



State Environmental Policy Act (SEPA)

**Determination of Nonsignificance
for
2005 Amendments to the King County Comprehensive Plan**

Date of Issuance: February 14, 2005

Project: Adoption of 2005 amendments to the King County Comprehensive Plan. A summary of the proposed amendments include the following:

1. Land Use and Zoning Amendments

- Adds three adjacent parcels, totaling about 3 ½ acres, to the existing Vashon Service Center Rural Neighborhood, allowing future expansion of the Vashon Maury Island Health Center. *This recommendation is the result of an area zoning study conducted in response to a 2004 docketed request.*
- Modifies the P-Suffix development conditions for four parcels on Vashon Island in accordance with Ordinance 15028, section 6 F, adopting the King County Comprehensive Plan 2004 Update. *A study was conducted of all P-Suffix conditions assigned to property on Vashon-Maury Island to determine whether or not any of these conditions are no longer applicable.*
- Changes the zoning on seven parcels from I-Industrial to CB-Community Business. Adds a potential CB zone to two additional I-zoned parcels in the study area. *A study was conducted for an area of about 6.1 acres on the east side of 15th Avenue SW, between SW 98th Street and SW 100th Street within the designated White Center Activity Center.*
- Adds the existing P-Suffix development condition NS-P23, Holmes Point Site Disturbance Conditions, to certain parcels in the Holmes Point area. *In 1999, Ordinance 13576 applied these conditions to an area that was mapped, and described by a list of parcels. While the map included the entire area intended to be subject to these conditions, some mapped parcels were omitted from the parcel list. Parcels omitted from the list have not been subject to these conditions. This amendment applies the P-Suffix Condition to those unlisted parcels, consistent with the intent of Ordinance 13576.*

2. Policy Amendments

- Amends Policy T-210 to correct references to a policy that was renumbered in 2004.
- Amends Policy F-245 to be consistent with Code and Policy amendments made as part of the 2004 Update of the Comprehensive Plan.

3. Amendments to the King County Code

- 13.24.138 Clarifies the standards for approval of private wells or public water systems for new subdivisions in the Rural area. Clarifies a possible ambiguity to ensure consistency with adopted comprehensive plan policy.
- 20.20.040 Requires water availability certificate or documentation of an approved well as part of a complete application for a Conditional Use Permit. Clarifies submittal requirements for Conditional Use Permits.
- 21A.14.025 Allows a front or wraparound porch of up to 100 square feet for cottage housing developments. The porch is not included in calculations to determine the total floor area or footprint of each unit.
- 20.24.190 Corrects references to policies that were renumbered in the 2004 King County Comprehensive Plan Update.
- 21A.08.050 Corrects the general services land use table to reflect footnotes which were renumbered in the 2004 King County Comprehensive Plan Update.
- 21A.34.030 Corrects the maximum density that may be achieved by a cottage housing development by allowing 200% of the base density of the underlying zone in the R-4 through the R-8 zones, consistent with an amendment to 21A.34.040 which was adopted as part of the 2004 King County Comprehensive Plan Update. Removes an inconsistency with 21A.34.040.
- 21A.37.050 B Eliminates the 10% impervious surface limitation for Transfer of Development Rights (TDR) sending sites. This limitation on impervious surfaces was adopted in 2004 in anticipation of the Critical Areas Ordinance (CAO). However, the CAO was adopted without this limitation on impervious surfaces for TDR sending sites. Removes inconsistency with the Critical Areas Ordinance
- 21A.38.220 Deletes Special District Overlay 220–Urban Stream Protection Area. This Special District Overlay is redundant due to the adoption of the CAO.

- 21A.38.230 Deletes Special District Overlay 230–Significant Trees. This Special District Overlay is redundant due to the adoption of the CAO.

Location: Countywide

King County Approvals: Adoption by the King County Council

SEPA Contact: Barbara Heavey, Planner III, DDES, (206) 296-7157

County Contact: Paul Reitenbach, Senior Policy Analyst, DDES, (206) 296-6705

Proponent: Ron Sims, King County Executive

Zoning: Multiple

Community Plan: Multiple Community Plans

Drainage Subbasin: Multiple Drainage Basins

Section/Township/Range: Multiple STRs

Notes:

- A. This is a non-project action as defined in WAC 197-11-704. This finding is based on review of the environmental checklist dated February 4, 2005, 2004 and other documentation of the proposed amendments.

Threshold Determination

The responsible official finds that the above-described proposal does not pose a probable significant adverse impact to the environment.

This finding is made pursuant to RCW 43.21C, KCC 20.44 and WAC 197-11 after reviewing the environmental checklist and other information on file with the lead agency and considering mitigation measures which the agency or the applicant will implement as part of the proposal. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal.

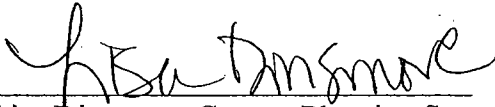
Comments

Although administrative appeals of non-project threshold determinations are not allowed, the County welcomes your comments. Written comments on this threshold determination must be received by King County's Land Use Services Division **prior to 4:30 PM March 3, 2005**. For further information regarding the proposed policy amendments, please contact Paul Reitenbach, at (206) 296-6705.

Address for comments:

King County Land Use Services Division
900 Oakesdale Avenue SW
Renton, WA 98055-1219
ATTN: Current Planning Section

Responsible Official:



Lisa Dinsmore, Current Planning Supervisor
Current Planning Section
Land Use Services Division

February 14, 2005
Date Signed

Date Mailed: _____

ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

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

Use of checklist for nonproject proposals:

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

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

A. BACKGROUND

1. Name of proposed project, if applicable:

2005 King County Comprehensive Plan Amendment

2. Name of applicant:

King County

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

Paul Reitenbach
Comprehensive Plan Project Manager
Department of Development and Environmental Service
900 Oakdale Ave.
Renton WA 98055
(206) 296-6705

4. Date checklist prepared:

February 4, 2005

5. Agency requesting checklist:

King County Department of Development and Environmental Services

6. **Proposed timing or schedule (including phasing, if applicable):**
The amendment is being transmitted to the Metropolitan King County Council on March 1, 2005. The Council will review the amendment in 2005. Adoption of the amendment, after Council review is likely to occur in 2005.

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

None

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

- *King County 1994 Comprehensive Plan Supplemental EIS (Draft SEIS June 1994; Final SEIS November 1994). King County.*
- *King County Addendum to Existing Environmental Documents for the 2004 Update of the King County Comprehensive Plan.*
- *King County Countywide Planning Policies, environmental documents (May 5, 1992); Addendum issued June 18, 1992; (Draft Supplemental EIS January 12, 1994; Final Supplemental EIS, May 18, 1994). King County.*

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

None

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

King County Council Action on the Proposed Amendments

11. **Give a 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.**

The following elements will comprise the 2005 King County Comprehensive Plan (KCCP): Amendments:

A. Land Use and Zoning Amendments

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12. **Location of the proposal. Give sufficient information for a person to understand the precise location of our 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.**

Code and policy amendments affect all of unincorporated King County. The land use and zoning amendments affect specific properties on Vashon Island and within downtown White Center.

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Does not apply

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

Does not apply

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

Does not apply

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

Does not apply

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

Does not apply

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

Does not apply

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

Does not apply

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

Does not apply

2. Air

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

Does not apply

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

Does not apply.

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

None

3. **Water**

- a. **Surface:**

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

Does not apply

- 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.**

Does not apply

- 3) **Estimate in 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.**

Does not apply

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

Does not apply

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

Does not apply

- 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.**

Does not apply

b. Ground:

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

Does not apply

- 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 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.

Does not apply

c. Water Runoff (including storm water):

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

Does not apply

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

Does not apply

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

Does not apply

4. Plants

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation (landscaping)

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

Does not apply

- c. **List threaten or endangered species known to be on or near the site.**

Does not apply

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

Does not apply

5. Animals

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

birds: hawks, heron, eagle, songbirds, other.

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other.

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

Does not apply

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

Does not apply

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

Does not apply

6. Energy and Natural Resources

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

Does not apply

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

Does not apply

- 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:**

Does not apply

7. Environmental Health

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

Does not apply

- 1) Describe special emergency services that might be required.**

Does not apply

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

Does not apply

b. Noise

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

Does not apply

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

Does not apply

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

Does not apply

8. Land and Shoreline Use

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

Does not apply

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

Does not apply

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

Does not apply

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

Does not apply

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

Does not apply

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

Does not apply

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

Does not apply

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

Does not apply

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

Does not apply

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

Does not apply

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

Does not apply

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

Does not apply

9. **Housing**

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

Does not apply

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

Does not apply

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

Does not apply

10. Aesthetics

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

Does not apply

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

Does not apply

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

Does not apply

11. Light and Glare

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

Does not apply

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

Does not apply

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

Does not apply

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

Does not apply

12. Recreation

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

Does not apply

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

Does not apply

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

Does not apply

13. Historic and Cultural Preservation

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

Does not apply

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

Does not apply

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

Does not apply

14. Transportation

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

Does not apply

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

Does not apply

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

Does not apply

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

Does not apply

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

Does not apply

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

Does not apply

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

Does not apply

15. Public Services

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

Does not apply

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

Does not apply

16. Utilities

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

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

Does not apply.

C. SIGNATURE

The above answers are true and complete to the best of knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Paul Rantala

Date Submitted: FEBRUARY 4, 2005

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS
(do not use this sheet for project actions)

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

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater

intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

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

Discharges, emissions and production of substances and noise would not result from the proposed amendments.

Proposed measures to avoid or reduce such increases are:

No measures are proposed or warranted at this time. Project-level environmental review, associated with future development proposals, would identify relevant measures to avoid or reduce increases.

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

Plants, animals, fish or marine life would not be directly affected by the proposed amendments. The proposed amendments would not result in the removal or alteration of vegetation or disturb fish or animal habitats. Future development of lands requiring vegetation removal or alteration of any habitats would be evaluated as part of subsequent, project-level environmental review.

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

No measures are proposed or warranted at this time. Measures to preserve or enhance vegetation and/or wildlife associated with future development of lands would be addressed during subsequent, project-level review.

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

The proposed amendments would not deplete energy or natural resources. However, future development of lands would require energy for lighting, heating, ventilation, and associated activities; demand for energy would be typical of urban development.

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

No measures are proposed or warranted at this time. Future development of lands would comply with applicable code requirements for energy features.

4. **How would the proposal be likely to affect environmental sensitive areas or areas designated (or eligible 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 proposal would not directly affect environmental sensitive areas or areas designated or eligible for governmental protection. Future development of lands would be subject to project-level environmental review; such review would identify any potential effects on environmental sensitive areas.

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

Appropriate measures to reduce or control impacts would be determined as part of project-level environmental review of future development proposals.

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 amendments are compatible with applicable policies of the State Growth Management Act, the King County Countywide Planning Policies, and the King County Comprehensive Plan.

The proposal would not affect shoreline use.

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

The proposed amendments are consistent with the applicable policies of the Washington State Growth Management Act, the Countywide Planning Policies, and the King County Comprehensive Plan.

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

No increase in demands on transportation or public services and utilities would occur as a direct result of the proposed amendments.

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

Future development of lands would be subject to project-level environmental review under SEPA. Such review would evaluate transportation demands and the increased need for public services and utilities. The project specific

environmental review would identify measures and improvements needed to meet such needs.

No other measures are proposed at this time.

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

The Washington State Growth Management Act and the local plans developed by King County to implement the GMA provide guidance and direction for the development of the proposed amendments. No conflicts with local, state or federal laws or requirements would result from the proposal.