



King County

Department of Development and Environmental Services
State Environmental Policy Act (SEPA)

State Environmental Policy Act (SEPA)

Determination Of Non-Significance

For

2011 Amendments to King County Development Regulations

Date of Issuance: June 20, 2011

Proposal: Adoption of amendments to King County Code Titles 16 (Building and Clearing and Grading), 19A (Subdivision), 20 (Permitting and Planning), 21A (Zoning), 23 (Code Enforcement), and 27A (Financial Guarantees).

Location: Unincorporated King County

SEPA Contact: Harry Reinert, Special Projects Manager, DDES, (206) 296-7132

County Contact: Harry Reinert, Special Projects Manager, DDES, (206) 296-7132

Proponent: King County Department of Development and Environmental Services

Zoning: All zones

Community Plan: All community plans

Drainage Subbasin: All drainage subbasins

Section/Township/Range: All STR's

Notes:

A. This finding is based on review of the environmental checklist dated June 17, 2011 and other documents in the file.

Threshold Determination

The responsible official finds that the above-described proposal does not pose a probable significant adverse impact to the environment. All future site specific project actions, subject to the provisions of the above-described ordinance, will be subject to further environmental review and mitigation where appropriate.

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. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal.

Comments

King County welcomes your comments on this non-project threshold determination. Please be aware that there is no administrative appeal of this SEPA determination. Written comments on this threshold determination must be received by King County's Department of Development and Environmental Services **prior to 4:30 PM on July 8, 2011**. For further information regarding the proposed land use and policy amendments, please contact Harry Reinert, at (206) 296-7132.

Comment deadline: 4:30 PM on Friday, July 8, 2011.

Address for comment/appeal: King County Land Use Services Division
900 Oakesdale Avenue SW
Renton, WA 98055-1219
ATTN: Harry Reinert

Responsible Official:



Kim Claussen
Building and Fire Services Division

6-17-11

Date Signed



King County
**Department of Development
and Environmental Services**
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212
206-296-6600 TTY 206-296-7217

STATE ENVIRONMENTAL POLICY ACT (SEPA) CHECKLIST

For alternate formats, call 206-296-6600.

Purpose of the checklist

The State Environmental Policy Act (SEPA), RCW Chapter 43.21 C, 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.

Instructions for the applicants

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

A. Background

1. Name of the proposed project, if applicable:
Amendments to King County Building, Subdivision, Permitting, Zoning, and Code Enforcement Regulations
2. Name of applicant:
King County Department of Development and Environmental Services
3. Address and phone number of applicant and contact person:
Harry Reinert, Special Projects Manager
Department of Development and Environmental Services
900 Oakesdale Avenue SW
Renton, WA 98057-5212
(206) 296-7132

Check out the DDES Web site at www.kingcounty.gov/permits

4. Date checklist prepared: June 17, 2011
5. Agency requesting checklist: Department of Development and Environmental Services
6. Proposed timing or schedule (including phasing, if applicable):
Adoption by the King County Council is expected September 27, 2010.
7. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain.
Not at this time.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
N/A

9. Do you know whether applications are pending for government approvals of other proposals directly affecting the property covered by your proposal? Yes No If yes, explain.
Not applicable(NA), this is a non-project action
10. List any government approvals or permits that will be needed for your proposal, if known.
King County Council adoption of the proposed ordinance.
11. Give brief complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal consists of amendments to King County Code (K.C.C.) Titles 16 (Building and Clearing and Grading), 19A (Subdivision), 20 (Permitting and Planning), 21A (Zoning), 23 (Code Enforcement), and 27A (Financial Guarantees). The following summarizes the proposed changes:

Building Code. Replaces references to the 2006 International Building Code with references to the 2009 Building Code. Also adds an exemption from the requirement for a building permit for agricultural accessory structures less than 200 square feet.

Clearing and Grading. Clarifies when a clearing and grading permit is need to remove trees that pose a risk. If there is an emergency, a clearing and grading permit is not required. If the tree poses a hazard, but there is no emergency, a clearing and grading permit is only required if the tree is located within a critical area or buffer.

Land Segregation. The following topics are addressed under land segregation:

- Modify standards for recognizing large lots created after 1937. Lots may not have been subsequently merged into another lot and must have been recognized by DDES prior to 2000.
- Clarify when changes to an application for a subdivision or short subdivision requires a new application and when a proposal to modify an approved subdivision or short subdivision requires a formal modification. Generally, if the change will not result in greater impacts than have already been considered, a new permit or a formal revision is not required.
- Modify provisions governing period that preliminary subdivisions and short subdivisions are valid to conform to 2010 state legislation. Existing King County Code and state law allow seven years between preliminary approval and recording. King County's provision expires in 2012. The state law expires in 2013. In addition, King County requires a written request which is not required under state law.
- Require boundary line adjustments to be consistent with county road standards.

Zoning and Permitting. The following zoning and permitting topics are addressed:

- Adds or modifies definitions of family, passive recreation storage, and substantial improvement. The definition of family is amended to recognize domestic partnerships. The definition of substantial improvement is revised to exclude measures taken to mitigate flood hazards as costs to determine whether a structure must be brought into compliance with existing codes.
- Clarifies standards for several permitted uses, including:
 - Rural public infrastructure maintenance facilities
 - Manure digesters
 - Schools
 - Farmers markets and produce stands
- Add restrictions on locating freestanding air conditioners and heat pumps in side yard setbacks
- Clarify and modernize regulations governing communication facilities
- Modify standards for home occupations, including prohibiting certain activities as a home occupation
- Modify standards for a special district overlay in White Center to allow flexibility in alley setbacks and location of landscaping
- Add provisions to allow an appeal of civil penalties imposed after compliance with a notice and order
- Provide flexibility in application of performance bond requirements and timing of installation of landscaping

Critical Areas. The following critical area topics are addressed:

- Modify definition of "aquatic area" to clarify when water bodies that have been altered in the past are covered
- Add hydroelectric generation facilities as an allowed alteration with conditions and as an alteration exception.
- Add fish farms as an allowed alteration
- Clarify standards for expansion of residences in wetland and aquatic area buffers

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 or sites. 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 to this checklist.

The proposal applies throughout unincorporated King County.

To be completed by applicant	Evaluation for Agency Use Only
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B. Environmental elements

1. Earth

a. General description of the site (check one)

- Flat
- Rolling
- Hilly
- Steep slopes
- Mountainous

Other: NA, non-project action. The proposed regulations apply to sites which may contain some or all of these physical features.

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

NA, non-project action.

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

NA, non-project action.

d. Are there surface indications or history of unstable soils in the immediate vicinity? Yes No If so, describe.

NA, non-project action.

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

NA, non-project action.

f. Could erosion occur as a result of clearing, construction or use?
 Yes No If so, generally describe.

NA, non-project action.

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

NA, non-project action.

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

NA, non-project action.

To be completed by applicant	Evaluation for Agency Use Only
<p>2. Air</p> <p>a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke, greenhouse gases) during construction and when the project is completed? If any, generally describe and give approximate quantities if known? NA, non-project action.</p> <p>b. Are there any off-site sources of emissions or odor that may affect your proposal? <input type="checkbox"/> Yes <input type="checkbox"/> No If so, generally describe. NA, non-project action.</p> <p>c. Proposed measures to reduce or control emissions or other impacts to air, if any: NA, non-project action.</p> <p>3. Water</p> <p>a. Surface:</p> <p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, salt water, lakes, ponds, wetlands)? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe type and provide names. If appropriate, state what stream or river it flows into. NA, non-project action. The proposed regulations apply to sites which contain all of these physical features.</p> <p>2. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please describe and attach available plans. NA, non-project action. The proposal includes regulations for all development activities within shorelines jurisdiction.</p> <p>3. Estimate the amount of fill and dredge material that would be placed or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. NA, non-project action.</p> <p>4. Will the proposal require surface water withdrawals or diversions? <input type="checkbox"/> Yes <input type="checkbox"/> No Give general description, purpose and approximate NA, non-project action. The proposal includes regulations that may apply to withdrawals and diversions within shoreline jurisdiction.</p> <p>5. Does the proposal lie within a 100-year floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No If so, note location on the site plan. NA, non-project action. The proposal includes regulations that apply to sites within a 100-year floodplain.</p> <p>6. Does the proposal involve any discharges of waste materials to surface waters? <input type="checkbox"/> Yes <input type="checkbox"/> No If so, describe the type of waste NA, non-project action.</p>	

To be completed by applicant	Evaluation for Agency Use Only
<p>b. Ground</p> <p>1. Will groundwater be withdrawn or will water be discharged to groundwater? <input type="checkbox"/> Yes <input type="checkbox"/> No Give general description, purpose and approximate quantities if known.</p> <p>NA, non-project action. The proposal includes regulations that may apply to withdrawals and diversions within shoreline jurisdiction.</p> <p>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (i.e., 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 expected to be served by the system or systems.</p> <p>NA, non-project action.</p> <p>c. Water runoff (including stormwater):</p> <p>1. Describe the source of runoff (including stormwater) 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.</p> <p>NA, non-project action.</p> <p>2. Could waste materials enter ground or surface waters? <input type="checkbox"/> Yes <input type="checkbox"/> No If so, generally describe.</p> <p>NA, non-project action.</p> <p>d. Proposed measures to reduce or control surface, ground and runoff water impacts, if any:</p> <p>NA, non-project action. The proposed regulations apply to sites where measures to reduce or control surface, ground and runoff water impacts may be imposed as part of a mitigation plan.</p>	
<p>4. Plants</p> <p>a. Check or circle types of vegetation found on the site:</p> <p><input type="checkbox"/> Deciduous tree: alder, maple, aspen, other</p> <p><input type="checkbox"/> Evergreen tree: fir, cedar, pine, other</p> <p><input type="checkbox"/> Shrubs</p> <p><input type="checkbox"/> Grass</p> <p><input type="checkbox"/> Pasture</p> <p><input type="checkbox"/> Crop or grain</p> <p><input type="checkbox"/> Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other</p> <p><input type="checkbox"/> Water plants: water lily, eelgrass, milfoil, other</p> <p><input type="checkbox"/> Other _____</p> <p>NA, non-project action. All of these vegetation types are found in unincorporated King County.</p>	

To be completed by applicant	Evaluation for Agency Use Only
<p>b. What kind and amount of vegetation will be removed or altered? NA, non-project action.</p> <p>c. List threatened or endangered species known to be on or near the site. NA, non-project action.</p> <p>d. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any: NA, non-project action.</p> <p>5. Animals</p> <p>a. Check or circle any birds and animals which have been observed on or near the site:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Birds: hawk, heron, eagle, songbirds, other <input type="checkbox"/> Mammals: deer, bear, elk, beaver, other <input type="checkbox"/> Fish: bass, salmon, trout, herring, shellfish, other <p>All of these species occur in unincorporated King County.</p> <p>b. List any threatened or endangered species known to be on or near the site. There are several threatened or endangered species in unincorporated King County. Most of these species use the critical areas protected by these regulations during some life stage.</p> <p>c. Is the site part of a migration route? <input type="checkbox"/> Yes <input type="checkbox"/> No If so, explain. Some portions of unincorporated King County are migration routes.</p> <p>d. Proposed measures to preserve or enhance wildlife, if any: The proposal includes regulations to protect shoreline areas and in doing so preserves habitats that are important to numerous species of wildlife.</p>	
<p>6. Energy and natural resources</p> <p>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. N/A, non-project action.</p> <p>b. Would your project affect the potential use of solar energy by adjacent properties? <input type="checkbox"/> Yes <input type="checkbox"/> No If so, generally describe. N/A, non-project action.</p> <p>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: N/A, non-project action.</p>	

To be completed by applicant	Evaluation for Agency Use Only
<p>7. Environmental health</p> <p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No If so, describe.</p> <p style="padding-left: 40px;">N/A, non-project action.</p> <p>1. Describe special emergency services that might be required.</p> <p style="padding-left: 40px;">N/A, non-project action.</p> <p>2. Proposed measures to reduce or control environmental health hazards, if any:</p> <p style="padding-left: 40px;">N/A, non-project action.</p> <p>b. Noise</p> <p>1. What types of noise exist in the area which may affect your project (i.e., traffic, equipment, operation, other)?</p> <p style="padding-left: 40px;">N/A, non-project action.</p> <p>2. What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (i.e., traffic, construction, operation, other)? Indicate what hours noise would come from the site.</p> <p style="padding-left: 40px;">N/A, non-project action.</p> <p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p style="padding-left: 40px;">N/A, non-project action.</p> <p>8. Land and shoreline use</p> <p>a. What is the current use of the site and adjacent properties?</p> <p style="padding-left: 40px;">N/A, non-project action.</p> <p>b. Has the site been used for agriculture? <input type="checkbox"/> Yes <input type="checkbox"/> No If so, describe.</p> <p style="padding-left: 40px;">N/A, non-project action.</p> <p>c. Describe any structures on the site.</p> <p style="padding-left: 40px;">N/A, non-project action.</p> <p>d. Will any structures be demolished? <input type="checkbox"/> Yes <input type="checkbox"/> No If so, what?</p> <p style="padding-left: 40px;">N/A, non-project action.</p> <p>e. What is the current zoning classification of the site?</p> <p style="padding-left: 40px;">N/A, non-project action. The regulations apply to all zoning classifications in unincorporated King County.</p> <p>f. What is the current Comprehensive Plan designation of the site?</p> <p style="padding-left: 40px;">N/A, non-project action. The regulations apply to all comprehensive plan designations in unincorporated King County although standards may differ</p>	

To be completed by applicant	Evaluation for Agency Use Only
<p>g. If applicable, what is the current shoreline master program designation of the site? N/A, non-project action. The aquatic area regulations will apply in all shoreline master program designations.</p> <p>h. Has any part of the site been classified as an "environmentally sensitive" area? <input type="checkbox"/> Yes <input type="checkbox"/> No If so, specify. N/A, non-project action. The regulations apply to all shoreline areas of unincorporated King County and all shorelines.</p> <p>i. Approximately how many people would reside or work in the completed project? N/A, non-project action.</p> <p>j. Proposed measures to avoid or reduce displacement impacts, if any: N/A, non-project action.</p> <p>k. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: N/A, non-project action. The regulations are not applicable to existing land uses unless there is a change in use or new development activity. The regulations are consistent with and implement the King County Comprehensive Plan.</p>	
<p>9. Housing</p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing. N/A, non-project action.</p> <p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing. N/A, non-project action.</p> <p>c. Proposed measures to reduce or control housing impacts, if any: N/A, non-project action.</p> <p>10. Aesthetics</p> <p>a. What is the tallest height of any proposed structure or structures, not including antennas? What is the principal exterior building material or materials proposed? N/A, non-project action.</p> <p>b. What views in the immediate vicinity would be altered or obstructed? N/A, non-project action.</p> <p>c. Proposed measures to reduce or control aesthetic impacts, if any: N/A, non-project action.</p>	

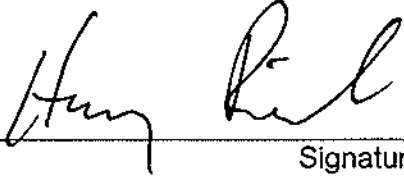
To be completed by applicant	Evaluation for Agency Use Only
<p>11. Light and glare</p> <p>a. What type of light and glare will the proposal produce? What time of day would it mainly occur? N/A, non-project action.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain: N/A, non-project action.</p> <p>c. What existing off-site sources of light or glare may affect your proposal? N/A, non-project action.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any: N/A, non-project action.</p>	
<p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity? N/A, non-project action.</p> <p>b. Would the proposed project displace any existing recreational uses? <input type="checkbox"/> Yes <input type="checkbox"/> No If so, describe. N/A, non-project action.</p> <p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, in any: N/A, non-project action.</p>	
<p>13. Historic and cultural preservation</p> <p>a. Are there any places or objects listed on, or proposed for, the national state or local preservation registers known to be on or next to the site? <input type="checkbox"/> Yes <input type="checkbox"/> No If so, generally describe. N/A, non-project action.</p> <p>b. Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site. N/A, non-project action.</p> <p>c. Proposed measures to reduce or control impacts, if any: N/A, non-project action.</p>	
<p>14. Transportation</p> <p>a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. N/A, non-project action.</p>	

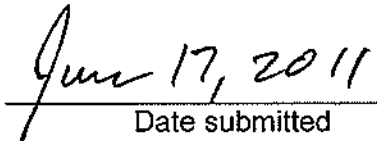
To be completed by applicant	Evaluation for Agency Use Only
<p>b. Is the site currently served by public transit? <input type="checkbox"/> Yes <input type="checkbox"/> No If not, what is the approximate distance to the nearest transit stop?</p> <p>N/A, non-project action.</p> <p>c. How many parking spaces would the completed project have? How many would the project eliminate?</p> <p>N/A, non-project action.</p> <p>d. Will the proposal require any new roads or streets or improvements to</p> <p>N/A, non-project action.</p> <p>e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? <input type="checkbox"/> Yes <input type="checkbox"/> No If so, generally describe.</p> <p>N/A, non-project action.</p> <p>f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.</p> <p>N/A, non-project action.</p> <p>g. Proposed measures to reduce or control transportation impacts, in any:</p> <p>N/A, non-project action.</p>	
<p>15. Public services</p> <p>a. Would the project result in an increased need for public services (i.e., fire protection, police protection, health care, schools, other)? <input type="checkbox"/> Yes <input type="checkbox"/> No If so, generally describe.</p> <p>N/A, non-project action.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any:</p> <p>N/A, non-project action.</p>	
<p>16. Utilities</p> <p>a. Check utilities currently available at the site:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Electricity <input type="checkbox"/> Natural gas <input type="checkbox"/> Water <input type="checkbox"/> Refuse service <input type="checkbox"/> Telephone <input type="checkbox"/> Sanitary sewer <input type="checkbox"/> Septic system <input type="checkbox"/> Other: _____ <p>N/A, non-project action.</p> <p>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.</p> <p>N/A, non-project action.</p>	

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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


Date submitted

SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

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

The proposal will not increase discharges, emissions or noise to the environment.

Proposed measures to avoid or reduce such increases are:

N/A

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

The proposal will not be likely to affect plants, animals, fish, or marine life

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

N/A

3. How would the proposal be likely to deplete energy or natural resources? N/A to this non-project action.

Proposed measures to protect or conserve energy and natural resources are: N/A to this non-project action.

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 will allow some future actions that may affect environmentally sensitive areas. These actions are hydroelectric generating facilities and fish farms in aquatic area buffers.

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

King County's critical area regulations require any alterations to critical areas or their buffers to first avoid, then reduce impacts from the proposed action. Full mitigation for any unavoidable impacts is required.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposed changes are consistent with King County's Comprehensive Plan and its Shoreline Master Program.

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

N/A.

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

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

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 law requirements for the protection of the environment.