



King County

ENVIRONMENTAL CHECKLIST WAC 197-11-960

Purpose of checklist:

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

Instructions for applicants:

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

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

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

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

Use of checklist for nonproject proposals:

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

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

A. BACKGROUND

1. Name of proposed project, if applicable:

King County Coastal High Hazard Areas Flood Regulations

2. Name of applicant:

King County Water and Land Resources Division

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

Mark Isaacson, Director, Water and Land Resources Division
King County Department of Natural Resources and Parks
201 South Jackson Street, Suite 600
Seattle, WA 98104-3855
Phone: (206) 296-6587
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4. Date checklist prepared:

April 21, 2011

5. Agency requesting checklist:

King County Water and Land Resources Division

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

The King County Executive is expected to transmit an ordinance to the King County Council in June 2011 that would adopt coastal high hazard area flood regulations.

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

King County is preparing draft coastal high hazard area flood maps for Vashon-Maury Island which will be released for public review in April 2011. Following the public review and appeal process, these draft maps will be forwarded to the Federal Emergency Management Agency (FEMA) for their review and approval.

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

This proposal is a non-project action as defined in WAC 197-11-704(b)(i). A Shoreline Inventory and Characterization of the Vashon-Maury Island shoreline has been prepared by King County as part of the Shoreline Master Program update. See Appendix E, Technical Appendix to the Draft King County Shoreline Master Program. (May 2007) A biological opinion has been prepared by the National Marine Fisheries Service pursuant to section 7(a)(2) of the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 et seq.) on the effects of certain on-going elements of the National Flood Insurance Program throughout Puget Sound.

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.

The King County Shoreline Management Plan update has been approved by the King County Council and is currently under review by the Washington State Department of Ecology. The coastal high hazard areas overlap with the shoreline management jurisdiction.

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

These coastal high hazard areas flood regulations must be adopted by ordinance by the King County Council. Following Council adoption, the ordinance must also receive approval by the Washington State Department of Ecology, Shorelands and Environmental Assistance Program.

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 proposal is an ordinance that will adopt coastal high hazard area flood regulations for unincorporated King County. The regulations must be consistent with the code of federal regulations 44 CFR 60.3(e). These regulations are required to be adopted as a condition of King County's participation in the National Flood Insurance Program. Once the maps are approved by FEMA the maps are implemented by King County pursuant to K.C.C. 21A.24.230.

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.

These coastal high hazard area flood regulations apply county-wide. However the only coastal area in unincorporated King County is along the coast of Vashon-Maury Island.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

The coastal areas along Vashon-Maury Island include flat and rolling land as well as steep slopes and Feeder Bluffs.

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

The steepest slopes can include near-vertical inclinations along the coastline.

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

The soils include glacial till, sand and gravel.

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

The slopes along the coastline can be unstable and prone to slope failure. Numerous Feeder Bluffs contribute sediment to the beaches. Recent landslides along the shores of Vashon-Maury Island were mapped in 2005 (Johannessen et. Al., 2005).

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

These regulations would prohibit fill to be placed in the coastal area for structural support of buildings.

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

Best management practices would be used when constructing buildings that are subject to these regulations. Any other site disturbance would be subject to the King County Surface Water Design Manual, critical areas regulations and shoreline management regulations that address erosion impacts.

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

This is a non-project action. Impervious surface limitations for development proposal subject to these regulations would be regulated under King County Code chapter 21A.12, which would vary from a low of 10% on the agricultural zoned properties up to 85% on the neighborhood business properties.

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

Any buildings constructed that are subject to these regulations would need to also comply with the King County Surface Water Design Manual standards for erosion and sedimentation control.

2. Air

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

This is a non-project action. However the emissions to the air from development proposal subject to these regulations would result from equipment used during construction. Other emissions are possible based on the specific land use activity that is constructed. All activities would be subject to the Puget Sound Air Quality standards.

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

Not applicable. This is a non-project action.

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

Best Management Practices and compliance with regulations applicable to individual actions are anticipated.

3. Water

a. Surface:

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

The coastal areas along Vashon-Maury Island are surrounded by Puget Sound, which is saltwater. Year round and seasonal seeps, springs and streams drain from Vashon-Maury Island into Puget Sound. Wetlands are found at many locations along the shores of the Island.

- 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.**

No. These regulations require that all building be located landward of the reach of mean high tide and must meet shoreline management act setbacks.

- 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.**

These regulations prohibit the use of fill to support the construction of buildings in the coastal areas.

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

This is a non-project action and is not anticipated to affect any of the applicable state and local regulations governing surface water withdrawals or diversion for projects subject to these regulations.

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

Yes. This is a non-project action regarding coastal high hazard area regulations that apply to property mapped as a 100-year floodplain of Puget Sound..

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

This is a non-project action however no discharge of waste materials to surface wasters is anticipated for projects subject to these regulations.

b. Ground:

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

This is a non-project action. It is unknown at this time whether there will be ground water withdrawals or discharges to ground water for projects subject to these regulations. Development proposals would be subject to all applicable state and local regulations governing ground water withdrawals or discharges, including the King County critical aquifer recharge area standards in K.C.C. chapter 21A.24.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

This is a non-project action. It is unknown at this time whether there will be waste material discharged into the ground from septic tanks or other sources for projects subject to these regulations. Development proposals would be subject to all applicable state and local regulations including the King County critical aquifer recharge area standards in K.C.C. chapter 21A.24.

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.**

Stormwater runoff will be regulated under the King County Surface Water Design Manual which requires water quality treatment and water quantity control. Development proposals would also be subject to King County critical aquifer recharge area standards in K.C.C. chapter 21A.24.

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

It is not anticipated that project subject to these regulations would result in waste materials entering ground or surface waters because development proposals would be subject to all applicable state and local regulations including King County critical aquifer recharge area standards in K.C.C. chapter 21A.24.

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

Development proposals would be subject to all applicable state and local regulations including the requirements of the King County Surface Water Design Manual and King County critical aquifer recharge area standards in K.C.C. chapter 21A.24.

4. Plants

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, kelp
- other types of vegetation

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

This is a non-project action. It is unknown at this time the kind and amount of vegetation that will be removed or altered for development proposals that are subject to these regulations.

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

There are no known threatened or endangered species of vegetation on or near the coastal high hazard areas.

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

This is a non-project action. It is unknown at this time the proposed landscaping for development proposals that are subject to these regulations.

5. Animals

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

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

mammals: deer, squirrel, beaver, other:

fish: bass, salmon, trout, herring, shellfish, surf smelt, sand lance, herring, other:

Any of these animals may be present at a development site that is subject to these regulations.

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

Several species are listed as threatened in King County. ESA listed Chinook salmon, steelhead trout and Orca whales are known to be found along the shores of Vashon-Maury Island. There are several federal species of concern that are present or could be present including coho salmon, cutthroat trout, Pacific lamprey, eulachon, yelloweye rockfish, bocaccio rockfish, and canary rockfish.

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

The nearshore area of Puget Sound in King County is used as a migration route by multiple salmonid species and bird species (Pacific Flyway).

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

This is a non-project action. Site development standards in King County's critical areas ordinance and shoreline management plan and regulations would be used to preserve or enhance wildlife on development sites subject to these regulations.

6. Energy and natural resources

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

This is a non-project action. It is not known at this time what kinds of energy will be used for projects subject to these regulations.

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

This is a non-project action. It is not known at this time if a project subject to these regulations would affect the potential use of solar energy by adjacent properties.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

This is a non-project action. It is not know at this time what energy conservation features will be used for projects subject to these regulations.

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.

This is a non-project action. It is not know at this time if there will be any environmental health hazards as a result of development proposals subject to these regulations.

1) Describe special emergency services that might be required.

This is a non-project action. It is not know at this time what special emergency services may be needed for projects subject to these regulations.

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

Not applicable. This is a non-project action.

b. Noise

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

This is s non-project action. It is not know at this time what types of noise will exist near projects subject to these regulations.

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.

Does not apply. Specific activities that create noise are regulated by land use regulations, not coastal high hazard areas regulations.

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

Does not apply.

8. Land and shoreline use

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

Does not apply. This is a non-project action. The coastal areas are zoned for a wide range of uses including mining, agriculture, residential, and business although the predominate land use is residential.

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

There are about a half dozen parcels zoned for agriculture along the coast of Vashon-Maury Island.

c. Describe any structures on the site.

Does not apply. This is a non-project action. Of the approximately 2,288 parcels along the coastline of Vashon-Maury Island, roughly 819 are vacant according to the King County Assessor data base.

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

Does not apply. This is a non-project action.

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

Zoning along the coast of Vashon-Maury Island includes Mining (M), Agriculture (A), Neighborhood Business (NB), Office (O), and Rural Area (RA).

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

Comprehensive Plan designations include Commercial Outside of Centers, Rural Area, Agriculture and Mining.

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

Current shoreline designations include Rural, and Conservancy.

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

The following environmentally sensitive areas are present along the coast of Vashon-Maury Island:

Aquatic areas (non-wetland water features including shorelines of the state, rivers, streams, marine waters, inland lakes and ponds)

Flood hazard areas

Landslide hazard area

Erosion Hazard areas

Seismic Hazard areas

Cliffs (WDFW PHS designation)

Forage fish spawning areas are found all over the Island in the high hazard areas (sand lance, surf smelt and herring).

Quartermaster harbor is listed as an Important Bird Area by the Audubon Society.

The Maury Island Aquatic Reserve covers all of Quartermaster Harbor and the southeast side of Maury Island.

Bird nesting areas (at least great blue herons and eagles) are located on the Island. There is also the presence of submerged aquatic vegetation such as eelgrass and kelp species.

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

Does not apply. This is a non-project action.

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

Does not apply. This is a non-project action.

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

Does not apply. This is a non-project action.

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

Does not apply. This is a non-project action.

9. Housing

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

Does not apply. This is a non-project action.

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

Does not apply. This is a non-project action.

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

Does not apply. This is a non-project action.

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?

Does not apply. This is a non-project action. Zoning along the coast would allow buildings to a height of 75 feet by setting the building back from the setback lines.

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

It is unknown at this time if any development subject to these regulations would alter or obstruct views.

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

The coastal high hazard areas regulations allow allows for open lattice-work or screening below the elevated portion of the buildings that may reduce the aesthetic impacts of the elevated structures.

11. Light and glare

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

Does not apply. This is a non-project action.

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

Does not apply. This is a non-project action.

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

Does not apply. This is a non-project action.

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

Does not apply. This is a non-project action.

12. Recreation

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

Does not apply. This is a non-project action. However, measures are often incorporated into specific projects to enhance recreation. There are many shoreline parks and natural areas that are managed by King County Department of Natural Resources and Parks as well as the Vashon Parks District. There are several marinas within Quartermaster Harbor. The King County shoreline management plan includes a shoreline access plan that would allow for recreational uses.

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

This is a non-project action. It is unknown at this time if actions taken under these regulations would 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:

Does not apply. This is a non-project action.

13. Historic and cultural preservation

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

There are a number of historic buildings along the coastal area. These regulations would apply to historic buildings only if the building is repaired or improved where the value of the repair or improvement costs 50% or more of the value of the building. The assessment of impacts on historic and cultural resources would be determined at the time of the permit review.

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

Does not apply. This is a non-project action. However there is the potential to unearth artifacts of historic or cultural significance during construction or repair of development proposals subject to these regulations. If that occurs, the proposal will need to comply with all local, state and federal requirements for historic and cultural preservation.

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

Does not apply. This is a non-project action.

14. Transportation

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

A number of secondary and primary roads may be within the coastal high hazard area. Vashon Highway, a primary road running north and south along the Island comes close to the coast near Quartermaster Harbor. This highway connects the Vashon Ferry Terminal on the north end of Vashon and the Tahlequah Ferry Terminal on the south end of Vashon.

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

Does not apply. This is a non-project action.

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

Does not apply. This is a non-project action.

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

Does not apply. This is a non-project action.

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

Vashon-Maury Island is served by car ferry by the Vashon Ferry Terminal on the north end of Vashon and the Tahlequah Ferry Terminal is on the south end of the Island, both within the coastal area. There are a number of marinas that provide water transport to and from the Island. The Wax Orchard Airstrip is located in the central portion of Vashon Island and the Vashon Municipal Airport is on the northern portion of Vashon Island but neither are within the coastal area.

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

Does not apply. This is a non-project action.

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

Does not apply. This is a non-project action.

15. Public services

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

Does not apply. This is a non-project action. These impacts would be assessed during review of development proposals subject to these regulations.

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

Does not apply. This is a non-project action.

16. Utilities

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

Vashon-Maury Island is served by electricity, water, refuse service, telephone, sanitary sewer (in some limited areas) and septic systems. Utility buildings will be subject to these regulations if they are located within the coastal high hazard area flood area

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.

Does not apply. This is a non-project action.

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: Priscilla Kaufmann
Date Submitted: April 21, 2011

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

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

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

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

It is difficult to make that assessment since this proposal is a non-project action. There are several different zoning designations along the coast of Vashon-Maury Island that would allow for a wide range of activities including, but not limited to mining, agriculture, residential and commercial land uses.

Proposed measures to avoid or reduce such increases are:

Procedures to control silt and erosion would be employed, along with Best Management Practices for site management. Measures to identify potentially hazardous substances are used prior to authorizing demolition work. No hazardous substances, other than those typically associated with permitted development are expected to be allowed. Noise levels are limited by health codes and limited to weekday work hours.

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

Since these proposal coastal high hazard areas regulations require building to be located landward of the mean high tide, there is no anticipated impacts to marine life. Impacts to plants, animals and fish would be assessed under King County's critical areas ordinance for protection of threatened or endangered species, habitat protection and clearing impacts.

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

Not applicable.

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

Since this is a non-project action it is difficult to assess the impact on energy and natural resources for development proposals that would be subject to these regulations.

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

No applicable.

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?

New development could affect environmentally sensitive areas designated or eligible for or under study for governmental protection. This proposal does not authorize new development, which is regulated under zoning and other land use policies and regulations. When new development is allowed these coastal high hazard areas regulations are designed to reduce the impact on new buildings or substantial improvements to existing buildings that could be at risk from storm-induced wind and wave action.

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

Not applicable.

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 proposal does not authorize land and shoreline use which is regulated under zoning and other land use policies and regulations. The affect of these coastal high hazard areas regulations on land and shoreline use is that when new buildings are authorized or substantial improvements to existing buildings is authorized, these regulations will require the building be constructed to withstand the impacts from storm-induced wind and wave action.

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

Not applicable.

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

No increase in demand for these services is anticipated based on these proposed coastal high hazard areas regulations.

Proposed measures to reduce or respond to such demand(s) 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.

No conflicts are anticipated. This draft ordinance has already received preliminary review by the Washington State Department of Ecology and determined to be in compliance with the code of federal regulations 44 CFR 60.3(e), which are the standards King County must adopt for participation in the National Flood Insurance Program.