

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](#)

1. Name of proposed project, if applicable:

Medina 2024 Comprehensive Plan Periodic Update

2. Name of applicant:

City of Medina

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

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Planning Manager
501 Evergreen Point Rd
PO Box 144
Medina, WA 98039
Phone 425-233-6416
jkesler@medina-wa.gov

4. Date checklist prepared:

May 2024

5. Agency requesting checklist:

City of Medina

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

Adoption expected by City Council no later than December 2024.

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

Development and code regulation updates are expected pursuant to the amended comprehensive plans goals and policies.

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

None prepared.

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.

- City review and threshold determination under SEPA for non-project actions
- Adoption of municipal code amendments by the Medina City Council
- Proposed amendments require a 60-day state agency review

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>

No pending applications or approvals would be affected. Once adopted by the City Council, the amended Comprehensive Plan goals and policies and development regulations would regulate new development projects or activities/uses located within the City.

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 proposal is a non-project action that applies citywide (4.8 square miles). The City of Medina proposes to update its Comprehensive Plan in accordance with Growth Management Act (GMA) Periodic Update requirements. The proposal would amend portions of the Medina Municipal Code (MMC) Title 16 to implement and align with amendments made in the Comprehensive Plan update. The proposal would ensure city policy and regulatory consistency and ensure GMA Periodic Update consistency (Revised Code of Washington [RCW] 36.70A).

Consistent with Washington Administrative Code (WAC) 197-11-315(1)(e), the lead agency has determined that questions in Part B of the SEPA Checklist do not contribute meaningfully to the analysis of this non-project action, and that the responses provided in Part D of this Checklist are sufficient to meaningfully analyze the Comprehensive Plan update described herein. Therefore, Part B has not been included in this Checklist.

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 2024 Comprehensive Plan Periodic Update is a non-project action proposal that will plan future goals and policies for the City of Medina in King County, Washington. The update process will take place in City Hall at 501 Evergreen Point Road in Medina, WA 98039. The City of Medina is bordered by the City of Bellevue to the east and by Lake Washington to the west, south, and north.

C. Signature

[Find help about who should sign](#)³

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.

³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>



Type name of signee: Jonathan G. Kesler, AICP

Position and agency/organization: Planning Manager, City of Medina

Date submitted: May 30, 2024

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet⁴](#)

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.

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

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

The proposal would not directly increase discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. Existing and proposed Comprehensive Plan goals and policies and development regulations discourage future projects from discharging untreated pollutants and emissions. All future development and redevelopment would be subject to local, state and federal regulatory requirements, including building code, fire code, and surface water management standards.

• Proposed measures to avoid or reduce such increases are:

The Comprehensive Plan's goals and policies direct the City to promulgate development regulations that protect, preserve and enhance the natural environment and limit impacts from the built environment. The zoning code regulates use and activities or development practices that are commonly associated with toxic or hazardous discharge and air emissions, or otherwise mandates mitigation for environmental impacts. The City's storm water management, critical area, and shoreline regulations are designed to avoid or reduce adverse environmental impacts.

⁴ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

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

The Comprehensive Plan establishes goals and policies aimed at protecting fish and wildlife habitat and preserving vegetation, including trees, to reduce runoff and erosion, improve air quality and maintain the City's character. Planned growth, however, could impact plant, animal, fish and marine life; supported by the Comprehensive Plan update, provisions of the MMC and Medina Shoreline Master Program (SMP) would require planned growth to avoid, minimize, or other compensate for impacts to plants, animals, fish, and marine life.

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

Proposed Comprehensive Plan goals and policies will support effective implementation and administration of critical areas, stormwater, tree preservation, and other environmental protection provisions. These regulations will offer protection for stream corridors, wetlands, and other areas where fish and animals may have habitat, by limiting uses, maintaining buffers, and avoiding or mitigating potential impacts. Project proposals will undergo individual SEPA review.

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

The proposed Comprehensive Plan and code amendments would not directly result in depletion of energy or natural resources, although future development allowed by policy and regulations will result in incremental increases in energy consumption. Extractive or resource based industries such as mining and forestry are prohibited throughout the community.

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

Numerous goals and policies in the Comprehensive Plan aim to reduce the number of single occupant vehicle trips, increase the use of public transit, and provide pedestrian supportive neighborhoods to reduce the reliance on automobiles and conserve energy. Natural features, including regulated critical areas and public open spaces, are the focus of numerous Comprehensive goals and policies that call for protection, preservation, restoration, and enhancement.

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?

Proposed Comprehensive Plan policies and development regulations set forth in the MMC provide for the protection and conservation of environmentally sensitive areas and support the responsible use of public access/recreational sites and cultural or historic sites. The City does not have any farmlands, wilderness areas, or scenic rivers.

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

None required.

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 Comprehensive Plan envisions population growth in the City. The Plan envisions its growth to occur on its vacant and underutilized parcels, and otherwise occur on developed residential lots as is permitted through recently passed state legislature. The Comprehensive Plan does not make allowances for incompatible land or shoreline use and is mindful to permit both the siting of new housing types and the preservation of existing housing stock. Uses in the shoreline have been unaffected by the Comprehensive Plan update and remain compatible with the Medina shoreline's predominantly residential upland uses.

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

The Comprehensive Plan, as amended, in conjunction with amended development regulations, will ensure that future development is compatible or consistent with surrounding uses and the physical environment. The City's SMP will guide development in shoreline areas and will continue to protect other more environmentally sensitive areas.

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

The projected population increases are not expected to increase demands on transportation and other public facilities and services. Public works maintenance and improvements will continue to be installed consistent with the City's capital planning to maintain adopted levels of standard. Police, fire, public utilities, and schools have sufficient capacity to serve the projected population growth of 19 housing unit in Medina.

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

The updated Capital Facilities and Transportation Elements include goals, policies and improvements plans to provide public facilities and services that will accommodate the Medina community and its projected growth. The City has reviewed and adopted long range plans of facility and service providers who provide public services not provided by the city (fire, marine patrol, sewer, and water). The updated Utilities Element provides goals and polices to support the maintenance and upgrade of utility services in the City.

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 amendments do not conflict with local, state or federal laws. They are consistent with GMA goals, VISION 2050 goals, and the King County Countywide Planning Policies.