

Planned Action Environmental Impact Statement (EIS)



What is a Planned Action EIS?

A Planned Action EIS is a form of EIS authorized in 1995 by the Washington State Legislature to streamline the development process. It provides for early environmental review of potential development in a specified area, identifies mitigation measures upfront, and eliminates onerous environmental review requirements for proposed projects that fit the desired intent of the area.

How does the planned action process work?

The process begins with initiation and preparation of an EIS that identifies the range of possible development that could occur.

Prepare Planned Action EIS

- Develop alternatives
- Identify scope of review
- Finalize alternatives and scope of review
- Conduct analysis and identify mitigating measures
- Prepare Draft and Final EIS
- Conduct public outreach
- Prepare preliminary ordinance
- Prepare implementation process



After completion of the EIS, the City may adopt a planned action ordinance that defines the location, amount and type of development and specific mitigation measures that must be met.

Finalize and adopt ordinance



Implement ordinance

After the ordinance is adopted, future development proposals consistent with the ordinance do not require additional SEPA review. This process does not exempt projects from local, state and federal permitting requirements.

Review Applications

- Does project meet conditions of the planned action ordinance?
- Have all impacts been addressed in the EIS?

Track and Monitor

- Monitor EIS and ordinance capacity
- Track continued applicability of mitigation
- Update and revise based on need



If a project is not consistent with the ordinance, the applicant may elect to revise the proposal to meet the requirements of the ordinance or conduct additional environmental review.

- YES:** Local permit process
- NO:** Applicant revises proposal to meet PAO **OR** Applicant prepares independent SEPA review

Want to find out more?

Call the City's Community Development Department at (360) 473-5269 or visit sustainablekia.com for more information.