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SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for Applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for non-project proposals: [\[help\]](#)

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

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

City of Sammamish Flood Damage Prevention Ordinance Update

2. Name of applicant: [\[help\]](#)

City of Sammamish, Department of Community Development

3. Address and phone number of applicant and contact person: [\[help\]](#)

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4. Date checklist prepared: [\[help\]](#)

5/12/2020

5. Agency requesting checklist: [\[help\]](#)

City of Sammamish

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

City Council adoption of updates to the Flood Damage Prevention code is expected June 2020.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

The Flood Damage Prevention code referenced in [Chapter 15.10 of the Sammamish Municipal Code](#) (SMC) is reviewed periodically by the City of Sammamish and partnering state and federal agencies. After the City Council adopts updates to Chapter 15.10 SMC as currently proposed, no additional updates are anticipated for a minimum of three to five years.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

- City of Sammamish Shoreline Master Program (SMP) Update, Cumulative Impacts Analysis, August 2009;
- City of Sammamish City Council Review Draft Shoreline Master Program, August 2009;
- City of Sammamish Shoreline Restoration Plan, January 2008.
- City of Sammamish Shoreline Inventory and Characterization, June 2007; and
- City of Sammamish Master Program Update, Draft Gap Analysis and SMP Consistency Review, November 2006.

These previously prepared reports, plans, and programs collectively contain detailed information regarding environmental conditions and land use along the City's shorelines. Responses offered in this checklist are largely supported by the information made available by these materials. In particular, the Shoreline Inventory and Characterization Report and Appendix A (Map Folio) provides more detail

of the information summarized in this checklist. All SMP Update materials can be accessed at the City's website: <http://www.ci.sammamish.wa.us/SMP.aspx>.

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. [help]

Applications for permits or approvals deemed complete prior to the effective date of adoption of Chapter 15.10 SMC will be subject to the existing city floodplain management standards. Once adopted, the updated Chapter 15.10 SMC would affect new development projects or activities located within the regulated floodplain.

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

The proposed updates to Chapter 15.10 SMC will need the following approvals:

- Review and threshold determination under the State Environmental Policy Act for Non-project actions;
- Adoption by the Sammamish City Council; and
- Review of Chapter 15.10 SMC amendments by the Washington State Department of Commerce (for consistency with Growth Management Act).

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.) [help]

The City is in the process of updating Chapter 15.10 SMC – Flood Damage Prevention with additions and amendments provided to the City of Sammamish by the Department of Ecology. Updates to Chapter 15.10 SMC are considered a minor update of the City's existing floodplain management regulations.

As a participating community in the National Flood Insurance Program (NFIP), the City is required by law to ensure that standards for floodplain management meet minimum criteria established by the Federal Emergency Management Agency (FEMA). In addition, the update is necessary to ensure ongoing consistency with Washington State laws relevant to floodplain management, including Chapter 86.16 (Floodplain Management) and Chapter 36.70A.060 (Growth Management – Natural Resource Lands and Critical Areas) within the Revised Code of Washington (RCW), as well as implementing standards in Washington Administrative Code (WAC) sections 173-158 (Floodplain Management) and 365-195 / 365-196 (Growth Management Act – Best Available Science and Procedures).

By completing these edits, the City will be meeting or exceeding the minimum requirements as a NFIP participating community. The proposed update is a non-project action that affects activities, uses, and developments along designated areas of special flood hazard within City limits. The minor update is being completed in coordination with the Washington State Department of Ecology (Ecology) as part of the City's floodplain management Community Assistance Visit (CAV).

Special flood hazard areas in Sammamish are limited to areas along the Lake Sammamish shoreline, as detailed further in response A.12 below (Figure 1).

The proposed update of Chapter 15.10 SMC – Flood Damage Prevention includes:

- Required amendments to definitions of “Area of special flood hazard”, “Area of shallow flooding”, “flood” / “flooding”, and “flood insurance rate map (FIRM)”. Amended language provides consistency with FEMA’s minimum requirements and clarifies reference to FIRM mapping.
- Additional definitions within Chapter 15.10 SMC, including for “ASCE 24” (which is standard code for Flood Resistant Design and Construction, published by the American Society of Civil Engineers), “base flood elevation (BFE)”, “flood elevation study”, “floodplain administrator”, floodplain management regulations”, “flood proofing”, “new construction”, “structure” and several other more minor new definitions.
- New Chapter 15.10 SMC sections on Compliance, Changes to Special Flood Hazard Area, Storage of Materials and Equipment, and Appurtenant Structures.
- Inclusion of additional detail on design and construction standards for new or expanded structures within the special flood hazard area, specifically at sections SMC 15.10.160(1) and (2).
- Minor wording changes to existing standards to improve clarity and consistency with FEMA Region X and Ecology minimum 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. [help]

The proposed code update is a non-project action that affects activities, uses and developments in the City’s designated area of special flood hazard (commonly referred to as the 100-year floodplain). In the City, the only designated area of special flood hazard occurs along the Lake Sammamish shoreline (Figure 1). This includes the entire approximately 7-mile stretch of the lake within the City’s jurisdiction. Along the eastern shoreline, the area of special flood hazard occurs as a generally narrow corridor of low lying shorelands below the established 100-year flood elevation of 36 feet above sea level (North American Vertical Datum of 1988 [NAVD-88]).

The Lake Sammamish shoreline area stretches north and south along the western edge of the City limits (generally along and to the west of East Sammamish Parkway) from 187th Avenue NE on the north, to Peregrine Point Way SE on the south. The Lake Sammamish shoreland area that is within the area of special flood hazard includes approximately 62.5 acres of land. Almost all of this area is also within the City’s shoreline jurisdiction under the Shoreline Master Program (SMP).

B. Environmental Elements [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

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

The area of special flood hazard in Sammamish includes approximately 7 miles of Lake Sammamish's eastern shoreline in the City limits. The shoreline is predominantly developed with single-family residential use, with homes occurring between the lake shoreline and the East Lake Sammamish Trail / East Lake Sammamish Parkway corridor to the east. At some locations, only shoreline access properties (with no home structures) occur along the shoreline. Areas designated with special flood hazard are generally flat and extend across residential yards, residential structures, and other appurtenant structures.

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Steep slope areas do not occur within the areas of special flood hazard. The floodplain associated with Lake Sammamish is low lying and generally flat, with the steepest slope likely associated with residential bulkheads fronting the majority of parcels. That said, these bulkheads are engineered structures and are generally not more than 3 feet high.

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. [\[help\]](#)

According to the Natural Resource Conservation Service 2004 soil survey for King County, soils in the East Lake Sammamish basin are primarily Alderwood and Everett gravelly sandy loams and Kitsap silt loam. These soil types are interspersed with pockets of hydric mineral soil (Norma loam) and various organic soils (e.g., Shalcar muck, Tukwila muck, Seattle muck, Orcas peat). Wetlands occur primarily on these organic and hydric mineral deposits. Soils along the eastern shore of Lake Sammamish are consistent with soil mapping throughout the East Lake Sammamish basin.

There are no prime farmlands or designated agricultural lands within the City's Lake Sammamish floodplain.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

According to City maps, erosion and steep slope hazard areas occur almost continuously along the Lake Sammamish shoreline; landslide and steep slope hazard areas, however, are generally somewhat set-back from the shoreline – landward of designated areas of special flood hazard. In addition, seismic hazard areas are mapped intermittently along the Lake Sammamish shoreline in areas of organic and hydric mineral deposits.

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 action, proposed updates to Chapter 15.10 SMC - Flood Damage Prevention will not result in any filling or grading. Along with other City standards, including those within the SMP (SMC Title 25) and Clearing and Grading (Chapter 16.15 SMC), floodplain regulations ensure that any proposed development and associated filling or grading provides protection of the ecological conditions and functions of the shoreline and associated floodplain area.

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

No specific construction activity is proposed as part of the update. Erosion control associated with future floodplain developments would be addressed on a project level basis through the City's surface water design and management requirements (Chapter 13.20 SMC) the clearing and

grading requirements (Chapter 16.15 SMC), provisions of the SMP (SMC 25.06.020 and 25.06.050), as well as erosion control where associated with flooding updated in proposed SMC 15.10.040(2).

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

No new impervious area is proposed as part of the update to Chapter 15.10 SMC.

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

The proposed update clarifies that erosion that results from flooding is included as part of the “flooding” definition. No other changes to existing City standards that effectively control erosion from development activities and existing uses within the special flood hazard area are proposed.

2. Air [\[help\]](#)

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.

None.

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

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Not applicable.

3. Water [\[help\]](#)

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. [\[help\]](#)

There are a number of streams and several inventoried wetlands in the vicinity of Lake Sammamish. A number of generally small streams drain to the eastern shoreline of Lake Sammamish, where they cross the special flood hazard area. The largest of these streams are, from north to south, George Davis Creek (WRIA 8 Stream #0144), Zackuse Creek (#0145), Ebright Creek (#0149), and Pine Lake Creek (#0152). About a dozen very small, named and unnamed streams and seeps also drain the western Sammamish Plateau to Lake Sammamish (Figure 1).

Generally small wetlands occur as these streams and seeps cross the East Lake Sammamish Parkway and East Lake Sammamish Trail corridors above their outlets with the lake.

- 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.** [\[help\]](#)

No.

- 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.** [\[help\]](#)

No filling or dredging is proposed as part of the update to Chapter 15.10 SMC.

- 4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.** [\[help\]](#)

No.

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

As previously described, the entire area affected by the proposed update to Chapter 15.10 SMC occurs within the 100-year floodplain. The effective floodplain is established by FEMA Flood Insurance Rate Mapping. For the City of Sammamish and surrounding areas, effective mapping is being updated as part of the Flood Insurance Study (FIS) for King County, Washington, and Incorporated Areas to be finalized on August 19, 2020. FEMA has established a 100-year flood elevation of 36 feet above sea level (North American Vertical Datum of 1988 [NAVD-88]).

- 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.** [\[help\]](#)

No.

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.** [\[help\]](#)

No.

- 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.** [\[help\]](#)

As a non-project action, the update to Chapter 15.10 SMC does not include discharge of any waste material. All current and future development along the Lake Sammamish shoreline must be serviced by the municipal sewer system.

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.** [\[help\]](#)

As a non-project action, the update to Chapter 15.10 SMC would not generate any runoff. All new development in the special flood hazard area will be required to comply with City provisions, including those within the SMP and surface water requirements, as well as floodplain development standards.

- 2) **Could waste materials enter ground or surface waters? If so, generally describe.** [\[help\]](#)

No.

- 3) **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.** [\[help\]](#)

Please see the response to question 3.C.1, above.

d. Water Reduction/Control

Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

The currently adopted Flood Damage Reduction standards already are part of a framework, along with the City's SMP, integrated critical areas standards, and surface water requirements, that work together to avoid and mitigate for any surface, ground, and runoff water impacts. Both during construction and through ongoing use, any development proposed within the special flood hazard area would be required to meet all applicable criteria for control of water impacts. The proposed update would not change or reduce compliance requirements.

4. Plants [\[help\]](#)

- a. **Check the types of vegetation found on the site:** [\[help\]](#)

Along undeveloped parcels on the Lake Sammamish shoreline:

- deciduous tree: Alder, and big leaf maple
- evergreen tree: Pacific madrone, Douglas fir, Western red cedar, Western hemlock
- shrubs: Indian plum, salal, Oregon grape, elderberry, oceanspray, salmonberry, and Himalayan blackberry
- grass: maintained lawns
- pasture: none
- crop and grain: none
- orchards, vineyards or other permanent crops: none
- wet soil plants: salmonberry, willow, water lily
- water plants: yellow flag iris
- other types of vegetation: ferns, groundcover, and ornamental herbs

Developed portions of the Lake Sammamish shoreline are generally characterized by ornamental landscaping and maintained lawns.

b. **What kind and amount of vegetation will be removed or altered?** [\[help\]](#)

None. The proposed code update would not remove or alter vegetation and would not alter or reduce existing policies and regulations that require the maintenance and restoration of native vegetation where feasible. These existing standards occur primarily within the SMP (SMC Title 25), as well as within integrated critical areas standards.

In addition, the City has recently established habitat assessment guidance and standard procedures to ensure development consistency with Puget Sound NFIP Biological Opinion expectations. Floodplain habitat assessment must be completed as part of floodplain development permit review consistent with

c. **List threatened and endangered species known to be on or near the site.** [\[help\]](#)

According to WDNR Natural Heritage mapping, no rare plant species are documented within the City's special flood hazard area.

d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:** [\[help\]](#)

The proposed code update does not involve any landscaping. The City has numerous standards in place to preserve and enhance shoreline vegetation as allowable development occurs. These standards are primarily in place through the adopted SMP and integrated critical areas standards. The proposed updates to Chapter 15.10 SMC does not alter these existing standards. No additional measures are necessary.

e. **List all noxious weeds and invasive species known to be on or near the site.** [\[help\]](#)

Primarily within the few undeveloped properties along the lake shoreline invasive species include Himalayan blackberry, reed canarygrass, garden loosestrife, purple loosestrife, yellow flag iris, English ivy, and Japanese knotweed. Aquatic weeds growing near the Lake Sammamish shoreline include Brazilian elodea and Eurasian milfoil.

5. **Animals** [\[help\]](#)

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.** [\[help\]](#)

Examples include:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other _____

Sammamish shorelines provide habitat for a number of aquatic and terrestrial species. Species that have been documented in the Lake Sammamish shoreline area include, but are not limited to:

Fish: Chinook, coho, cutthroat, pink, and sockeye/kokanee salmon are known or expected to use the Lake Sammamish nearshore environment and the lower portion of some streams that drain

through the City to the Lake Sammamish shoreline. Invasive fish species include both large and smallmouth bass, yellow perch, black crappie, pumpkinseed sunfish, and brown bullhead.

Shellfish and Invertebrates: Numerous freshwater shellfish and invertebrate species.

Amphibians: Frogs and salamanders

Reptiles: None specifically documented

Birds: Bald eagles are known to forage along Lake Sammamish and perch in large cottonwoods on the shoreline (Parametrix, 2000). Great blue herons breed in rookeries at Lake Sammamish State Park, and some of these birds use the nearshore areas for foraging and rearing. In addition, Lake Sammamish State Park (outside the City) is a designated waterfowl concentration area. Piliated woodpeckers are present along the lake shoreline and adjoining habitats.

In addition to supporting these species, the Lake Sammamish shoreline provides quality habitat for numerous other species of wildlife. Other avian predators, such as osprey and red-tailed hawks are frequently observed near the lakeshore and mergansers, cormorants, mallards, grebes, American coots, Canadian geese, gulls, swifts, green herons, and other waterfowl occupy open water areas. Some of the best habitat areas are at the north end of Lake Sammamish where the shoreline is less heavily developed and relatively large patches of native vegetation still remain intact (Watershed Company, 2000).

Mammals: Deer, beaver, raccoon, and other unlisted small mammal species.

b. **List any threatened and endangered species known to be on or near the site.** [\[help\]](#)

The Washington Department of Fish and Wildlife (WDFW) maintains priority habitat and species (PHS) information for Washington State, including the status of species as threatened or endangered. Priority habitats occurring within the City include riparian areas, old-growth/mature forests, and urban open spaces.

Species that are federally listed threatened or endangered include: coho salmon (Federal candidate for listing) and steelhead (Threatened, WDFW 2020). In addition, the lake's resident kokanee population has been determined to be genetically distinct. In 2007, Trout Unlimited and other groups and agencies petitioned the US Fish and Wildlife Service (USFWS) to review the listing status for the kokanee population. The USFWS reviewed the petition and determined that listing was not warranted (Federal Register 2011).

Great blue heron (*Ardea herodias*) nesting colonies have been identified in Lake Sammamish State Park, to the south of Sammamish in the City of Issaquah (WDFW, 2008). In addition, purple martins are documented as nesting along the north end of the Lake Sammamish shoreline. The southern portion of the project area is mapped as communal roost for the Townsend Big eared bat, which is listed a candidate for state listing. However, this species is mapped at the township level and mapping is not indicative of the presence of this species in the study area (WDFW, 2020).

c. **Is the site part of a migration route? If so, explain.** [\[help\]](#)

The City's Lake Sammamish shoreline is known or expected to contain juvenile migratory salmonids including Chinook, coho, cutthroat, and sockeye based on the knowledge of species life histories (KCDNR, 2001).

Sammamish is located within the Pacific Flyway, which is a flight corridor for migrating waterfowl and other avian fauna. The Pacific Flyway extends south from Alaska to Mexico and South America.

d. **Proposed measures to preserve or enhance wildlife, if any:** [\[help\]](#)

The City's implementation of Flood Damage Prevention standards are meant to be consistent with and work in conjunction with several City, State and federal programs to protect fish and wildlife habitat and other functions and values of the shoreline, including guidance relevant to implementation of the NFIP within the Puget Sound region. These programs include, but are not limited to, the following:

- Shoreline Master Program policies and regulations (City);
- Zoning and environmentally critical areas regulations (City);
- Surface water management regulations (City);
- Federal Endangered Species Act compliance (NOAA and USFWS), including specific compliance requiring floodplain habitat assessment for any development project within the special flood hazard area (FEMA guidelines for local implementation of the NFIP);
- Federal Clean Water Act compliance (U.S. Army Corps of Engineers and Washington Department of Ecology);
- State Hydraulic Project Approval (Washington Department of Fish and Wildlife); and
- National Pollutant Discharge Elimination System (Washington Department of Ecology).

e. **List any invasive animal species known to be on or near the site.** [\[help\]](#)

Invasive fish species include both large and smallmouth bass, yellow perch, black crappie, pumpkinseed sunfish, and brown bullhead. Both large and smallmouth bass prey on juvenile salmonids within shallow waters along the shorelines of Lake Sammamish. There are no documented problematic invasive terrestrial animal species within the special flood hazard area.

6. Energy and Natural Resources [\[help\]](#)

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.** [\[help\]](#)

Not applicable.

b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.** [\[help\]](#)

No.

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:** [\[help\]](#)

Not applicable.

7. Environmental Health [\[help\]](#)

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.** [\[help\]](#)

Not applicable.

- 1) **Describe any known or possible contamination at the site from present or past uses.** [\[help\]](#)

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.** [\[help\]](#)

Existing Flood Damage Prevention standards are in place to reduce and control environmental health hazards associated with potential flooding for all legally established structures within the special flood hazard area. The proposed updates will not reduce these standards. No additional measures are necessary.

- 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.** [\[help\]](#)

Not applicable. Flood Damage Prevention standards and other City development regulations prohibit commercial storage, use, or production of toxic and/or hazardous chemicals.

- 4) **Describe special emergency services that might be required.** [\[help\]](#)

Human use and associated development and structures within the special flood hazard area are generally more at risk to flooding and associated damage. Existing Flood Damage Prevention standards and proposed updates are intended to reduce risk, minimizing any increased need for emergency services. The proposed updates to the City's Flood Damage Prevention standards will not require any special emergency services.

- 5) **Proposed measures to reduce or control environmental health hazards, if any:** [\[help\]](#)

The proposed code update will not alter existing Flood Damage Prevention standards in place to reduce and control environmental health hazards from allowable floodplain development. No additional measures are necessary.

b. **Noise** [\[help\]](#)

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

Not applicable.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

Not applicable.

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

Not applicable.

8. Land and Shoreline Use

A. What is the current use of the site and adjacent properties? Will the proposed affect current land uses or nearby or adjacent properties? If so describe

Within the mapped special flood hazard area along the Lake Sammamish shoreline land use is primarily single-family residential (87%). Some private properties that have not been developed with residential structures occur along the shoreline, of which a portion are small enough that residential development and use may not be feasible. For these properties, private recreational use occurs and is anticipated to occur into the future. The remaining portion of existing land use is public park, trail, and open space.

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 non-farm or non-forest use?

There are no known or recorded agricultural uses within the City's special flood hazard area.

- 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;

No working farm or forest lands occur in the immediate vicinity of the City's special flood hazard area. The proposed update of Flood Damage Prevention standards will not affect or be affected by working farm or forest lands.

C. Describe any structures on the site.

Not applicable.

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

None.

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

Within the City's special flood hazard area, zoning is exclusively single-family residential, with all areas along the City's shorelines zoned R-4 (allowing a maximum of four residential dwelling units per acre).

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

Comprehensive Plan land use designations in the City of Sammamish are used to establish the zoning designations. As such, Comprehensive Plan designation along the Lake Sammamish

shoreline is exclusively single-family residential.

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

Under the adopted SMP, the shorelines are designated primarily Shoreline Residential, with three sections of Urban Conservancy generally in the northern end of the Lake Sammamish special flood hazard area.

H. Has any part of the site been classified critical area but the city or county? If so, specify.

Title 21A, Chapter 21A.50 SMC establishes critical areas. As required by the State Growth Management Act, these areas include frequently flooded areas, as well as geologic hazard areas, wetlands, aquifer recharge areas, fish and wildlife habitat protection areas, streams, lakes, and ponds and associated buffers. Chapter 21A.50 SMC -Environmentally Critical Areas establishes regulatory requirements associated with each of these critical areas. The frequently flooded areas portion of Chapter 21A.50 SMC references to Chapter 15.10 SMC.

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

None.

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

None.

K. Proposed measures to avoid or reduce displacement impacts, if any?

Not applicable.

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

Not applicable.

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

There are no agricultural or forest lands within the City's special flood hazard area or immediate vicinity. As such, no measures are necessary.

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None. The proposed code update would not provide any housing or change the underlying Comprehensive Plan land use or zoning designations.

- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.** [\[help\]](#)

None. The proposed update would not change the underlying Comprehensive Plan land use or zoning designations.

- c. **Proposed measures to reduce or control housing impacts, if any:** [\[help\]](#)

Not applicable.

10. Aesthetics [\[help\]](#)

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

No specific structures are proposed. The proposed code update does not change standards for maximum structure height. According to the City's adopted SMP, a maximum building height limitation of 35-feet above average grade level is applied for properties in the Lake Sammamish shoreline jurisdiction and overlapping special flood hazard area.

- b. **What views in the immediate vicinity would be altered or obstructed?** [\[help\]](#)

The proposed code update would not change current allowances for residential development, redevelopment, and subdivision along the Lake Sammamish shoreline. As is currently the case, future development activity and subdivision proposals could have the potential to alter or obstruct view corridors to the lake shorelines.

- c. **Proposed measures to reduce or control aesthetic impacts, if any:** [\[help\]](#)

The City has numerous standards in place to reduce view impacts from shoreline development through the adopted SMP. Proposed updates to Chapter 15.10 SMC does not alter these existing standards. No additional measures are necessary.

11. Light and Glare [\[help\]](#)

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

The City has numerous standards in place to reduce light and glare impacts from shoreline development through the adopted SMP. The proposed code update does not alter these existing standards. No additional measures are necessary.

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Although the large majority of the City's Lake Sammamish frontage supports private residential uses, there are two existing public recreational opportunities:

East Lake Sammamish Trail – The City's main public access on the Lake Sammamish shoreline is the East Lake Sammamish Trail, which is owned and maintained by King County as part of a regional trail network. This trail runs north to south along the entire east shoreline in an abandoned railroad right-of-way, and is currently improved both as a paved surface trail and as a soft surface gravel trail. The final soft surface segment will be paved and further improved in 2020.

The trail generally lies between 50 and 300 feet east of the lake edge. It offers views of the water, but no physical water access. The trail links Marymoor Park in Redmond with Lake Sammamish State Park in Issaquah, and with the overall regional trail system links Lake Sammamish to Lake Washington via the Burke Gilman Trail and to the I-90 corridor and the Snoqualmie Valley area via other County trails.

Sammamish Landing Park – The Sammamish Landing Park is approximately 8-acres and located on the eastern shoreline, this is the only public park on Lake Sammamish within the City of Sammamish.

The park offers access to a picnic shelter, three beach areas and two docks. A historic artifact displays and commemorative signage for the railroad that previously ran along the East Lake Sammamish Trail are also present at the park.

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

The City has established policies and plans to provide, enhance and maintain public access and recreational opportunities along the Lake Sammamish shoreline. The existing Flood Damage Prevention ordinance and proposed updates will not change these standards. No additional measures are necessary.

13. Historic and Cultural Preservation [\[help\]](#)

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. [\[help\]](#)

Lake Sammamish is part of the usual and accustomed fishing area of the Muckleshoot Indian Tribe and the Snoqualmie Indian Tribe per the Treaty of Point Elliot. The lake has served as a cultural resource for the Muckleshoot, Snoqualmie, and other tribes who have harvested fish, wildlife, and plant species in this area for generations. Tribal members historically and currently use the shorelines in Sammamish for travel, fishing, hunting, gathering, as well as other economic and cultural activities.

The Lake Sammamish area was once a gathering place for Native Americans, where they prepared for winter and celebrated their potlatch (winter festival) at the south end of the lake. Currently, Sammamish shorelines play an important part in the Snoqualmie Tribe's Canoe Family Journey. Snoqualmie village and camp sites are located within the City limits.

According to the Washington State Department of Historic Preservation and the King County Cultural Resources Database, several recorded prehistoric and historic sites are located in the vicinity of the Lake Sammamish shoreline and associated special flood hazard area. Many of these sites are located to the north and the south of the City's shoreline planning area, in the vicinity of Marymoor Park and Lake Sammamish State Park, respectively. Several sites have been identified within City limits, of which three are known to have been previously destroyed. While these potential resources have not been formally recorded, they do provide insight into the types of resources that may be present within the special flood hazard area.

- 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.** [\[help\]](#)

See discussion above in 13.a.

- 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.** [\[help\]](#)

See discussion above in 13.a.

- 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.** [\[help\]](#)

The proposed update to Flood Damage Prevention standards will not reduce or otherwise comprise existing City measures for historic and cultural resources. No additional measures are necessary.

14. Transportation [\[help\]](#)

- 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.** [\[help\]](#)

Not applicable.

The East Lake Sammamish Parkway runs along the eastern shoreline of Lake Sammamish across the entire City generally from north to south. The majority of the arterial is outside of the special flood hazard area; however significant portions pass within the area. The arterial provides significant transportation access to the City, through the City, and out of the City to Redmond to the north and Issaquah to the south.

The East Lake Sammamish Trail provides non-motorized transportation infrastructure. The trail is located waterward of the East Lake Sammamish Parkway, with more areas of the trail located in the Lake Sammamish special flood hazard area.

- 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?** [\[help\]](#)

Not applicable.

- c. **How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?** [\[help\]](#)

Not applicable.

- 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).** [\[help\]](#)_____

No.

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

None.

- f. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and no passenger vehicles). What data or transportation models were used to make these estimates?** [\[help\]](#)

Not applicable.

- 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.** [\[help\]](#)

No.

- h. **Proposed measures to reduce or control transportation impacts, if any:** [\[help\]](#)

Not applicable.

15. Public Services [\[help\]](#)

- 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.** [\[help\]](#)

No.

- b. **Proposed measures to reduce or control direct impacts on public services, if any.** [\[help\]](#)

Not applicable.

16. Utilities [\[help\]](#)

- a. **Circle utilities currently available at the site:** [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
Other _____

Not applicable. The special flood hazard area extends along the entire eastern shoreline of Lake Sammamish, with an area that includes electricity, natural gas, water, refuse, telephone, and sanitary sewer utility services.

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.** [\[help\]](#)

None.

C. Signature [\[help\]](#)

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:

Position and Agency/Organization:

Date Submitted:

D. Supplemental sheet for non-project actions [\[help\]](#)

(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 proposed code update would not increase discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise.

Proposed measures to avoid or reduce such increase are:

The proposal is not expected to increase discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. All new development in the special flood hazard area will be required to comply with City, state and federal provisions, including those within the SMP and surface water requirements, as well as floodplain development standards.

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

The proposed code update is not anticipated to have an effect on plants, animals, fish or other marine life.

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

The City has numerous standards in place to preserve and enhance shoreline vegetation as allowable development occurs. The proposed code update does not alter these existing standards.

The proposed code update is designed to be consistent with city, state, and federal programs designed to protect fish and wildlife (policies discussed under question 5.d.).

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

The proposed code update would not deplete energy or natural resources. Extractive or resource-based industries, such as mining, forestry, agriculture, and aquaculture, are not permitted to occur in any of the flood hazard areas of the shoreline.

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

Since the proposal would not deplete energy or other natural resources, no specific measures are proposed.

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

No impacts to critical areas or other areas designated for governmental protection are anticipated. The proposed code update would establish policies and regulations regarding the use of special flood hazard areas to promote public health, safety, and general welfare, reduce the annual cost of flood insurance; and minimize public and private losses due to flood conditions.

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

Title 21A, Chapter 21A.50 SMC establishes critical areas and/or their buffers (i.e., geologic hazard areas, wetlands, aquifer recharge areas, stream areas, as well as lake areas) and associated regulatory requirements. The proposed code update is consistent with these regulations.

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 City of Sammamish has an established land use pattern in the shoreline jurisdiction that predates the current regulatory regime. The pattern generally includes public parks and single-family developments. The limited amount of vacant land in the shoreline jurisdiction is all located in residential zones. This land use pattern is consistent with both the City's current zoning and vision of future land use as established by the City's Comprehensive Plan land use designations. The proposed code update is not anticipated to impact any existing land uses.

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

Based on the developed nature of the City's shoreline, the lack of extensive vacant developable land, and consistency among land use regulations and long-range plans, reasonable foreseeable development will likely be redevelopment of property rather than new development. Redevelopment will not likely result in significant changes in land use (e.g., single-family to multi-family).

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

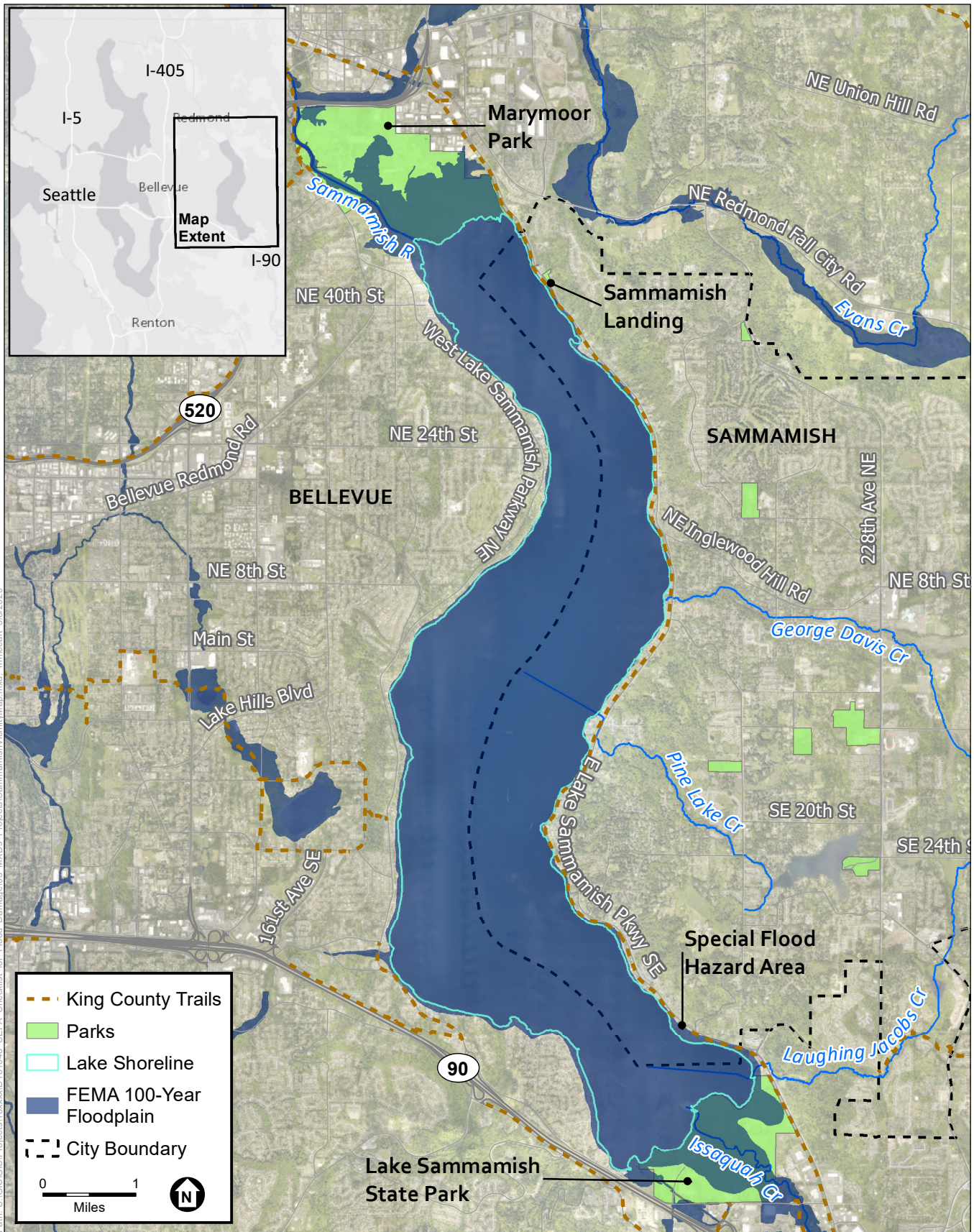
The proposed code update does not establish new patterns of land use. All reasonable foreseeable development will likely be redevelopment of property rather than new development. Redevelopment would not result in significant changes to or increased demand for public services or infrastructure.

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

Since increased demands are not anticipated, no specific measures are proposed.

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

The City's proposed code update is being completed to ensure compliance with State and Federal floodplain management laws and minimum standards, and would not conflict with other local, state or federal laws.



SOURCE: King County, 2017; OSM, 2018; FEMA, 2020; ESA, 2020

D201801048 SEPA Checklist for Flood Damage

Figure 1
Sammamish Project Area and Vicinity
Seattle, Washington