



King County

State Environmental Policy Act (SEPA)

**Environmental Checklist for the
2018 Amendments to the King County Comprehensive Plan**

A. Background

1. Name of proposed project:

2018 Amendments to the 2016 King County Comprehensive Plan

2. Name of applicant:

King County

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

Ivan Miller, AICP
King County
SEPA Responsible Official for Comprehensive Planning
400 Fifth Avenue, Suite 800, Seattle WA 98104
206-263-8297

4. Date checklist prepared:

September 27, 2018

5. Agency requesting checklist:

King County

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

Amendments to Comprehensive Plan scheduled to be adopted by the King County Council on October 29, 2018.

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

No plans for future additions or expansions beyond those issues included in the draft plan approved by the King County Council's Planning, Rural Services and Environment Committee on September 12, 2018, and as described in the Public Hearing Notice for the Proposed Substitute Ordinance.

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

Based on the analysis included in the SEPA Checklist, King County will prepare the appropriate SEPA documents to support adoption of the 2018 Comprehensive Plan amendments.

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.

None are pending.

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

None are needed.

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 2018 amendments to the Comprehensive Plan and Development Regulations are of a non-project nature, are primarily procedural, and have a countywide effect rather than a site-specific effect:

- Comprehensive Plan shifts from four-year major update schedule to eight-year statutory review with an option for a four-year midpoint review;
- Retains schedule for annual updates, including adoption of Community Service Area subarea plans;
- Authorizes a 2020 four-year midpoint Comprehensive Plan update, and establishes process;
- Modifies schedule for the subarea plans to reflect updated approach and

- Comprehensive Plan schedule changes; adds geographies that will receive subarea planning;
- Updates timelines and text for several action items and adds several action items; and
 - Other policy changes are narrow and non-substantive.

The proposed 2018 Comprehensive Plan amendments, contained in Attachment A to Proposed Substitute Ordinance 2018-0153.2, as reported out of the Planning, Rural Services, and Environment Committee, would affect the following chapters of the Comprehensive Plan: Cover Letter; Executive Summary; Chapter 1: Regional Growth Management Planning; Chapter 2: Urban Communities; Chapter 3: Rural Areas and Natural Resource Lands; Chapter 8: Transportation; Chapter 10: Economic Development; Chapter 11: Community Service Area Planning; Chapter 12: Implementation, Amendments and Evaluation; and the Glossary.

Amendments are also made to the Vashon-Maury Island Community Service Area Subarea Plan, Chapter 11: Implementation, contained in Attachment B to the Proposed Substitute Ordinance. Last, amendments are proposed to the development code for consistency with the aforementioned Comprehensive Plan and Subarea Plan changes.

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.

Countywide changes that affect planning throughout King County. The majority of the focus is on unincorporated King County areas, but the Comprehensive Plan is regional in nature and also affects some planning issues in incorporated areas within King County.

B. Environmental Elements

1. Earth

a. General description of the site:

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

King County, covering 2,130 square miles, is the size of the state of Delaware, but much more

geographically diverse. It extends from Puget Sound in the west to 8,000-foot Mt. Daniel at the Cascade crest to the east. King County's various landforms include saltwater coastline, river floodplains, plateaus, slopes and mountains, punctuated with lakes and salmon streams. Lake Washington, covering 35 square miles, and Lake Sammamish with 8 square miles are the two largest bodies of fresh water. Vashon-Maury Island in Puget Sound and Mercer Island in Lake Washington provide different island environments. *(text from Comprehensive Plan, Chapter 1)*

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

See response to B-1, and response to A-11.

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.

See response to B-1, and response to A-11.

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

See response to B-1, and response to A-11.

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.

See response to B-1, and response to A-11.

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

See response to B-1, and response to A-11.

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

See response to B-1, and response to A-11.

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

See response to B-1, and response to A-11.

2. Air

- 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.

See response to A-11.

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

See response to A-11.

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

See response to A-11.

3. Water

- a. Surface Water:

- 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.

See response to A-11.

- 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.

See response to A-11.

- 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.

See response to A-11.

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

See response to A-11.

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

See response to A-11.

- 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.

See response to A-11.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

See response to A-11.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

See response to A-11.

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.

See response to A-11.

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

See response to A-11.

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

See response to A-11.

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

See response to A-11.

4. Plants

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

See response to A-11.

- 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?

See response to A-11.

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

See response to A-11.

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

See response to A-11.

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

See response to A-11.

5. Animals

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

See response to A-11.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

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

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

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

See response to A-11.

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

See response to A-11.

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

See response to A-11.

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

See response to A-11.

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.

See response to A-11.

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

See response to A-11.

- 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:

See response to A-11.

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.

See response to A-11.

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

See response to A-11.

- 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.

See response to A-11.

- 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.

See response to A-11.

- 4) Describe special emergency services that might be required.

See response to A-11.

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

See response to A-11.

b. Noise

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

See response to A-11.

- 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.

See response to A-11.

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

See response to A-11.

8. Land and Shoreline Use

- 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.

See response to A-11.

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

See response to A-11.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:

See response to A-11.

- c. Describe any structures on the site.

See response to A-11.

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

See response to A-11.

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

See response to A-11.

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

See response to A-11.

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

See response to A-11.

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

See response to A-11.

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

See response to A-11.

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

See response to A-11.

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

See response to A-11.

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

See response to A-11.

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

See response to A-11.

9. Housing

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

See response to A-11.

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

See response to A-11.

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

See response to A-11.

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?

See response to A-11.

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

See response to A-11.

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

b.

See response to A-11.

11. Light and Glare

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

See response to A-11.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?
See response to A-11.

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

See response to A-11.

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

See response to A-11.

12. Recreation

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

See response to A-11.

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

See response to A-11.

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

See response to A-11.

13. Historic and cultural preservation

- 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.

See response to A-11.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

See response to A-11.

- 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.

See response to A-11.

- 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.

See response to A-11.

14. Transportation

- 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.

See response to A-11.

- 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?

See response to A-11.

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

See response to A-11.

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

See response to A-11.

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

See response to A-11.

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

See response to A-11.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

See response to A-11.

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

See response to A-11.

15. Public Services

- 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.

See response to A-11.

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

See response to A-11.

16. Utilities

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

See response to A-11.

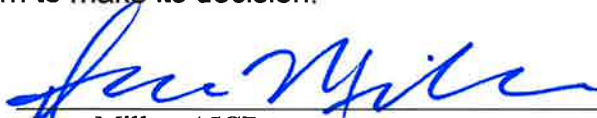
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

See response to A-11.

C. Signature

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

Signature:



Name of signee:

Ivan Miller, AICP

Position and Agency/Organization:

Comprehensive Planning Manager, King County

Date Submitted:

September 27, 2018

D. Supplemental sheet for nonproject actions

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?

As noted in response to question A-11, the 2018 amendments to the Comprehensive Plan and Development Regulations are of a non-project nature, are primarily procedural, and have a countywide effect rather than a site-specific effect. As such, it is not anticipated that the amendments would affect the extent, intensity or rate of impacts to water or air resources, noise levels, or toxic or hazardous substances.

King County's shift from a four-year review to an eight-year review, while still allowing for annual amendments when needed to address a variety of issues, will reduce land use changes that could have a potentially adverse environmental impact. Changes remain allowed on an annual basis and changes allowed to address specific defined circumstances are found in King County Code Title 20.18.030.

The effect of the 2018 Comprehensive Plan amendments are relatively limited and are intended to move from a full review of the plan every four years to a full review of the plan every eight years, consistent with State Growth Management Act timelines. The intent of this change is to better align the Comprehensive Plan process with statewide and regional planning timelines in the central Puget Sound area, and to provide more capacity for local subarea planning which was reinitiated by King County in 2015-16.

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

Not applicable given previous response.

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

See response to A-11 and D-1.

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

Not applicable given previous response.

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

See response to A-11 and D-1.

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

Not applicable given previous response.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The Proposed Substitute Ordinance contains a sets of "Additional Issues For Potential Consideration At Council." Among these is a potential code change to allow agricultural activities within critical areas or buffers within a resource lands tract, subject to certain criteria, so that a property owner can continue existing farming activities. The summary description indicates that this change is intended to allow existing farming activities to continue, consistent with existing practices and in a narrow set of circumstances. Given that allows existing activities, it is not anticipated to have new significant adverse impacts.

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

Not feasible at this time, given previous response.

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 Substitute Ordinance contains a change to one of the Comprehensive Plan workplan action items related to the County's "Cottage

Housing" regulations as found in the County's Zoning Code. The change adds definition to an existing study, and requires an evaluation of encouraging close proximity of garages to the associated housing unit; and development of units with a wide variety of square footages, so as to address various needs and a diversity of residents. The County will study these issues and determine whether they are needed and advisable. If adopted, these changes would affect the design of cottage housing developments, but not likely significantly change the number of development using this method. As such, they would have only a marginal impact on land use.

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

Not applicable given previous response.

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

The Proposed Substitute Ordinance contains a change to one of the Comprehensive Plan workplan action items related to the County's "Ingress-Egress" requirements as found in the County's Road Design Manual. The change adds definition to an existing study, and requires an evaluation of: requiring sufficient distance between the two entry/exit points so as to not impact traffic flows; and addressing access for emergency vehicles, including requiring adequate roadway width to accommodate emergency vehicles. The County will study these issues and determine whether they are needed, advisable, and consistent with prevailing roadway engineering practices. If adopted, these changes are likely to increase safety and access and may lead to a marginal decrease in the number of allowed units in a subdivision in order to provide more access. As such, they would have only a marginal impact on transportation demand and no impact on public services or utilities.

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

Not applicable given previous response.

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

As noted in responses to A-11 and D-1, a key rationale for the 2018 Comprehensive Plan amendments was to create more consistency with statewide and regional planning activities and thereby better protect the environment.