
- 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 to this non-project proposal.
- 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.
Not applicable to this non-project proposal.
- h. Proposed measures to reduce or control transportation impacts, if any:
Not applicable to this non-project proposal.

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.
As a non-project action, this proposal will not result in an increased need for public services.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
As a non-project proposal, no measures to reduce or control impacts on public services are required.

16. Utilities

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

Not applicable to this non-project proposal.

- e. 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 to this non-project proposal.

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: _____

Name of signee Andy Galuska, Planning Director

Position and Agency/Organization City of Sultan

Date Submitted: October

D. Supplemental sheet for nonproject actions

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

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

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

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

The proposal will not likely cause an increase in these types of discharges or emissions. Slight modifications to the locations of designated special flood hazard areas may result in a change to where project-specific discharge or emission impacts may occur, but, those modifications will not likely result in an increase to discharges to water, emissions to air, release of toxic or hazardous substances, or production of noise.

Proposed measures to avoid or reduce such increases are:

Measures to avoid or reduce increased impacts to air and water quality are mitigated through site-specific project level environmental review.

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

As a non-project proposal, this proposal is unlikely to cause a change in the impacts to plants, animals, fish, or marine life. Slight modifications to SFHA designations are proposed by this ordinance, which may change where project-specific affects may occur, but future site-specific development will be subject to the City's Critical Area Regulations under SMC 17.10, which includes provisions to protect streams, wetlands, and wildlife.

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

Measures to protect or conserve plants, animals, fish or marine life are incorporated into the City's Critical Areas Regulations which would be applicable to project-level proposals.

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

The proposal would not likely cause a depletion of energy or natural resources.

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

Measures to conserve natural resources, such as soils and flood processes are incorporated into the proposed code amendments of this non-project proposal.

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 proposed code amendments of this non-project proposal would further facilitate governmental protection of environmentally sensitive floodplain areas which often include parks,

wilderness, wild and scenic rivers, threatened and endangered species and their habitat, historic and cultural sites and wetlands through implementation of best science into the mapping of flood risk and through adoption of updated floodplain management regulations that ensure compliance with state and federal regulations.

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

This is a non-project proposal which designates SFHAs that are subject to specific development regulations to reduce the impacts of flooding activity, such as limiting the types of uses that can locate in those designated areas, specifying the size and location of structures and land disturbing activity, and directing how project-specific proposals will be reviewed and enforced.

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 not likely to affect land and shoreline use. The City's Shoreline Management Plan regulates development in the shoreline and the code amendments proposed with this non-project proposal will work in collaboration with shoreline regulations to restrict uses in shoreline areas by placing limitations on development in floodplain areas. This proposal does not encourage incompatible land or shoreline uses.

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

The proposed code amendments have been reviewed for consistency with the City's Comprehensive Plan, Development Regulations, and Shoreline Master Program, to avoid or reduce impacts.

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

This non-project proposal is unlikely to directly or indirectly increase demands on transportation or public services and utilities.

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

Since this proposal is unlikely to directly or indirectly increase demands on transportation or public services and utilities, measures to reduce impacts are not applicable.

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

This non-project proposal does not conflict with any law or requirements to protect the environment. The code amendments proposed would facilitate continued compliance with state and federal National Flood Insurance Program regulations.