

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 [\[HELP\]](#)

1. Name of proposed project, if applicable:

Proposed Ordinance 2023-0202 - Fall City Rural Town Interim Residential Zoning Regulations

2. Name of applicant:

The proposal was initiated by King County.

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

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4. Date checklist prepared:

June 26, 2023

5. Agency requesting checklist:

King County

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

The King County Council anticipates possible action on the proposed ordinance in October or November 2023. The proposal would be an interim ordinance and effective for 15 months or until the Snoqualmie Valley/Northeast King County Subarea Plan and the King County Comprehensive Plan update are adopted.

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 in the process of developing the 2024 King County Comprehensive Plan update and the Snoqualmie Valley/NE King County Subarea Plan, which will update and/or adopt policies that affect the Fall City Rural Town. As part of these planning documents, associated development regulations that modify zoning and development standards in the residentially zoned areas of the Fall City Rural Town might be adopted. It is anticipated that these regulations would repeal and replace the proposed interim zoning regulations in this proposed ordinance once adopted.

If adopted, King County anticipates permit applications for individual developments that will be subject to the proposed regulations.

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

- SEPA checklist for this proposal

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

Other simultaneously occurring nonproject actions that could directly affect the properties covered in this proposal include the 2024 King County Comprehensive Plan update (“2024 KCCP update”) and the Snoqualmie Valley/Northeast King County Subarea Plan (“SVNEKC Subarea Plan”), and any related development regulations to implement the plans. It is anticipated that this proposed ordinance would be in place on an interim basis until the adoption of these plans. At that time, it is anticipated that this proposed ordinance would expire or be repealed, and the interim development standards in this proposed ordinance would be replaced by development regulations that would implement the plans.

Permit applications for developments are pending on certain properties with R-4 zoning in the Fall City Rural Town, where the proposed ordinance would apply. Review of those pending applications that have already been determined complete would not be affected by this proposal. Additionally, development projects that are approved or ongoing would not be affected by the proposal, as these applications have established certain development rights. King County maintains a list of pending and approved applications online at <https://aca-prod.accela.com/kingco/Default.aspx>. The scope of any development rights would be determined on a case-by-case basis.

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

Approval by the King County Council is the only government approval required for adoption of the proposed ordinance. Individual development projects that would be subject to the proposed ordinance would also be subject to all applicable federal, state, and local permitting and licensing requirements.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The objective of the proposal is to amend the King County Code (K.C.C.) regulations to reflect and be more compatible with the residential character of the Fall City Rural Town R-4 zone, for an interim 15-month basis. The proposed ordinance would establish in the R-4 zone of the Fall City Rural Town a minimum lot size of 10,000 square feet, street setbacks of 20 feet and interior setbacks of 10 feet. The 15-month duration of this proposed ordinance is intended to serve as interim regulations until permanent regulations are evaluated and adopted under the King County Comprehensive Plan update and the Snoqualmie Valley/Northeast King County Subarea Plan, which is scheduled to occur December 2024.

Compliance with existing federal, state, and local regulations is presumed for purposes of this SEPA checklist, including compliance with the regulations in the proposed ordinance itself, as well as others such as those related to drinking water, stormwater, wastewater treatment, septic systems, critical areas, and zoning requirements. Any noncompliant uses or structures would be subject to code enforcement and would not be considered an impact related to the proposed ordinance.

The King County Council could modify the proposed ordinance and still accomplish the proposal’s objective. Depending on the modification, the likelihood, scale, or scope of potential impacts to various elements of the environment could be the same, greater, or less.

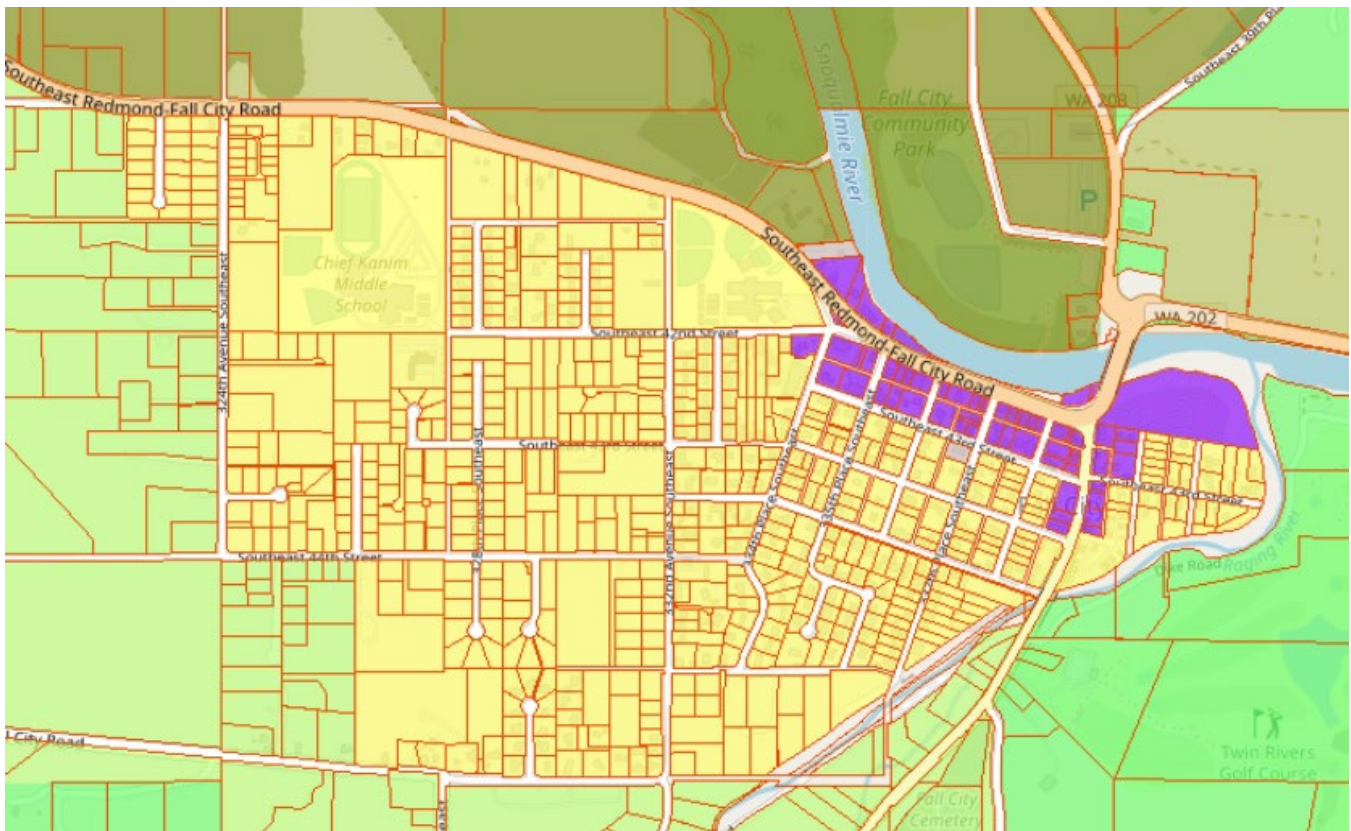
As would be the case for any nonproject or project action that undergoes changes after the publication of a SEPA threshold determination, the King County Executive branch, which pursuant to KCC 20.44.020 is the Lead Agency for SEPA for King County, would evaluate any modifications that are proposed to be made to the proposed ordinance and would update this environmental review in the case that changes would result in greater or different

impacts than those identified in this checklist. The timing of additional environmental review process may vary depending on other variables, including future public processes.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Fall City Rural Town is in rural unincorporated King County. The Fall City Rural Town is generally bounded by SE Redmond-Fall City Rd and the Snoqualmie River to the north, Raging River to the east, SE 46th St to the south and approximately 324th Ave NE to the west. The Fall City Rural Town is predominately zoned R-4 (residential, 4 dwelling units per acre) with a smaller commercial area zoned Commercial Business (CB) and Industrial (I).

The proposed ordinance is a nonproject action that would only affect the residential R-4 zone of the Fall City Rural Town (shown in yellow in the map below), which totals approximately 289 acres. This area is generally bounded by SE Redmond-Fall City Rd and SE 43rd St to the north, Raging River to the east, SE 46th St to the south and approximately 324th Ave NE to the west.



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

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

a. General description of the site:

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

Although the proposed ordinance is a nonproject action with no identifiable “site,” the ordinance applies to all development in the Fall City Rural Town R-4 zone, which is generally flat with a small portion at the southwest area as potentially steep slope.

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

Although the proposed ordinance is a nonproject action with no specific site or location, there is a small area towards the southwest portion of the Fall City Rural Town between SE 42nd Pl and SE 43rd Pl near 324th Ave SE that has slopes around 30% to 40%. This area is identified as a potential steep slope hazard area on the County’s GIS mapping system. It is possible there may be isolated steep slopes on properties to which the proposed ordinance would apply, however any such new development projects would be subject to existing regulations, including critical areas regulations, that would be addressed during permit review.

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

Soil in the R-4 zone of the Fall City Rural Town generally reflects geologically recent glacial and alluvial (river and stream) activity, as well as human activity.

According to the USDA Soil Survey, the Fall City Rural Town R-4 zone consists primarily of Pilchuck loamy fine sand and Puyallup fine sandy loam. The proposed ordinance is a nonproject action and no development activity, including the removal of soils, is proposed.

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

Although the proposed ordinance is a nonproject action, geologically hazardous areas, including landslide and erosion-prone areas, may exist within the Fall City Rural Town R-4 zone. Landslide and erosion-prone areas are associated primarily with steep slopes. Any development subject to the proposed ordinance that is located on a parcel where landslide or erosion-prone areas exist would be subject to existing regulations and, for new uses, would be identified and addressed under existing regulations during permit review.

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.

Although the proposed ordinance is a nonproject action that would not directly authorize any fill, excavation, or grading, individual projects subject to the proposed ordinance could include fill, excavation, or grading. All such development projects would continue to be subject to existing development regulations related to stormwater management, impervious surfaces, critical areas, clearing and grading, and/or landscaping. Unless exempt under state and county requirements, filling, excavation and grading is also subject to SEPA review.

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

Although the proposed ordinance would not direct any development activities, potential erosion can result from clearing, construction or use of land for development that is subject to the proposed ordinance. The proposed ordinance does not amend existing regulations on clearing, grading, or construction that could cause erosion. For example, the King County Surface Water Design Manual and shorelines and critical areas regulations, would be

unchanged by the proposed ordinance, and would continue to apply to development projects subject to the proposed ordinance.

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

The impervious surface maximum in the R-4 zone is 55%, with some exceptions for access, and the proposed ordinance would not have any direct impacts to impervious surface percentages. The proposed ordinance would increase street setbacks from 10 feet to 20 feet and interior setbacks from 5 feet to 10 feet, which may reduce the amount of area available for impervious surface coverage on individual lots. The proposed ordinance would also increase the minimum lot size to 10,000 square feet, which might affect the overall site design and the extent to which individual lots that share common access and streets, stormwater, septic, or recreational facilities. It is possible that the site design could affect the total impervious surface of a development project, but the likelihood is unknown. All such development projects would continue to be subject to existing regulations concerning new and replaced impervious surfaces and evaluated during project-level environmental and permit reviews.

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

Because the proposed ordinance is a nonproject action that would not have any direct impacts, no measures to control erosion or other impacts to the earth are proposed. King County's existing regulations related to erosion and soils would apply to any development to which the proposed ordinance would apply.

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.

The proposed ordinance is a nonproject action that would not result in any direct emissions to the air. Projects subject to the proposed ordinance may result in temporary air emissions from construction and operation activities, but would be subject to existing federal, state, and local regulations for these types of emissions. The proposed ordinance would not modify any federal, state, or local codes that provide standards or controls for these types of emissions.

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

The proposed ordinance is a nonproject action that would not be affected by off-site sources of emissions or odor, and no known off-site sources of emissions or odor are likely to impact implementation of the proposed ordinance.

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

The proposed ordinance is a nonproject action and would not have any direct impacts to air emissions, and the development projects to which it would apply would be subject to existing regulations regarding emissions and reporting requirements. Additional federal, state, and local codes may provide standards and controls for these types of emissions and would not be modified by the proposed ordinance. As a result, no measures to reduce or control emissions or other potential impacts to air are proposed.

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

a. Surface Water: [\[help\]](#)

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 Fall City Rural Town is partially bounded by the Snoqualmie River to the north and Raging River to the east and south. These two rivers are designated as shorelines of the state consistent with the County's Shoreline Master Program and Chapter 90.58 RCW. These streams are also designated as Type S waterbodies under K.C.C. 21A.24.355. A portion of the Fall City Rural Town R-4 zone affected by this proposal may be within the shoreline jurisdiction. The County's GIS mapping system also identifies a portion of the R-4 zoned area as potentially featuring wetlands and streams or being within the buffer of these features.

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.

The proposed ordinance is a nonproject action that would not directly require any work over, in, or adjacent to the described waters. Federal, state, and local regulations protecting these waters would apply to any development subject to the proposed ordinance that is within a wetland, stream or their buffers and within 200 feet of the County's shoreline jurisdiction. Other development regulations, including critical areas regulations, concerning the protection of waterbodies might also apply depending on the proximity of any development to these 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.

The proposed ordinance is a nonproject action that would not authorize filling or dredging from surface water or wetlands. Individual development projects subject to the proposed ordinance would also be subject to all state, local, and federal regulations, including mitigation requirements, concerning fill or dredge material placed in 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.

The proposed ordinance is a nonproject action that would not require any surface water withdrawals or diversions. The proposal does not increase residential development capacity and would therefore not cumulatively increase surface water withdrawals or diversions. Individual development projects subject to the proposed ordinance would also be subject to existing regulations concerning surface water diversions and withdrawals, including those regarding in-stream flows, if applicable.

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

Although the proposed ordinance is a nonproject action with no specific site or location, the eastern portion of the Fall City Rural Town R-4 area zone adjacent to Raging River lies within the 100-year and 500-year floodplain. Development projects subject to the proposed ordinance would also be subject to King County regulations pertaining to floodplain development and fill. There are no parcels affected by these standards that are within the regulated floodplain. In the case that were to change, floodplain regulations would supersede these standards, as they are federally mandated regulations.

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.

The proposed ordinance is a nonproject action that would not directly involve any discharges of waste materials to surface waters. Development projects subject to the proposed ordinance would also be subject to existing state, local, and federal regulations concerning the protection of and discharge of waste materials to surface waters, including

state regulations on water usage, wastewater disposal, and state antidegradation standards. Discharges to surface waters are discussed in more detail in Part D of this checklist.

b. Ground Water: [\[help\]](#)

- 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.**

The proposed ordinance is a nonproject action and would not directly involve any withdrawals of groundwater or discharge to groundwater. The Fall City Rural Town is served by the Fall City Water District, which uses groundwater from one well field and five individual wells for its potable water supply. It is unlikely that the proposal would affect the quantity of water withdrawn from these wells compared to the existing code, as the proposal would not change the total number of units that are currently allowed in this area. Development projects subject to the proposed ordinance that use groundwater or discharge to groundwater would be subject to all existing state, local, and federal regulations concerning groundwater removal and protection.

- 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.**

The proposed ordinance is a nonproject action that would not directly result in any discharge of waste material into the ground. The Fall City Rural Town is not served by sewer and individual developments may discharge waste material into the ground through on-site septic systems. The proposal does not increase residential development capacity and would therefore not cumulatively increase discharge beyond what is currently contemplated under existing zoning. Any developments allowed under the ordinance would be required to treat and dispose of any waste in a manner compatible with state and local regulations. Specifically, proposed development would be required to comply with Department of Ecology and King County Board of Health regulations for water use and wastewater disposal, which could include discharging treated wastewater into the ground after treatment in individual or large on-site septic systems.

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.**

The proposed ordinance is a nonproject action that would not directly generate or affect water runoff. Individual development projects subject to the proposed ordinance may generate water runoff. As with any development in unincorporated King County, on-site stormwater management would need to comply with the King County Surface Water Design Manual, including applicable Best Management Practices (BMPs) for treatment and flow prior to discharge, and existing maximum impervious surface regulations.

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

The proposed ordinance is a nonproject action that would not directly result in any waste material entering ground or surface waters. Development projects subject to the proposed ordinance may result in waste matter that could enter ground or surface waters, but such projects would be subject to existing state, local, and federal regulations concerning the protection of surface and ground water.

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

The proposed ordinance is a nonproject action with no specific site and would not directly alter or otherwise affect drainage patterns. Development projects subject to the proposed ordinance would be subject to existing drainage regulations, which are unchanged by the subject ordinance.

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

The proposed ordinance is a nonproject action that would not have any direct impacts to surface or ground water, runoff water, or drainage patterns. Existing federal, state, and local regulations related to surface water discharge and withdrawal, groundwater discharge and withdrawal, runoff water (stormwater), and drainage would apply to any development project that would be subject to the proposed ordinance. No additional measures to reduce or control any potential surface, ground, and runoff water and drainage pattern impacts are proposed under this ordinance. Individual development proposals may be required to provide these measures.

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

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

Although the proposed ordinance is a nonproject action with no specific site or location, the Fall City Rural Town R-4 zone includes a variety of vegetation types on the various lands that development projects subject to the proposed ordinance would apply to, including those listed above.

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

Although the proposed ordinance is a nonproject action that would not directly remove any vegetation, the development of individual development projects subject to the proposed ordinance could include the removal or alteration of vegetation (potentially of the types identified in question 4.a). Such development projects would be subject to existing state and local regulations that regulate vegetation removal or alteration, in the same manner as other uses.

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

The United States Fish and Wildlife Service lists the following endangered or threatened plant species in Washington state: golden paintbrush, Kincaid's Lupine, Marsh Sandwort, Nelson's checker-mallow, Showy stickseed, Spalding's Catchfly, Umtanum desert buckwheat, Ute ladies'-tresses, Wenatchee Mountains checkermallow, White Bluffs bladderpod. The Wenatchee Mountains checkermallow is known to be in eastern King County; none of these other plant species are known to be located in King County.

Development projects subject to the proposed ordinance will be required to meet all federal, state, and local laws regarding endangered or threatened plant species.

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

Although, the proposed ordinance is a nonproject action with no specific site, landscaping, use of native plants, or other measures to preserve or enhance vegetation could be proposed for individual developments. As with any development in unincorporated King County, development projects subject to the proposed ordinance would be subject to existing regulations governing landscaping, use of native plants, and vegetation preservation on their respective sites.

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

The King County Noxious Weed Program regulates invasive plant species, and requires eradication or control, or recommends control, for over 150 plant species. Class A noxious weeds, adopted in accordance with RCW 17.10 and WAC 16-750, that are known to or have been located in King County, and require eradication by property owners, include Common Cordgrass, Dyers Woad, Eggleaf Spurge, False Brome, Floating Primrose-Willow, French Broom, Garlic Mustard, Giant Hogweed, Goastrue, Hydrilla, Bighead Knapweed, Reed Sweetgrass, Ricefield Bulrush, Clary Sage, Small-Flowered Jewelweed, Spanish Broom, and Milk Thistle. Class B noxious weeds, that are known to have been located in King County, and require control by property owners, include Viper's Bugloss Blueweed, Annual Bugloss, Common Bugloss, Common Reed, Dalmation Toadflax, Brazilian Elodea Egeria, European Coltsfoot, Gorse, Hairy Willowherb, Hawkweeds (Non-native species and hybrids of meadow subgenus), European Hawkweed, Orange Hawkweed, Houndstongue, Brown Knapweed, Diffuse Knapweed, Meadow Knapweed, Spotted Knapweed, Kochia, Garden Loosestrige, Purple Loosestrife, Parrotfeather, Perennial Pepperweed, Poison-Hemlock, Policeman's Helmet, Rush Skeltonweed, Saltcedar, Shiny Geranium, Leafy Spurge, Yellow Starthistle, Sulfur Cinquefoil, Tansy Ragwort, Musk Thistle, Scotch Thistle, Velvetleaf, Water Primrose, Wild Chervil, Yellow Floatingheart, and Yellow Nutsedge.

A variety of noxious weeds and invasive species exist in unincorporated King County, including the Fall City Rural Town. The County's GIS mapping system identifies Bohemian Knotwood, Tangsy Ragwort and Absinth Wormwood near the arterials and major water bodies in the Fall City Rural Town. Additional field work may be required during specific site-specific projects to identify and control noxious weeds on properties.

The proposed ordinance does not change any obligations to control noxious weeds identified by the King County Noxious Weed Control Board.

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.

Examples include:

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

A variety of birds, mammals, and fish have been observed in unincorporated King County, including the area surrounding the Fall City Rural Town. There are 221 bird species that are common, uncommon or usually seen on an annual basis in King County. Bird species include hawks, herons, eagles, owls, woodpeckers, songbirds, and waterfowl. There are 70 mammal species that can be found in King County, including shrews, bats, beavers, elk, deer, bears, rabbits, and wolves. There are 50 species of freshwater fish in King County, including 20 introduced

species. More information on birds and animals found in King County can be found at <https://kingcounty.gov/services/environment/animals-and-plants/biodiversity/defining-biodiversity/species-of-interest.aspx>.

According to the State Department of Fish and Wildlife's Priority Habitat and Species system (which identifies federal and state threatened and endangered species as well as species of concern), several priority species are present near the Fall City Rural Town including Steelhead Trout, Bull Trout, Coho Salmon, Keta Salmon, Pink Salmon, Dolly Varden Bull Trout, Chinook Salmon, Cutthroat Salmon, Elk, and Gray Wolf.

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

There are a number of federally threatened and endangered species in King County according to the U.S. Fish and Wildlife Service and National Oceanic and Atmospheric Administration. These species include the Marbled murrelet, Northern spotted owl, Streaked horned lark, Yellow-billed cuckoo, Bull Trout, Taylor's Checkerspot, Canada lynx and Gray wolf, One additional species, Grizzly bear, was historically in King County but is thought to now be extinct in this area.

The Washington State Department of Fish and Wildlife lists the following salmonid species as those federally threatened that are known to occur in King County. Skykomish Bull Trout, White River (Puyallup) Bull Trout, Cedar Chinook, Green River (Duwamish) Chinook, Sammamish Chinook, Snoqualmie Chinook, White River Chinook, Cedar River Winter Steelhead, Green River (Duwamish) Winter Steelhead, North Lake Washington and Lake Sammamish Winter Steelhead, Snoqualmie Winter Steelhead, Tolt Summer Steelhead, and White River (Puyallup) Winter Steelhead.

In addition to the federally listed species above, the Washington State Department of Fish and Wildlife lists additional threatened and endangered species not included with the federally listed species include the Western gray squirrel, Northwestern pond turtle, and Oregon vesper sparrow. One additional species, fisher, was historically in King County but is thought to now be extinct in this area.

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

The Fall City Rural Town is adjacent to the Raging River and Snoqualmie River, which both serve as migration routes for anadromous fish. Elk may also use the area for migration. King County is within the Pacific Flyway migratory pathway for birds.

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

The proposed ordinance is a nonproject action and would not have any direct impacts to wildlife, so no measures to preserve or enhance wildlife are proposed. Any development projects that would be subject to proposed ordinance would also be subject to existing federal, state, and local wildlife regulations.

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

The Washington Invasive Species Council, established by the Washington State Legislature, has identified 16 animal species and 13 insect species that are considered invasive in Washington State. King County is known or suspected to have the following invasive animal and insect species: Apple Maggot, Brown Marmorated Stink Bugs, European Chafer, Gypsy Moth, Scarlet Lily Beetles, Spotted Winged Drosophila, African Clawed Frog, Bullfrog, Invasive Crayfish, Invasive Copepods, New Zealand Mud Snail, Northern Pike, Nutria, Tunicate (*iona savignyi*, *styela clava*, and *didenmun*).

These invasive animal species are known to exist in unincorporated King County. Invasive species may be located on a development project site that could be subject to the proposed ordinance. A list of invasive animal species

within King County can be found here: <https://kingcounty.gov/services/environment/animals-and-plants/biodiversity/threats/Invasives.aspx>.

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.**

Although the proposed ordinance is a nonproject action that would not have direct energy needs, any development project subject to the proposed ordinance may use a combination of electricity, natural gas, oil, wood stove, or solar for residential energy and heating purposes. Any such development project would be subject to existing energy codes and regulations.

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

The proposed ordinance would require larger interior setbacks and establish a 10,000 square foot minimum lot size. Although it is unlikely that the proposed ordinance would substantially change sun and shadow patterns for properties in the Fall City Rural Town R-4 zone, the increased distances between structures could reduce shadows on rooftop solar and improve solar capture.

- 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:**

The proposed ordinance a nonproject action that would not have any direct impacts to energy use, and therefore no energy conservation features are included. Development projects subject to the proposed ordinance could include energy conservation features or other measures to reduce any energy impacts.

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.**

Although the proposed ordinance is a nonproject action that would not directly cause any environmental health hazards, it is possible that development projects subject to the proposed ordinance could result in exposure to toxic chemicals, risk of fire and explosion, spills, or hazardous waste. To the extent any such development created such exposure or risk, those hazards would be regulated by existing state and local regulations.

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

According to the Washington Department of Ecology's "What's in My Neighborhood" database, one contaminated site was identified in the Fall City Rural Town, outside of the R-4 zone. This site is a gas station at 4211 Preston-Fall City Road SE. The status of the site is "cleanup started." Any sites with contamination where development projects could be proposed that are subject to the proposed ordinance would be required to meet any remediation requirements prior to grading.

- 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.**

According to the Department of Ecology's cleanup and tank database, there are no sites identified in the R-4 area of the Fall City Rural Town. Sites with hazardous chemicals/conditions exist within the Fall City Rural Town and unincorporated King County and development could be proposed on them that is subject to the proposed ordinance. Such development would be subject to existing federal, state, and local regulations regarding chemical hazards and liquid and gas transmission pipelines.

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.

Although the proposed ordinance is a nonproject action that would not include the storage, use, or production of any toxic or hazardous chemicals, development projects subject to the proposed ordinance could require the use of toxic or hazardous chemicals, such as gasoline or diesel fuel, to operate construction equipment. It is not anticipated that individual developments that are affected by this proposal would store, use, and produce any toxic or hazardous chemicals.

4) Describe special emergency services that might be required.

The proposed ordinance is a nonproject action that would not have any direct impacts to emergency services. Implementation of the proposed ordinance would only affect dimensional standards and would not increase development capacity. It is not anticipated to generate any additional special emergency services for the development projects to which it would apply.

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

The proposed ordinance is a nonproject action that would not have any direct impact on the environment nor create environmental health hazards. No measures to reduce or control environmental health hazards are proposed.

b. Noise

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

The proposed ordinance is a nonproject action with no specific site that can be evaluated for existing noise levels. Various types of noise exist in the areas where the proposed ordinance could apply, including noise from traffic, operation of equipment, and more. These noise sources are not anticipated to affect implementation of the proposed ordinance.

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

The proposed ordinance is a nonproject action that would not have any direct noise impacts. Developments constructed consistent with this ordinance could create temporary construction noise, though the volume of noise is not expected to be greater as a result of implementing the proposed ordinance. As under current code, any such development would be subject to existing regulations governing noise sources and levels and would be evaluated during project-level environmental and permit reviews.

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

The proposed ordinance is a nonproject action that would not have any direct noise impacts. The proposed ordinance would include a minimum lot size and increased setbacks for residential properties, which may increase distances

between buildings and decrease perceived noise. No measures to reduce or control potential noise impacts are proposed.

8. Land and Shoreline Use [\[help\]](#)

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.

As a whole, the Fall City Rural Town R-4 zone is predominantly single-family residential developments. The proposed ordinance would not change or impact current land use designations or zoning classifications in Fall City. The proposed ordinance would set standards for the Fall City Rural Town R-4 zone, including a minimum lot size of 10,000 sf, street setbacks of 20 feet and interior setbacks of 10 feet. No changes to land uses are proposed as part of the proposed ordinance.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

There are no working farmland or forestlands in the Fall City Rural Town R-4 zone. Historically farmland and forestlands were present in and surrounding Fall City; however, most of this R-4 area has been developed with residential buildings beginning in the late 1880's.

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:

The proposed ordinance is a nonproject action that would not directly affect or be affected by the normal business operations of working farmland or forestland. The proposed ordinance would affect the dimensional standards in the Fall City Rural Town R-4 zone and would not change requirements or regulations related to working farmland or forestland.

c. Describe any structures on the site.

There are various structures and buildings in the Fall City Rural Town R-4 zone, primarily residential in nature. The proposed ordinance is a nonproject action with no specific site. Various structures are located on parcels where the proposed ordinance would apply.

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

Although the proposed ordinance is a nonproject action that would not directly result in any demolition, existing structures in the R-4 zone in the Fall City Rural Town could be demolished as part of a development project that would be subject to the proposed ordinance. The nature of and extent to which those structures could be demolished is unknown at this time and would be subject to all existing applicable regulations.

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

The proposed ordinance would affect the Fall City Rural Town R-4 zone, which has a zoning classification of the site of R-4 (residential, four dwelling units per acre).

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

The current comprehensive plan designation of the Fall City Rural Town R-4 zone is 'rt' or Rural Town.

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

Although the proposed ordinance is a nonproject action with no specific site or location, a portion of Fall City is within the shoreline jurisdiction of the Raging River and the Snoqualmie River. Portions of the Fall City Rural Town R-4 zone has a Shoreline Master Program designation of residential and conservancy shorelines.

Individual development projects subject to the proposed ordinance that occurs within or proximate to the County's shoreline jurisdiction would need to comply with the County's shoreline master program.

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

Portions of the Fall City Rural Town R-4 zone may feature critical areas. According to the County's GIS, this area may contain seismic hazard areas, wetlands, landslide hazard areas, aquatic areas, and their buffers. Development proposals subject to this proposed ordinance will be required to evaluate and determine the presence of these and other critical areas.

The King County Code designates the following as critical areas: coal mine hazard areas, erosion hazard areas, flood hazard areas, coastal high hazard areas, channel migration zones, landslide hazard areas, seismic hazard areas, volcanic hazard areas, steep slope hazard areas, critical aquifer recharge areas, wetlands and wetland buffers, aquatic areas, and wildlife habitat networks and conservation areas.

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

The proposed ordinance is a nonproject action that would not directly result in a completed project where people would reside or work. The proposed ordinance would not necessarily change the development capacity or density and therefore is not anticipated to increase the number of people working or residing in this area. The proposed ordinance establishes a minimum lot size of 10,000 square feet that does not exist under current regulations. This may potentially decrease the total number of lots that could be created, but would not necessarily affect the total number of units or housing types that are allowed in the R-4 zone of the Fall City Rural Town. The number of persons residing or working in the projects that are subject to this proposed ordinance would depend on the individual specific residential types and square footages of those individual development projects.

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

The proposed ordinance is a nonproject action and would not directly result in any displacement. It is possible that development projects subject to the proposed ordinance could result in displacement. However, implementation of the proposed ordinance is not anticipated to affect the likelihood of displacement under current King County Code.

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

Because the proposal is not anticipated to affect the likelihood of displacement under the King County Code, no measures to avoid or reduce displacement impacts are proposed. King County projects would be subject to existing policies and regulations governing displacements and relocations and would be evaluated during project-level environmental and permit reviews.

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

The proposed ordinance modifies dimensional standards in the Fall City Rural Town R-4 area zone to be more compatible with existing and projected land uses and plans, compared to existing regulations. Although the proposed ordinance would be effective for a limited duration of 15 months, the standards could be adopted as permanent zoning as part of the King County Comprehensive Plan update and the Snoqualmie Valley/Northeast King County

Subarea Plan. The proposed ordinance would establish a minimum lot size of 10,000 square feet and 20-foot street and 10-foot interior setbacks that are intended to reflect historical development patterns in the area.

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

The proposed ordinance would modify dimensional standards in the Fall City Rural Town R-4 zone and would not directly impact agricultural and forest lands of long-term commercial significance; as such, no measures to reduce or control impacts to such lands are proposed. King County projects subject to the proposed ordinance would not occur on lands used as working farmland or forest lands. Existing protection programs would not be modified by this proposed ordinance. No measures to reduce or control impacts are proposed.

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

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

The proposed ordinance is a nonproject action and in itself would not provide any housing units. Under existing code, the zone allows a density of 4 dwelling unit per acre and does not include a minimum lot size, allowing shared or dedicated land, such as new right-of-way or utility tracts, to be included in the total acreage for the purposes of dwelling unit calculations. The proposal would require a minimum lot size of 10,000 square feet and maintain a density of 4 dwelling units per acre.

Development allowed under this ordinance would occur on a site-specific basis. Due to the individual and unique circumstances of each project, it is anticipated that numerous variables, such as the configuration of streets, new access, site configuration, individual soil and drainage, septic system layout, and other factors, will have an impact on the development potential of each individual project. Applying the County's road standards, typical lot widths of existing lots in the Fall City Rural Town, recreational requirements, and typical surface water management systems, a 10,000 square foot minimum lot size may reduce the number of lots by 0 to 25 percent when compared to the existing code. It is important to note that on-site septic systems would also impact the development potential of individual projects and could not be accurately accounted for in this calculation due to the specificity of each individual system and site.

Although the proposed ordinance could affect the number of lots in an individual development project, it will not affect the total number of units that could be provided. The R-4 zone of the Fall City Rural Town is predominantly developed with single-family detached residences; however, the zone allows other housing types, such as townhouses, cottage housing, and apartments, that include multiple dwelling units on one lot. The proposed ordinance would not affect the density requirement of 4 dwelling units per acre.

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

Neither the proposed ordinance itself nor the development allowed under the proposed ordinance would result in any greater elimination of existing units than what might occur if the ordinance were not adopted.

As discussed above in Question 9.a., development allowed under this ordinance would occur on a site-specific basis, and it is estimated that establishing a minimum 10,000 lot size could reduce the number of lots by an estimated 0 to 25 percent when compared to the existing code. Although the proposed ordinance could affect the number of lots in an individual development project, it will not change the overall density and total number of units allowed in a project. The proposed ordinance would not affect the density requirement of 4 dwelling units per acre in this zone.

The number of future, unbuilt units that could potentially be eliminated as a result of the proposed ordinance would depend on the housing type (such as single detached units, townhouses, apartments, mobile homes, or cottage

housing) proposed for a development project. Single detached units would be the most likely housing type to mirror the 0 to 25 percent reduction because this housing type generally has one unit located on one lot. Other housing types allowed in this zone, such as townhouses or apartments, typically have two or more units on one lot and developments could potentially include to the full development potential of 4 dwelling units per acre without being affected by the minimum lot size requirement. In these instances, no future, unbuilt units would be eliminated as a result of the proposed ordinance.

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

No measures to reduce or control housing impacts are proposed.

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?

The proposed ordinance is a nonproject action that does not directly involve the construction of any structures and does not regulate or change the height requirements of any structures or principal exterior building materials. The height and any exterior building material of any development project subject to the proposed ordinance will be subject to existing regulations. The height and any exterior building material of any development project subject to the proposed ordinance will be subject to the density and dimensional standard regulations found in K.C.C. 21A.12.030, which range in base maximum height from 30 to 75 feet allowed currently in the R-4 zone where this proposed ordinance applies.

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

The proposed ordinance is a nonproject action that would not have any direct impacts to views. Any development projects subject to the proposed ordinance would not result in the alteration or obstruction of any views to a greater degree than any other development allowed under existing regulations.

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

The proposed ordinance would establish a minimum 10,000 square foot lot size, 20-foot street setbacks and 10-foot interior setbacks which may reduce or control potential aesthetic impacts related to construction and development in the Fall City Rural Town R-4 zone. The intent of the proposed ordinance is to support rural community character in the area.

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

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

The proposed ordinance is a nonproject action that would not directly cause any light or glare and any development allowed under the ordinance would not produce any light or glare beyond other development allowed under existing regulations.

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

The proposed ordinance is a nonproject action that would not have any direct impacts. Development projects subject to the proposed ordinance would not result in a greater increase in light or glare than any other development allowed under existing regulations. Any development projects subject to the proposed ordinance would have to comply with existing development regulations, including any related to light and glare.

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

The proposed ordinance is a nonproject action with no specific site. Various off-site sources of light or glare exist throughout unincorporated King County. It is unlikely that any development projects subject to the proposed ordinance would be impacted by any off-site sources.

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

The proposed ordinance is a nonproject action that would not have any direct light and glare impacts. No additional measures to reduce or control light and glare impacts are proposed beyond existing development regulations.

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

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

A variety of designated and informal recreational opportunities exist immediately adjacent to the Fall City Rural Town where the proposed ordinance would apply, including the Fall City Community Park, Quigley Park, Zurfleuh Boat Launch, Snoqualmie River and Fall City Equestrian Arena.

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

The proposed ordinance is a nonproject action that would not directly displace any existing recreational uses. The ordinance would not result in a greater displacement of recreational uses than what may otherwise occur under current code.

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

The proposed ordinance is a nonproject action that would not have any direct impacts to recreation; no measures to reduce or control impacts on recreation are proposed.

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? If so, specifically describe.

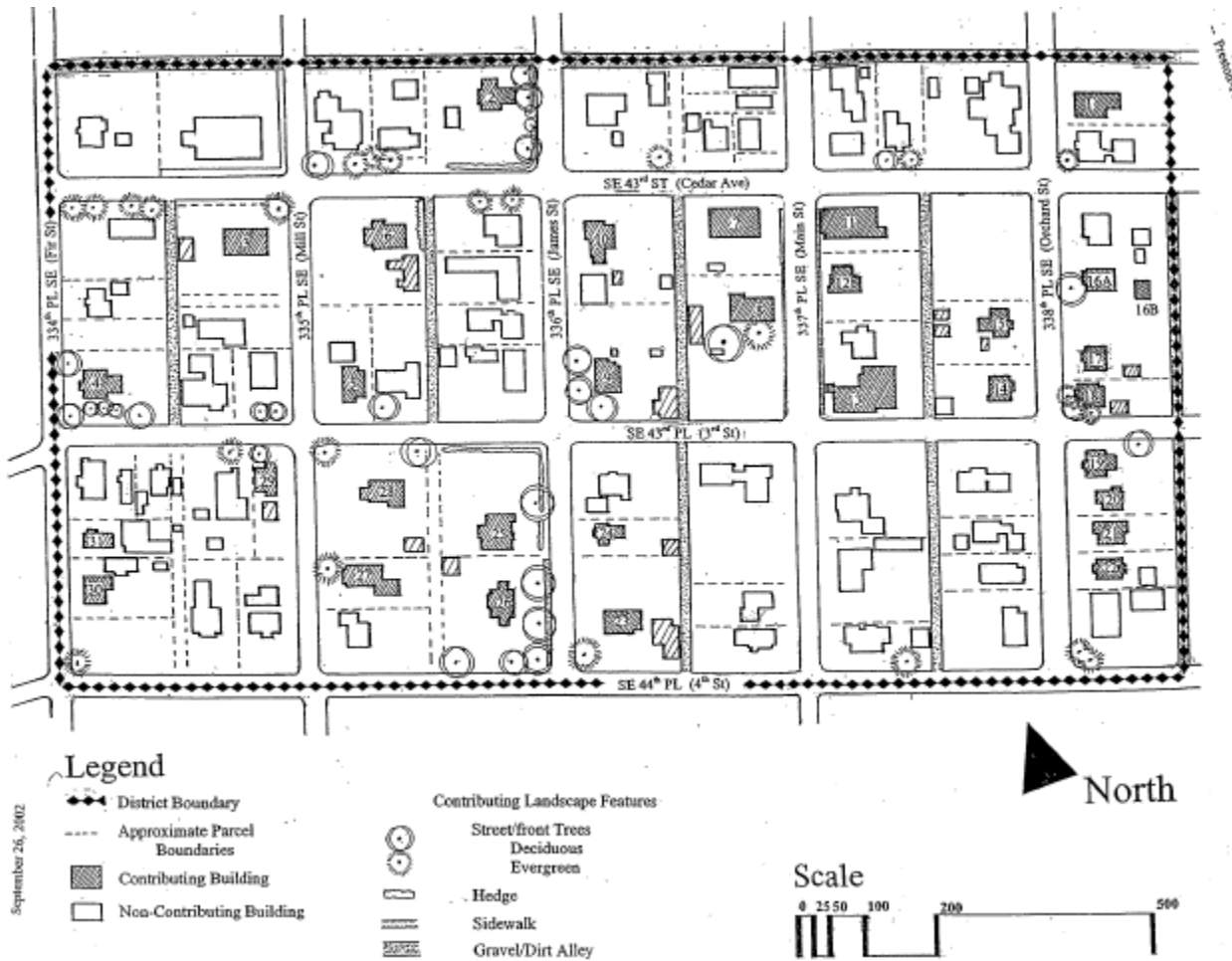
The Fall City Rural Town R-4 zone includes buildings, structures and sites that are over 45 years old. Five of these buildings are listed on the County, State, and National registers: the Neighbor-Bennett House (4317 337th Pl SE), the McKibben-Corliss House (33509 SE 43rd Pl), the Prescott-Harshman House (33429 Redmond-Fall City Rd), the Charles and Minnie Moore House (4338 338th Pl SE), and the Falls City Masonic Hall (4304 337th Pl SE).

A 15-block portion of the Fall City Rural Town residential area is a Historic Residential District and was designated as a Community Landmark by the King County Landmarks and Heritage Commission in 2002. This area is bounded by 334th Pl SE, SE 44th Pl, an alley running between 338th Pl SE and Preston-Fall City Rd and an alley running between SE 43rd St and Redmond-Fall City Rd (SR 202). An image below identifies the boundaries of the district. There are 32 contributing properties in this district that reflect two phases of development: a post-pioneer period from 1887 through 1914 and an automobile period from 1915 through 1941.

The proposed ordinance establishes a minimum lot size, 20-foot street setbacks and 10-foot interior setbacks that support the retention of the Fall City Historic Residential District's historic character and establishes these standards throughout the entire residential area of the Fall City Rural Town.

Developments subject to this proposed ordinance would be required to comply with all federal, state, and local regulations related to historic and cultural resources.

Fall City Historic Residential District Map¹



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.

Landmarks, features, and other evidence of Indian or historic use or occupation may exist throughout the Fall City Rural Town and the surrounding area, and potentially on sites where development projects could be proposed that are subject to the proposed ordinance. The location of known resources is not publicly available in order to protect these resources; however, according to the State Department of Archeology and Historic Preservation’s predictive modeling, this area is identified as having a “Very High Risk” of containing archeological resources based on environmental factors. Any development projects would continue to be required to comply with federal, state, and local rules related to historic and cultural resources.

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.

¹ King County Landmarks and Heritage Commission, Fall City Historic Residential District Community Landmark Designation Findings of Fact and Decision, Attachment D, dated September 24, 2002.

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?

The Fall City Rural Town is served by Snoqualmie Valley Transportation. The Valley Shuttle operates on 90-minute headways, providing service between North Bend, Snoqualmie, Fall City, Carnation, and Duvall. The Valley Shuttle operates between 5:35 AM and 9:15 PM from Monday through Friday. The transit stop is located SE 42nd Pl and 334th Pl SE in front of the Fall City Library. A portion of the properties affected by the proposed ordinance would be within walking distance (10 minutes or ¼ of a mile) from the transit stop.

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

The proposed ordinance would not have any direct impacts to physical parking spaces nor the County's parking requirements. Developments that are subject to this proposal are required to provide parking at rates identified in K.C.C. Chapter 21A.18. Single-detached residences, townhomes, and mobile home parks are required to provide a minimum of 2 spaces per dwelling unit. Apartments are required to provide between 1.2 and 2.0 spaces per dwelling unit, depending on the number of bedrooms provided. Cottage housing is required to provide 1.0 spaces per dwelling unit. Other types of uses are required to provide off-street parking at the rates identified in K.C.C. Chapter 21A.18.

Implementation of the proposed ordinance would not affect the number of parking spaces provided by development projects subject to the proposed ordinance.

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).

The proposed ordinance is a nonproject action that would not directly involve any roadway, bicycle, or pedestrian improvements and, when applied to individual development projects, is not anticipated to affect any required or proposed improvements to existing roads, streets, or pedestrian or bicycle transportation facilities.

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

The proposed ordinance is a nonproject action that would not have any direct impacts to transportation facilities. The Fall City Rural Town does not have significant rail or air transportation in close proximity. Boaters, swimmers, and kayakers use the Snoqualmie and Raging rivers for recreational purposes.

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

The proposed ordinance is a nonproject action that would not directly generate any vehicular trips; however, development projects subject to the proposed ordinance would generate vehicular trips. The volume of those vehicle trips is unlikely to be greater as a result of implementing the proposed ordinance as the proposal does not affect development capacity or density. Data from the Institute of Transportation Engineers (ITE) trip generation manual suggests that an individual single-family residence would generate an average of 9.44 daily vehicular trips per day, with weekday peak hours anticipated during typical peak commute periods. Traffic impacts for individual developments would be evaluated and analyzed on a development-by-development basis.

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.

Although the proposed ordinance would not have any direct impact on the movement of agricultural and forest products on roads or streets on the area, individual residential developments allowed under the ordinance could generate some additional traffic. It is unlikely that the daily volumes from individual residential developments would interfere with, affect, or be affected by the movement of agricultural and forest products.

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

The proposed ordinance is a nonproject action that would not have any direct impacts to transportation volumes. No additional measures to reduce or control transportation impacts are proposed. Development projects subject to the proposed ordinance will be subject to existing zoning and development regulations, including, to the extent required, transportation analysis and mitigation.

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.

The proposed ordinance is a nonproject action that would not directly result in an increased need for public services. Development projects subject to the proposed ordinance would need public services to be available at a similar level to what is currently required in the Fall City Rural Town R-4 zone.

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

The proposed ordinance is a nonproject action that would not have any direct impacts to public services, so no additional measures to reduce or control impacts on public services are proposed.

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

a. Circle utilities currently available at the site:

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

The proposed ordinance is a nonproject action with no specific site or location. A variety of utilities are generally available in the Fall City Rural Town R-4 zone, including electricity, natural gas, water, refuse service, and telephone utilities. Water service is provided by the Fall City Water District. The area does not have sanitary sewer service and relies on individual and large on-site septic systems.

i. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The proposed ordinance is a nonproject action that would not have any direct connection to utilities, and is not directly connected to a development site on which general construction activities would occur. The proposed ordinance would not propose any changes to the provision of utility services. All development subject to this proposed ordinance must comply with K.C.C. Title 13.

Development projects subject to the proposed ordinance would require connection to the electrical grid. If such developments needed connection to the electrical grid, the probable utilities providing electrical service would be Puget Sound Energy (PSE). The Fall City Rural Town is served by the Fall City Water District and does not have sewer service.

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: */s/ Jenny Ngo*

Name of signee Jenny Ngo

Position and Agency/Organization Legislative Analyst, King County

Date Submitted: 7/24/2023

D. Supplemental sheet for nonproject 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 ordinance would amend existing regulations by adding a 10,000 square foot minimum lot size and increasing setbacks for interior lot lines (10 feet instead of 5 feet) and street lot lines (20 feet instead of 10 feet) for the residential R-4 zone in the Fall City Rural Town for an interim period of 15 months. Developments under this proposed ordinance could result in discharges to water and emissions to air in a similar fashion to developments without such standards. These developments would be unlikely to increase discharges to water; emissions; or the production, storage, or release of toxic or hazardous substances above what might otherwise occur from uses allowed under the existing code, as there would be no substantial alteration to the intensity of development allowed, only to the site size and setbacks.

These developments are anticipated to not produce, store, or release of toxic or hazardous substances. Because these activities would be subject to existing federal, state, and local regulations that would not be amended by the proposed ordinance, new developments under the ordinance are unlikely to increase those impacts above what might otherwise occur under the current code. These developments would also have to comply with Washington State Department of Ecology and King County Board of Health regulations for water usage and wastewater disposal, which involve discharging water into municipal wastewater systems.

New development could produce noise, but it is not anticipated that this noise would be beyond what would otherwise be allowed under existing regulations. Temporary construction noise would be anticipated for development that would occur under this proposed ordinance.

Proposed measures to avoid or reduce such increases are:

Existing regulations that aim to avoid or reduce increased discharges to water, emissions to air and the production, storage, or release of toxic or hazardous substances, and to limit noise would also apply to development projects subject to the proposed ordinance and are not changed by the proposed ordinance. No additional measures to avoid or reduce such impacts are proposed.

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

There are numerous plants, animals, fish, and marine life within unincorporated King County, including in the Fall City Rural Town, but the proposed ordinance is unlikely to result in activities that would cause a greater impact to these resources than might otherwise occur under the current code because the regulations protecting those resources are not changed by the proposed ordinance. The proposed ordinance does not increase development capacity or density that could increase development pressure that would affect plants, animals, fish, or marine life.

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

Existing regulations that protect and conserve plants, animals, fish, and marine life would apply to development projects subject to the proposed ordinance and are not changed by the proposed ordinance, including the County's Shoreline and Critical Areas Code. No additional measures to avoid or reduce such impacts are proposed.

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

The proposed ordinance is unlikely to result in activities that would cause a significantly greater impact to these resources than might otherwise occur under the existing code. The proposed dimensional standards do not expand the impact of potential development that exists with the current underlying zoning in terms of energy and natural resource depletion.

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

Existing regulations that protect and conserve energy and natural resources would apply to development projects subject to the proposed ordinance. No additional measures to avoid or reduce such impacts 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?

The proposed ordinance is unlikely to result in activities that would cause a greater impact to environmentally sensitive areas or areas designated as eligible or under study for governmental protection than might otherwise occur under the existing code. The proposed ordinance does not increase development capacity or density that could create development pressure that would affect these areas. Any development project that would be subject to the proposed ordinance would be subject to the same development restrictions concerning environmentally sensitive areas that are currently in place.

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

Existing regulations that protect such resources would apply to development projects subject to the proposed ordinance and are not changed by the proposed ordinance. No additional measures to avoid or reduce such impacts are proposed.

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 proposed ordinance would establish more restrictive dimensional standards in the Fall City Rural Town R-4 zone on an interim basis to create compatibility with existing land use patterns in the area. The proposed ordinance would not change existing land and shoreline uses currently permitted under the King County Code but may affect the number of lots as well as the dimensions of new buildings, additions, and structures in the Fall City Rural Town R-4 zone. The proposed ordinance requires a 10,000 square foot minimum lot size that does not exist under current regulations, which may potentially decrease the total number of lots that could be created. Additionally, the increase in street and interior setbacks may alter the footprint of new buildings, additions, and structures on existing lots.

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

The proposed ordinance includes more restrictive dimensional standards, which are intended to support the community character consistent with policies in the King County Comprehensive Plan. The proposed ordinance would establish a minimum lot size of 10,000 square feet, 20-foot street setbacks, and 10-foot interior setbacks, which is intended to be compatible with existing and projected land uses in the Fall City Rural Town R-4 zone.

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

The proposed ordinance would not increase the development capacity in the Fall City Rural Town R-4 zone, meaning that no additional density would be created as a result of the ordinance. The proposed ordinance is not anticipated to increase demand on transportation or public services and utilities compared to what otherwise might occur under the existing code.

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

As the proposal is not anticipated to increase demand on transportation or public services and utilities, no measures to avoid or reduce impacts 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 proposed ordinance is consistent with local, state, and federal law requirements for the protection of the environment. Existing regulations related to the protection of the environment, including the County’s Critical Areas Code, Shoreline Master Program, King County Code (particularly development regulations such as Title 9 Surface Water Management, Title 10 Solid Waste, Title 13 Water and Sewer Systems, Title 21A Zoning, and Title 23 Code Compliance), the Clean Air Act, the Clean Water Act, and others, are not amended by the proposed ordinance. These regulations would still apply to development projects subject to the proposed ordinance in unincorporated King County.