



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPOSER: Brenda Barnes

LOCATION OF PROPOSAL: 13440 Main St

DESCRIPTION OF PROPOSAL: 2020 Annual Amendments to the Comprehensive Plan, including a Work Program and proposed amendments to the Bellevue Comprehensive Plan for purposes of RCW 36.70A, assuring that the Plan continues to comply with the requirements of the GMA and including consideration of emerging local and regional needs, changes to state and federal laws, Bellevue's progress towards meeting GMA Goals, and whether the Plan is internally consistent. This privately-initiated application proposes a site-specific amendment to a 3.3-acre portion of the (currently undivided) Glendale Country Club property in the Wilburton/NE 8th Street Subarea from Single Family-Low (SF-L) to Multifamily-Medium (MF-M). The area is shaped like a triangle and fronts on NE 8th St.

FILE NUMBERS: 20-102772-AC

SEPA PLANNER: Heidi M. Bedwell

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- ☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. Only persons who submitted written comments before the DNS was issued may appeal the decision. This DNS is only appealable as part of the City's action on the amendment to the Comprehensive Plan. In order to comply with requirements of SEPA and the State of Washington Growth Management Act for coordination of hearings, any appeal of the SEPA threshold determination herein will be considered by the Growth Management Hearings Board along with an appeal of the City Council's action.
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposal's probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

Elizabeth Stead

Environmental Coordinator

10/8/2020

Date

OTHERS TO RECEIVE THIS DOCUMENT:

- ☐ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov
- ☐ State Department of Ecology, Shoreline Planner N.W. Region / MARI461@ECY.WA.GOV;
sepaunit@ecy.wa.gov
- ☐ Army Corps of Engineers
- ☐ Attorney General ecyolyef@atg.wa.gov
- ☐ Muckleshoot Indian Tribe glen.stamant@muckleshoot.nsn.us Fisheries.fileroom@muckleshoot.nsn.us



SEPA Environmental Checklist

The City of Bellevue uses 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

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with "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 and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see [SEPA Checklist Guidance](#) on the Washington State Department of Ecology website.

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 city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

1. Name of proposed project, if applicable Glendale NE Corner Comprehensive Plan Amendment
2. Name of applicant Glendale Country Club
3. Contact person Clint Whitney Phone _____
4. Contact person address 13440 Main Street, Bellevue WA 98005
5. Date this checklist was prepared 1/30/2020
6. Agency requesting the checklist City of Bellevue

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

Comprehensive Plan Amendment submitted and processed in 2020. A rezone application may be submitted at a later date.

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

No project-specific development is proposed at this time. A rezone application may be submitted at a later date. Plans or schedule for future redevelopment is unknown.

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

There is no other known environmental information that has been prepared for this proposal at this time.

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

No other applications directly affecting the property are known. A rezone application may be submitted at a later date.

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

The proposal would require Bellevue City Council and East Bellevue Community Council approval of the Comprehensive Plan Amendment. A future implementing rezone application would also require approval by the City of Bellevue City Council and East Bellevue Community Council

12. 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. (Lead agencies may modify this form to include additional specific information on project description.)

The Glendale Country Club (including the Property) is currently zoned Single-Family Residential Estate District with an R-1 Designation (SF R-1) and designated Single Family – Low Density (SF-L) on the Comprehensive Plan. The Property is adjacent to Single Family R-2.5, and Multifamily R-20 and R-30 zoned properties, with a corresponding Multifamily Medium Density (MF-M) Comprehensive Plan designation. The application is to change the Comprehensive Plan designation of the Property to MF-M and subsequently rezone the property to Multifamily R-10.

13. 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 the 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 Glendale Country Club is located at 13440 Main Street in Bellevue, WA, assigned King County parcel number 3425059010. The portion of the property proposed for a Comprehensive Plan Amendment ("CPA") is located at the northeast corner of the property and is 145,733 square feet.

Environmental Elements

Earth

1. General description of the site:

☒ Flat

☒ Rolling

☐ Hilly

☐ Steep Slopes

☐ Mountainous

☐ Other _____

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

3. 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.

The property does not contain any prime farmland or agricultural lands of significance.

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

No surface indication or history of unstable soils in the immediate vicinity are known.

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

As a non-project action, no filling, excavation or grading will occur with this proposal.

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

As a non-project action, no construction work will occur with this proposal.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? No changes are proposed with this proposal.

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

As a non-project action, the proposal will not result in impacts to the earth. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

Air

1. 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.

As a non-project action, no emissions to the air will occur with this proposal.

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

No off-site sources of emissions or odor affects this proposal.

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

As a non-project action, the proposal will not result in impacts to air quality. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

Water

1. Surface Water

- a. 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.

A wetland has been designated and the buffers delineated on the attached boundary lot adjustment exhibit prepared by Goldsmith on January 15, 2020.

- b. 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.

N/A, see above 1(a).

- c. 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 the fill material.

As a non-project action, no fill or dredge materials will result from this proposal.

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

As a non-project action, no surface water withdrawals or diversions will occur with this proposal.

- e. Does the proposal lie within a 100-year floodplain? No.

If so, note the location on the site plan.

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

As a non-project action, no waste material discharges to surface waters will occur with this proposal.

2. Ground Water

- a. 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.

As a non-project action, no groundwater withdrawal will occur with this proposal.

- b. 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.

As a non-project action, no waste material discharges into the ground will occur with this proposal.

3. Water Runoff (including stormwater)

- a. 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.

As a non-project action, no changes to existing storm water runoff, collection and disposal will occur with this proposal. The existing improvements on the property collect storm water into a piped system and discharges it to the south.

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

As a non-project action, no waste materials entering ground or surface waters will occur with this proposal.

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

As a non-project action, no drainage patterns in the vicinity of the site will be altered or otherwise affected as a result of this proposal.

Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

As a non-project action, the proposal will not result in impacts to water quality, quantity or patterns. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

Plants

1. 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, bulrush, skunk cabbage, other _____
- ☐ water plants: water lily eelgrass, milfoil, other _____
- ☐ other types of vegetation _____

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

As a non-project action, no existing vegetation will be removed or altered with this proposal.

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

No threatened or endangered species are known to be on or near the site.

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

As a non-project action, the proposal will not result in impacts to vegetation. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

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

No noxious weeds or invasive species, except for evergreen blackberry, are known to be on or near the site.

Animals

1. 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. Examples include:

Birds: ☐hawk, ☐heron, ☐eagle, ☒songbirds, ☒other typical urban adapted species

Mammals: ☐deer, ☐bear, ☐elk, ☐beaver, ☒other typical urban adapted species

Fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, ☐other _____

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

No threatened or endangered species are known to be on or near the site.

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

There are no known migration routes on or over the site.

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

As a non-project action, the proposal will not result in impacts to wildlife. Therefore no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

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

There are no known invasive animal species on or near the site.

Energy and Natural Resources

1. 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.

As a non-project action, there will be no changes to the existing energy patterns or consumption as a result of the proposal.

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

As a non-project action, there will be no changes to the potential use of solar energy by adjacent properties as a result of the proposal.

3. 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.

As a non-project action, the proposal will not result in impacts to energy. Therefore no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

Environmental Health

1. 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.

As a non-project action, there will be no changes to environmental health hazards, exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste that could occur as a result of the proposal.

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

There are no known or possible contamination at the site from present or past uses.

- b. 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.

There are no known hazardous chemicals or conditions that might affect the proposal.

- c. 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.

There are no known toxic or hazardous chemicals that might be stored, used or produced as a result of the proposal.

- d. Describe special emergency services that might be required.

As a non-project action, no special emergency services will be required as a result of the proposal.

- e. Proposed measures to reduce or control environmental health hazards, if any.

As a non-project action, the proposal will not result in impacts to environmental health hazards. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

2. Noise

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

NE 8th Street is a busy arterial street with associated traffic noises. The existing level of noise is typical for an urban setting and does not include any unique or significant noise sources.

- b. 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 action, no noise will be created by or associated with the project on a short-term or long-term basis as a result of the proposal.

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

As a non-project action, the proposal will not result in impacts to noise. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

Land and Shoreline Uses

1. 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 site is currently used as part of the Glendale Country Club but is not an integral part of daily operations. It is adjacent to one the golf course fairways to the south and west, and multifamily uses to the east and north. NE 8th Street is directly adjacent to the northern lot line and is a major transit corridor. Since no specific development proposal is associated with the amendment, it will not impact surrounding uses. Moderate to low density multifamily associated with a future rezone is consistent with adjacent property uses. The residential properties to the west are also separated from any potential future development by a utility easement area, which would create a buffer between the two uses.

2. 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 non-farm or non-forest use?

The subject parcels have no known agricultural uses in the past 50 years.

- a. 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?

No, there are no known working farms or forest land operations in the general area.

3. Describe any structures on the site.

No structures exist on the site except public utilities.

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

As a non-project project, no existing structures will be demolished as a result of the proposal.

5. What is the current zoning classification of the site? SF-R1

6. What is the current comprehensive plan designation of the site? SF-L

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

N/A

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

Possibly wetlands as indicated on the survey.

9. Approximately how many people would reside or work in the completed project? Non-project

10. Approximately how many people would the completed project displace? Non-project

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

As a non-project action, the proposal will not result in displacement impacts. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

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

The proposal is for a Comprehensive Plan Amendment that, by replacing the SF-L designation with a Multifamily (MF-M) designation, would increase compatibility with the predominant medium and high density multifamily land use pattern in the vicinity.

13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

N/A, please see 2(a) above.

Housing

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

As a non-project proposal, no new housing units would be provided.

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

As a non-project proposal, no existing housing units will be eliminated.

3. Proposed measures to reduce or control housing impacts, if any.

As a non-project action, the proposal will not result in impacts to housing. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

Aesthetics

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

As a non-project action, there are no structures proposed to be built.

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

As a non-project action, no views in the immediate vicinity would be altered or obstructed as a result of the proposal.

3. Proposed measures to reduce or control aesthetic impacts, if any

As a non-project action, the proposal will not result in impacts to aesthetics. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

Light and Glare

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

As a non-project action, no light or glare will result from the proposal.

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

As a non-project action, no safety hazards or views will be impacted as a result of the proposal.

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

Off-site sources of light and glare are typical to this urban environment and are not expected to impact the proposal.

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

As a non-project action, the proposal will not result in impacts to light or glare. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

Recreation

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

A City of Bellevue undeveloped park is across NE 8th Street to the north. Bellevue Aquatic Center and Odle Middle School are also in the vicinity.

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

No, there are no existing recreational uses on the site.

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

As a non-project action, the proposal would not result in impacts on recreation, including recreation opportunities to be provided by the project of applicant. Therefore, no mitigation is proposed or required.

Historic and Cultural Preservation

1. 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 located on or near the site? If so, specifically describe.

Based on review of the online Washington Information System for Architectural and Archaeological Records Data, there are no listed sites for national, state or local preservation on or near the proposal area.

2. 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.

None known.

3. 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.

As a non-project action, the proposal will not result in impacts to cultural or historic resources on or near the proposal site. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures. Please see 1 above.

4. 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.

As a non-project action, the proposal will not result in impacts to resources. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

Transportation

1. 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.

The subject property fronts on NE 8th Street, a classified arterial street. Access will be taken from NE 8th Street.

2. 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?

The proposal site has access to NE 8th Street, which Metro's RapidRide B Line is based on. The site is within two blocks of east and westbound B Line bus stops. Metro Route 889 runs on 140th Avenue NE, bus stops are located within short walking distance to the east.

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

As a non-project action, there will be no parking spaces created or eliminated as a result of the proposal.

4. 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).

As a non-project action, there will be no new or improvements to transportation facilities required as a result of the proposal.

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

There are no existing water, rail or air transportation facilities in the immediate vicinity of the proposal site.

6. 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

As a non-project action, no vehicular trips would be generated by the proposal.

7. 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 action, no agricultural or forest product movements will be affected by the proposal.

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

As a non-project action, the proposal will not result in impacts to transportation. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

Public Service

1. 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.

As a non-project action, no public service needs will be increased as a result of the proposal.

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

As a non-project action, the proposal will not result in impacts to public services. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

Utilities

1. Check the utilities currently available at the site:

- ☒ Electricity
- ☒ natural gas
- ☒ water
- ☒ refuse service
- ☒ telephone
- ☒ sanitary sewer
- ☐ septic system
- ☒ other

2. 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 a non-project action, no changes to utilities or services will result from the proposal.

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 Brenda K. Barnes

Name of signee BRENDA K. BARNES

Position and Agency/Organization ARCHITECT, CLARK | BARNES

Date Submitted January 30, 2020



Non-project Action SEPA Checklist

Supplement to Environmental Checklist

These questions pertain to land use actions that do not involve building and construction projects, but rather pertain to policy changes, such as code amendments and rezone actions.

Because the questions are very general, it may be helpful to read them in conjunction with the Environmental Checklist. When answering these questions, be aware of the extent to which 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 existing parcels are undeveloped. The proposal would allow a small increase in the residential density and a potential increase in the residential SF. This potential increase would not significantly increase discharges to water; emissions to air; production, storage or release of toxic or hazardous substances; or production of noise.

Indicate proposed measures to avoid or reduce such increases.

Any future redevelopment would be required to conform to land use codes, regulations, design standards, energy conservation measures and other building design and construction codes in effect at the time of permit submittal. These codes, regulations and design standards will avoid or reduce increases to environmental impacts.

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

Any future redevelopment would not significantly affect plants, animals, fish or marine life.

Indicate proposed measures to protect or conserve plants, animals, fish or marine life.

Any future redevelopment would be required to conform to land use codes and regulations, current at the time of permit application. These codes and regulations may require more native landscaping species and provide a small increase in habitat quality.

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

No development currently exists on the site. While no specific development is proposed, possible future residential development would slightly increase the use of energy on the site.

Indicate proposed measures to protect or conserve energy and natural resources.

Any future redevelopment would be required to conform to land use codes, regulations, design standards, energy conservation measures and other building design and construction codes in effect at the time of permit submittal. These codes, regulations and design standards will avoid or conserve energy and natural resources.

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 proposal, and even in its subsequent implementation via a project action, would have virtually no impact on these elements of the environment. The wetlands on the site are not buildable and any future project would comply with all federal, state, and city regulations which protect environmentally sensitive areas.

Indicate proposed measures to protect such resources or to avoid or reduce impacts.

Any future redevelopment would be required to conform to land use codes, regulations, design standards, energy conservation measures and other building design and construction codes in effect at the time of permit submittal. These codes, regulations and design standards will protect environmentally sensitive areas.

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 subject parcels are not on or close to any shoreline of any kind. The proposal would not allow or encourage land or shoreline uses incompatible with existing plans.

Indicate proposed measures to avoid or reduce shoreline and land use impacts.

No mitigation is proposed or required to avoid or reduce shoreline and land use impacts.

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

The proposal parcels front on NE 8th Street, which RapidRide B Line is based on. NE 8th Street is a classified arterial street which carries high volumes of traffic. Any subsequent project action on the property involving development may increase demands on transportation or utilities in a nominal way.

Indicate proposed measures to reduce or respond to such demand(s).

Since this is a non-project action none are proposed. Future development would comply with all regulations intended to mitigate traffic and utilities impacts.

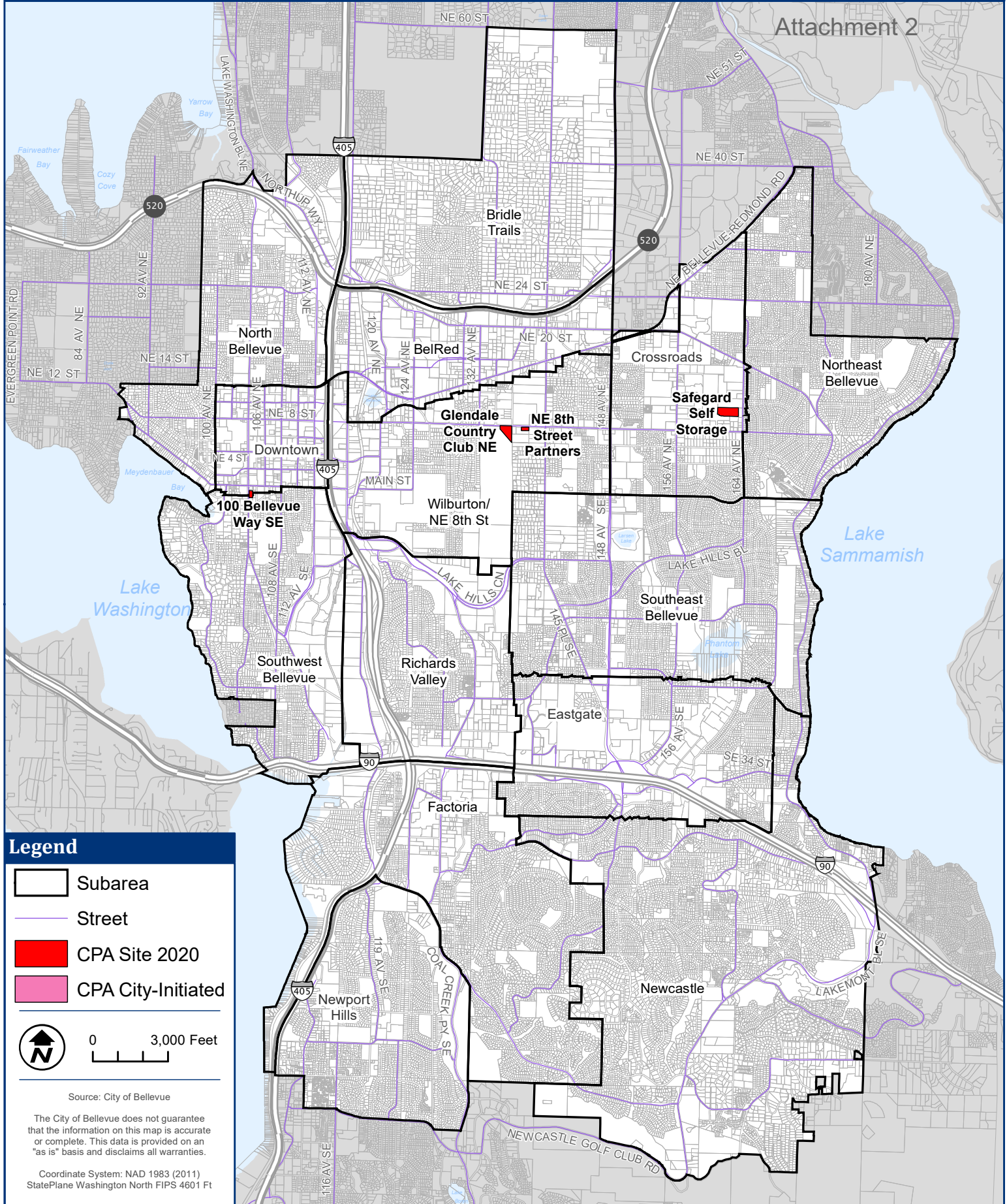
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

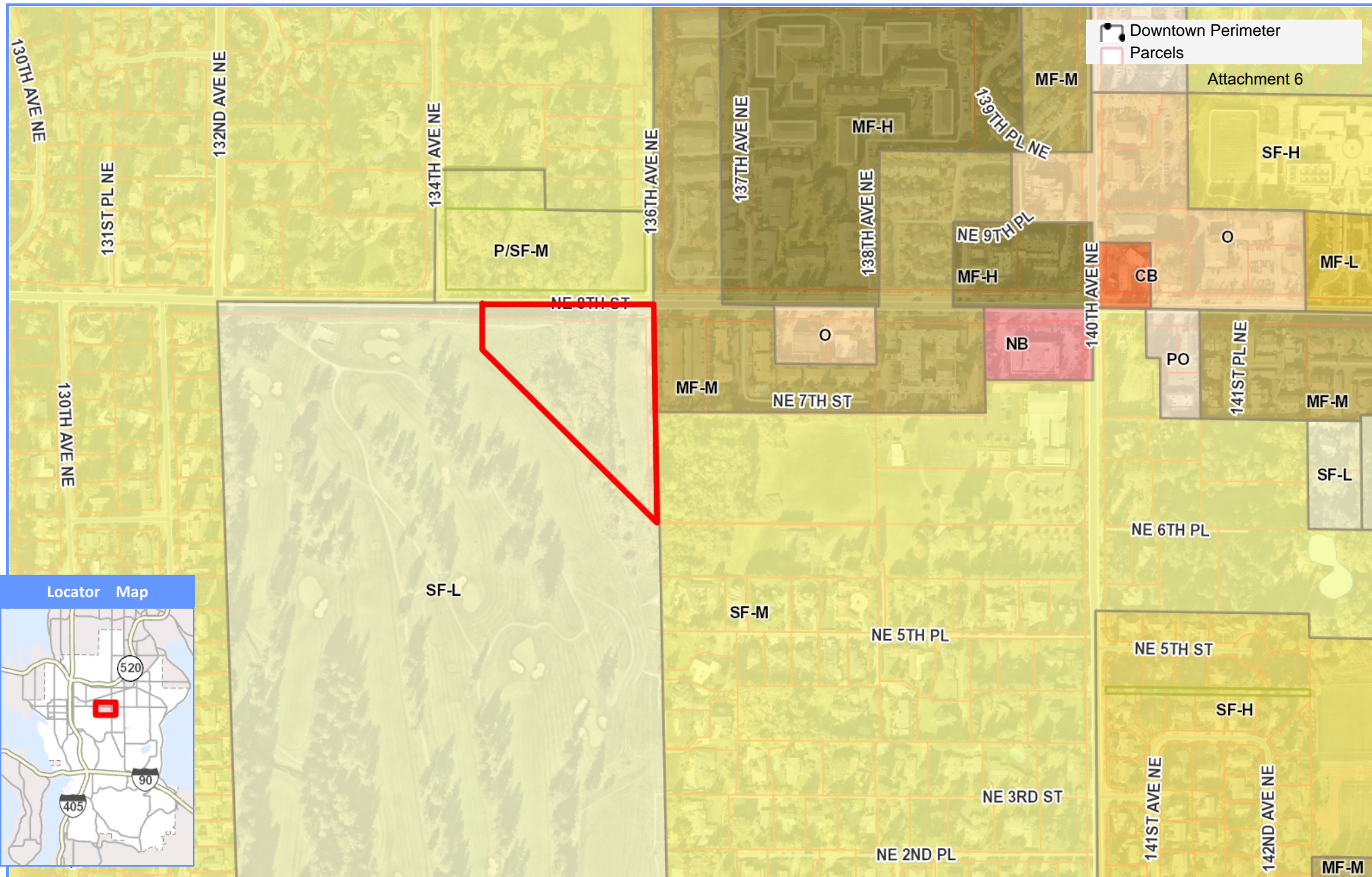
The proposal does not conflict with local, state or federal laws or requirements for the protection of the environment.

2020 Comprehensive Plan Amendments



Attachment 2





Glendale CC NE SF-L to MF-L

