

SEPA¹ 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.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions²](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)

1. Name of proposed project, if applicable:

Lake Forest Park 2024 Comprehensive Plan Periodic Update

2. Name of applicant:

City of Lake Forest Park

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

Mark Hofman, Community Development Director

17425 Ballinger Way NE

Lake Forest Park, WA 98155

4. Date checklist prepared:

November 1, 2024

5. Agency requesting checklist:

Washington State Department of Commerce

Washington State Department of Ecology

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

Adoption of the Comprehensive Plan is following the periodic update schedule set by the Department of Commerce, with an intended adoption date no later than December 2024. This comp plan forecasts development and its impacts for the next 20 years.

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

This is a non-project proposal. The comprehensive plan, development regulations, and CAO are being updated to comply with the Growth Management Act, focusing on required updates and ensuring consistency with related state and city policies and regulations.

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

The original SEPA Analysis for the previous Comprehensive Plan Periodic Update was dated November 30, 2015. Project-specific SEPA analysis will be conducted as part of the City's required environmental review of individual development applications.

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.

Not applicable. This proposal is a non-project action.

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

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

The 2024 Comprehensive Plan Periodic Update must undergo review by the Department of Commerce and be approved through the adoption of an ordinance by the Lake Forest Park City Council.

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

This proposal is for the 2024 periodic update to the City of Lake Forest Park Comprehensive Plan, focusing on required elements of the GMA and ensuring consistency between this plan, PSRC Vision 2050 and the King County Countywide Planning Policies.

The Comprehensive Plan will be updated to reflect past changes and future trends and desired outcomes of the community, and will include the following elements:

- Introduction/Vision – A new vision statement is included, based on the outcome of numerous community outreach and visioning opportunities.
- Land Use Element – Updated to reflect the land use capacity analysis and growth projections and to address existing planning documents including Town Center planning documents and regulatory criteria.
- Environmental Quality and Shorelines Element – Updated for consistency with existing plans and for consistency with the Climate Action Committee’s Climate Action Plan initiative.
- Housing Element – This element addresses housing needs in the City based on the forecasted growth, existing housing stock and land use assumptions, including a plan for accommodating the projected growth through the planning horizon, including housing needs for people across all income levels and in all stages of life.
- Economic Development – Updated to address existing plan documents including Town Center planning and regulatory documents.
- Community Services & Public Safety – Updated to reflect current conditions including input from the Police Department.
- Capital Facilities – Updated to reflect current conditions of existing facilities and to project for future needs.
- Parks, Trails, & Open Space – Updated to ensure continuity with Parks, Recreation, Open Space, and Trails (PROST) Plan and concurrent planning initiatives related to the Lakefront Park property.
- Utilities Element – Updated to ensure consistency with other plan elements with projections for infrastructure needs for projected growth.

- Transportation Element – Updated to be consistent with Safe Highway and Safe Streets planning initiatives and to reflect current conditions and required improvements.
- Climate – This is a new element within the Comp Plan which will integrate initiatives from the Climate Action Plan, including greenhouse gas emissions, EV charging stations, green construction, and preservation of the tree canopy.

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 proposal is a Periodic Update of the Comprehensive Plan, which accounts for the entirety of the City of Lake Forest Park, as well as the identified Urban Growth Area, and is non-project in nature.

The City of Lake Forest Park encompasses 3.4 square miles and is located within King County.

B.Environmental Elements

1. Earth

[Find help answering earth questions³](https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth)

a. General description of the site:

The proposal is non-project and does not recommend project action on a specific site. The Comprehensive Plan is applicable to the entire city limits, which has steep slopes, ravines, and hills, and is located at the northern tip of Lake Washington, offering beach areas within the limits of the city. Further land descriptions of the city are found within the text and maps located within the land use and environmental quality elements of the Comprehensive Plan.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

The proposal is non-project and does not recommend project action on a specific site. The proposed updates address the entire City, which include heavily wooded ravines and rolling hills trisected by Lyon and McAleer Creeks, creating unique topographical diversity. Sloped topographical conditions are prevalent throughout Lake Forest Park, and possible landslide and steep slope hazard areas are the most widely designated environmentally sensitive areas in the City.

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

- 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.**

This is a non-project SEPA and does not recommend project action on a specific site. Future development proposals will be reviewed on a case-by-case basis and the NRCS soils survey mapping will be consulted to determine what types of soils are found on specific sites.

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

Not applicable. The proposal is non-project and does not recommend project action on a specific site. Soil testing will be performed on a site-specific basis with future permit applications.

- 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.**

No filling or grading is proposed as part of this non-project proposal. Development proposals emerging subsequent to the adoption of this update would be evaluated relative to federal, state, and local regulations and standards on an individual project-specific basis.

- f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**

No erosion would result from the adoption of this non-project proposal. Erosion hazard areas are located throughout the City, however, they are generally found in the riparian areas of stream corridors and in steep slope and landslide hazard areas. Future development proposals will be evaluated and subject to the federal, state, and local regulations and standards.

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

The proposal does not relate to a specific project location. Future development proposals will be evaluated and subject to the adopted regulations and standards.

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

As a non-project proposal, no specific development conditions are presented. Future development will need to conform to City standards and regulations during project review.

2. Air

[Find help answering air questions⁴](#)

- 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 non-project action would not directly produce air emissions. Indirectly, future growth could produce traffic and related air emissions. Future project-specific proposals would be reviewed for consistency with the applicable provisions of the Lake Forest Park Municipal Code and the City SEPA procedures.

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

Not applicable. The proposal is non-project and does not recommend project action on a specific site.

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

The draft Comprehensive Plan provides a policy framework that is intended to protect air quality and address climate change.

3. Water

[Find help answering water questions⁵](#)

- a. Surface:**

[Find help answering surface water questions⁶](#)

- 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.**

Lake Forest Park is situated at the northwest end of Lake Washington, which creates the City's southern boundary line. The largest streams are Lyon Creek and McAleer Creek. The city also contains a number of streams that originate within its boundaries, such as Brookside Creek, Schoolhouse Creek, McKinnon Creek, and others. Many of these are tributaries of Lyon Creek and McAleer Creek.

- 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.**

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

No; the proposal is not related to a specific project. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Lake Forest Park Municipal Code and the City SEPA procedures. The proposal to update the Comprehensive Plan includes an Environment Quality and Shorelines Element which contains goals and policies that analyze key environmental features within Lake Forest Park, including sensitive areas.

- 3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

Not applicable. The proposal is non-project and does not recommend project action on a specific site

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

Not applicable. The proposal is non-project and does not recommend project action on a specific site

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

Not applicable. The proposal is non-project.

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

Not applicable. The proposal is non-project and does not recommend project action on a specific site.

b. Ground:

[Find help answering ground water questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater)⁷

- 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 a general description, purpose, and approximate quantities if known.**

Not applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Future development will be conditioned subject to consistency with groundwater protection regulations.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number**

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable. The proposal is a non-project proposal and does not recommend project action on a specific site. Future development projects will be conditioned subject to consistency with water quality protection regulations.

c. Water Runoff (including stormwater):

- 1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Not applicable. This is a non-project proposal. Project-level review will condition approvals to avoid or mitigate impacts.

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

The proposal is for a citywide Comprehensive Plan update. Indirectly, growth and urbanization contributes to increased amounts of impervious surfaces and increased loadings of potential pollutants entering the ground or surface water. Increased development and increased impervious surfaces could increase the amount of runoff. The proposal, however, does not relate to a specific project. Future development proposals will be evaluated and subject to City regulations and standards.

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

Not applicable. The proposal is non-project and does not recommend project action on a specific site. Drainage patterns will be determined at the site specific level with future applications

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

As a non-project action, no water control measures are required or proposed. Future site-specific development proposals would be subject to a separate SEPA and permit review, which would include the implementation of measures to reduce or control surface, ground and runoff water impacts and compliance with the Western Washington Stormwater Management Manual.

4. Plants

[Find help answering plants questions](#)

- a. Check the types of vegetation found on the site:**

☒ **deciduous tree: alder, maple, aspen, other**

☒ **evergreen tree: fir, cedar, pine, other**

- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards, or other permanent crops.
- ☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☒ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

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

No vegetation will be removed as a result of this proposal for a citywide Comprehensive Plan update. Removal of vegetation usually increases with increased development; however, actual vegetation removal will be determined at project level review.

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

Not applicable. This is non-project proposal. Project specific proposals would be analyzed individually to determine if threatened or endangered plant species are on or near the site.

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

Not applicable. This is a non-project proposal. Project-specific proposals would be reviewed for consistency with the applicable provisions of the Lake Forest Park Municipal Code.

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

King County maintains a list of noxious weeds available online here:

<https://kingcounty.gov/en/dept/dnpr/nature-recreation/environment-ecology-conservation/noxious-weeds>.

King County information regarding invasive species is available online here: <https://kingcounty.gov/en/legacy/services/environment/animals-and-plants/biodiversity/threats/invasives>

5. Animals

[Find help answering animal questions](#)⁸

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

- Residential Coastal Cutthroat
- Coho
- Fall Chinook
- Sockeye
- Winter Steelhead
- Little Brown Rat

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

As a non-project proposal, the Comprehensive Plan does not propose action on a specific site. The US Fish and Wildlife Service lists the following threatened species as potentially being present in the vicinity of the municipal boundaries of Lake Forest Park:

- North American Wolverine: Threatened; A species likely to become endangered within the foreseeable future throughout all or a significant portion of its range.
- Marbled Murrelet: Threatened; A species likely to become endangered within the foreseeable future throughout all or a significant portion of its range.
- Yellow-billed cuckoo: Threatened; A species likely to become endangered within the foreseeable future throughout all or a significant portion of its range.
- Northwestern Pond Turtle: Proposed Threatened; Species proposed for official listing as threatened.
- Bull Trout: Threatened; A species likely to become endangered within the foreseeable future throughout all or a significant portion of its range.

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

Not applicable. The proposal is a non-project proposal and does not recommend project action on a specific site.

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

The update of the comprehensive plan will not directly impact wildlife. The Lake Forest Park critical areas ordinance provides development review procedures to preserve wildlife areas.

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

New Zealand mudsnails, *Potamopyrgus antipodarum*, are freshwater invaders from New Zealand found within King County.

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

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

Not applicable. The proposal is a non-project proposal and does not recommend energy uses on any specific site.

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

As a non-project action, the proposal would not impact the use of solar energy at any specific location. The potential use of solar energy for future, specific development proposals will be addressed through regulations that are in place at the time of permit application and/or project-specific environmental review.

- 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 proposal does not relate to a specific action. Future projects will be evaluated at the project level and any project impacts will be conditioned at that time.

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

As a non-project action, the proposal is not expected to cause environmental health hazards. Use of any hazardous materials on a project-by-project basis would be subject to the requirements of federal and state law.

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

This is not applicable as this is a non-action SEPA for Comprehensive Plan adoption. No development is being proposed for any specific sites within Lake Forest Park.

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

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.**

This is not applicable as this non-project proposal is not specific to any sites within Lake Forest Park.

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.**

This is not applicable as this non-project proposal is not specific to any sites. The potential storing or use of any toxic or hazardous chemicals for any future projects will be required to undergo environmental on a case-by-case basis.

4. **Describe special emergency services that might be required.**

As this is a non-project action, the needs for emergency services would be determined for each specific project at the time of future development review.

1. **Proposed measures to reduce or control environmental health hazards, if any.**

As this is a non-project action, measures to control environmental health hazards would be determined at the site-specific level for future projects.

b. Noise

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

As a non-project proposal, this is not applicable. Noise sources in the City primarily include traffic, as well as noise from existing business operations. Temporary sources result from construction activities as future development/ redevelopment occurs.

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

As a non-project proposal, this is not applicable. Future development may add traffic, adding to background traffic noise. Future business development may result in operational noise. Temporary construction noise may be generated as development occurs.

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

This section is not applicable as this is a non-action SEPA for Comprehensive Plan adoption. No development is being proposed. The proposal does not include changes to code requirements regarding noise. Future site-specific project actions would be subject to State, County and/or City noise regulations, and further environmental review on a case-by-case basis.

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

- 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.**

The primary land use in Lake Forest Park is single-family homes, with higher density residential uses and commercial uses located along Ballinger Way NE and NE Bothell Way. Public facilities, parks and open space are located throughout the City. There is also a large private open space in the southern portion of the city that is used as a memorial park and cemetery. There is no industrial development within the City.

The Comprehensive Plan Land Use Element describes the mix of land uses throughout the City and its UGA.

- 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 because 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?**

Lake Forest Park is a mature community with much of its land already developed.

- 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?**

Not applicable. Impacts from future, specific development proposals will be addressed through regulations that are in place at the time of permit application and/or project-specific environmental review.

- c. Describe any structures on the site.**

The primary land use in the city is single-unit homes. There are some higher density residential uses and commercial uses located along Ballinger Way NE and NE Bothell Way

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

This is not applicable, as the Comprehensive Plan proposes no structure demolition.

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

The City has fifteen zoning designations, including five residential single unit zoning designations, five residential multi-unit designations, neighborhood business, corridor commercial, town center, and two Southern Gateway mixed use zones.

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

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

Land within the city and the UGA have future land use designations that generally match the type, scale and intensity of development projected over the twenty-year planning horizon. The future land use designations are described in detail within the Land Use Element of the Comprehensive Plan.

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

The city has adopted the City of Lake Forest Park Master Program, and lands within the city and UGA impacted by shorelines will be reviewed under the Shoreline Master Program through the development review process.

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

The City has adopted a Critical Areas Ordinance which provides development review procedures to preserve critical areas and/or prescribe mitigation measures. The following critical areas can be found in Lake Forest Park.

Wetlands; streams; areas with a critical recharging effect on aquifers used for potable water; fish and wildlife habitat conservation areas; frequently flooded areas; and geologically hazardous areas such as erosion hazard areas, landslide hazard areas, seismic hazard areas, and steep-slope hazard areas.

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

The Washington State Office of Financial Management (OFM), April 1, 2023 reported a population of 13,660 within the City of Lake Forest Park. The Comprehensive Plan accounts for projected growth over the next twenty years. OFM develops and provides low, medium, and high population growth projections for counties that are planning under the full provisions of the Growth Management Act, and Lake Forest Park worked with King County to determine population growth and housing allocations within the boundaries of the City and the UGA. Growth targets adopted for the City of Lake Forest Park are identified for two time frames. The 2019-2044 growth targets were adopted as part of the King County Countywide Planning Policies. While the growth targets extend to 2035, the new 20-year planning horizon for the Comprehensive Plan update is 2044. The City's land capacity to meet these targets is described in the *HB 1220 Methodology and Results Report* which indicates that the City's 2044 growth target is 870 housing units and 550 jobs. These calculations and figures are further described in both the Land Use and Housing Elements of the Comprehensive Plan.

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

The Comprehensive Plan proposes no population displacement.

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

The Comprehensive Plan proposes no population displacement, but does provide for measures to avoid or reduce displacement within the Land Use and Housing Elements.

The Racially Disparate Impacts Analysis was developed in compliance with HB 1220 and is included as an appendix to the Comprehensive Plan. The RDI Analysis states that "despite housing unit shortfalls in the lower and upper income categories, Lake Forest

Park has a relatively low displacement risk compared with nearby communities.” The PSRC displacement risk map indicates that most of Lake Forest Park is considered “lower risk” compared with Kenmore and Mountlake Terrace, where the risk is “moderate.” However, the southern portion of Lake Forest Park, where the majority of the City’s multifamily units are concentrated, has a higher displacement risk than the rest of the city. The policy evaluation framework of the RDI analysis provides guidance on areas for improvement within Lake Forest Park policies intended to reduce racially disparate impacts.

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

The Periodic Update of the Comprehensive Plan reviewed and incorporated policies from existing plans, resolving any conflicts and consolidating policy direction into a single integrated policy framework. The development of the Comprehensive Plan also includes extensive analysis of existing land uses and projected future growth. The Land Use element contains several goals aimed at ensuring compatibility, such as Goal LU-2 Community Character, which is to “Promote and strengthen Lake Forest Park’s identity, vision, and values through the future land use pattern.” Additional goals and supporting policies aimed at ensuring compatibility are found throughout various elements of the Comprehensive Plan.

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

There are no anticipated impacts to agricultural or farm lands of long-term significance from this non-project proposal.

9. Housing

[Find help answering housing questions](#)¹²

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

While the comprehensive plan update proposes no construction, the plan anticipates for new residential units of every income category to be built in the community through the year 2044. The *HB 1220 Methodology and Results Report* provides a 2044 growth target of 870 housing units. The city also has targets for housing units by income band set by King County. These targets are set based on the city’s allocation of countywide need for housing that can serve all economic segments of the population, as determined by the Department of Commerce. Lake Forest Park’s targets by income band, as a percentage of Area Median Income, as well as the target for emergency housing capacity are described with the text and figures depicted in the Housing Element. It has been determined that Lake Forest Park has sufficient zoned capacity to meet the targets.

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

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

The comprehensive plan proposes the elimination of no housing units. However, new residential development may replace existing units with new ones, depending on individual owners.

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

The City is committed to ensuring a wide range of housing opportunities. The comprehensive plan's policies are designed to achieve the HB 1220 goals of providing housing for all income segments and household types.

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

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

Not applicable. The Comprehensive Plan proposes no construction. The height of structures would be reviewed at the project-specific phase with future permitting.

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

Not applicable. The Comprehensive Plan proposes no construction. Impacts to views would be analyzed on a project specific basis with future development applications.

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

This non-project proposal is not applicable to any specific sites. However, future development applications will be reviewed at the project specific level with the opportunity to propose mitigation measures related to aesthetics.

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

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

Development as foreseen in the comprehensive plan update will expand the amount of residential, commercial and industrial intensity, likely resulting in additional nighttime urban light impact.

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

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

There will be no light impact as a result of the comprehensive plan update but resulting urban development over the next 20 years may increase emitted light.

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

This is not applicable as a non-project proposal. There are no off-site light sources that will affect the comprehensive plan.

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

Measures to control light and glare impacts from future projects will be analyzed on a site-specific level with future permitting.

12. Recreation

[Find help answering recreation questions](#)

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

The City has seven parks, and also contains land which is part of the Burke-Gilman Trail which starts in Seattle, follows Lake Washington and passes through Lake Forest Park through to the City of Kenmore. The use of parks and open space within the City boundaries are further described in the Comprehensive Plan was developed for consistency with the Parks, Recreation, Open Space, and Trails (PROST) Plan.

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

The proposed Comprehensive Plan update includes a Parks and Open Space Element, and open space zoning that will protect and preserve recreational land as the City grows over the next twenty years.

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

Goals and policies will be adopted in the Comprehensive Plan to adopt the PROST plan by reference. Linking the PROST Plan with other Comprehensive Plan policies will increase recreational opportunities throughout the City.

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Not applicable. This is a non-project proposal. Any future construction proposed would be required to undergo environmental review which includes an assessment of the historic landmarks and sits at a project specific level.

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

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

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.

The comprehensive plan update is not proposing any change to the status or use of these areas to the extent to which they are known. Future development proposals may be subject to cultural and archeological assessment as determined appropriate at the time of application.

- 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.**

The comprehensive plan update has not undertaken an archeological or cultural resources assessment, but development proposals may be required to consult with area tribes and conduct a technical assessment as appropriate at the time of application.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources will be determined on a project-by-project basis as development applications are submitted and reviewed.

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

As this is a non-project action, the identification of public streets, highways and affected geographies would be determined on a site-specific basis at time of future application.

- 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?**

King County Metro and Community Transit provide fixed-route bus, ridesharing, and vanpool services. Sound Transit, Community Transit, Washington State Ferries, and Amtrak serve the corridor.

- c. 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 comprehensive plan's transportation element calls for the improvement of multiple streets and non-motorized facilities, both to address increases in the number of vehicle

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

traffic due to growth, and consistent with Safe Highway and Safe Streets planning initiatives.

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

Not applicable. This is a non-project proposal.

- e. 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 comprehensive plan update includes a transportation element incorporates estimates to traffic generation and proposed roadway improvements.

- f. 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.**

As a non-project proposal, this is not applicable. The comprehensive plan update as a policy document will not interfere with the movement of agricultural and forest products on roads and streets. Future development that may result from the goals and policies of the comprehensive plan will be analyzed on a case by case basis.

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

There are no proposed measures to reduce or control transportation impacts other than providing projects to improve traffic movement and achieving set LOS.

15. Public services

[Find help answering public service questions¹⁷](#)

- 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 comprehensive plan update forecasts increased population growth and the attendant need for increases in public services, assigning levels of service guidance to help the City pace its investment in public services to match growing demand.

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

The capital facilities element includes policies and specific recommendations to ensure the City invests in its public safety, fire, transportation, and utilities systems to meet demand as it increases with population growth. The comprehensive plan also aims to ensure that there are acceptable LOS standards that guide the future delivery of community services and facilities provided by other agencies, while providing measures

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

to ensure adequacy of actual services. Further policy details are described in the capital facilities element.

16. Utilities

[Find help answering utilities questions¹⁸](#)

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

This non-project action is not applicable to a specific site. The City of Lake Forest Park is served by water, sewer, surface water, electricity, natural gas, telecommunications and solid waste.

- 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.**

As described in the comprehensive plan update, the community will continue to rely on and be served by the full range of utilities.

C. Signature

[Find help about who should sign¹⁹](#)

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.



Type name of signee: Kirsten Peterson

Position and agency/organization: Planning Manager, SCJ Alliance

Date submitted: November 7, 2024

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²⁰](#)

Do not use this section 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.

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

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

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

This non-project action will not directly create an increase of discharge to water, emissions to air, the production/storage/release of toxic or hazardous substances, or the production of noise. The comprehensive plan update anticipates projected growth over the twenty-year planning horizon and expected impacts to the environment. The City's existing Development Regulations includes environmental review procedures and development standards to prevent inappropriate discharge to water, unacceptable emissions to air, unacceptable noise levels, and to regulate the use of hazardous substances.

- **Proposed measures to avoid or reduce such increases are:**

Development standards and regional or state regulations will guide review and permitting for development proposals, ensuring compliance with law and assuring public safety.

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

New growth as anticipated by the Comprehensive Plan has the potential to create impacts to plants, animals, fish and/or marine life. The existing Development Regulations include environmental review procedures and development standards to protect plants, animals, and their habitats. In addition, resources are further protected by the Shoreline Management Program and the Critical Areas Ordinance.

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

Ensure compliance with existing Development Regulations which include environmental review procedures, as well as ensuring compliance with federal and state requirements permit conditions.

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

New growth as anticipated by the Comprehensive Plan has the potential to deplete energy or natural resources, the extent of which cannot be analyzed until time of site specific development proposals. The existing Development Regulations and other adopted policies include development standards that set allowances and requirements for energy and natural resource use.

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

Ensure compliance with existing Development Regulations and other adopted City standards which include environmental review and other procedures to protect natural resource lands and to conserve energy resources; Ensure compliance with federal and state requirements permit conditions.

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 Comprehensive Plan includes an analysis of buildable lands and those that are considered environmentally sensitive. A map of these environmentally sensitive areas is included within the land use element of the Comprehensive Plan. In some cases these areas limit development potential, and the city also has the option to preserve natural areas to meet community objectives.

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

The Development Regulations, further complimented by Critical Area requirements, and the adopted Shoreline Master Program were specifically designed to protect environmentally sensitive areas, wetlands, floodplains, shorelines, and designated species, etc. In addition, the City requires advanced consultation with the Tribes and Department of Archaeology and Historic Preservation and requires surveys as necessary to determine if permits and/or mitigation plans are necessary. The City would also ensure compliance with existing environmental review procedures, as well as ensuring compliance with federal and state requirements permit conditions.

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 existing Development Regulations include environmental review procedures and development standards to protect both land water resources, and the Comprehensive Plan contains policies that discourage the siting of incompatible uses. While the Comprehensive Plan contains no land use regulations, it informs other regulatory documents, such as the critical areas ordinance, which does. In addition, resources are further protected by the Shoreline Management Program and the Critical Areas Ordinance.

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

The Comprehensive Plan recognizes the Shoreline Master Program as the regulation that manages the use of shorelines in Lake Forest Park. The critical areas ordinance accomplishes the same outside the shoreline jurisdiction as well as those

areas within the shorelines where the Critical Area Ordinance applies. The Comprehensive Plan contains policies that inform other documents, such as the zoning code and subdivision regulations, to allow more intense levels of growth to occur where it can be more efficiently served. In doing so, the likelihood of probable, significant, and adverse impacts are reduced.

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

The Transportation element of the updated Comprehensive Plan identifies existing and potential future transportation needs to better facilitate demand on transportation. The Capital Facilities element of the updated Comprehensive Plan identifies existing and potential, future needs to better facilitate demands on services/utilities.

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

Ensure compliance with the adopted zoning controls, development standards, and concurrency requirements which are intended to reduce the demands on transportation and utilities; Ensure compliance with federal and state requirements and permit conditions.

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

The City of Lake Forest Park 2024 Comprehensive Plan update has been prepared in accordance with the requirements of RCW 36.70A (Growth Management Act), RCW 43.21C (Environmental Policy Act), WAC 197-11 (SEPA Rules) and other applicable laws and statutes. The Comprehensive Plan will not conflict with local, state, or federal laws.