



DETERMINATION OF NONSIGNIFICANCE

Proposal: The proposed action is the adoption of updates to the Medina Comprehensive Plan and development regulations as required by the Growth Management Act (RCW 36.70A). The Comprehensive Plan is a plan-level, programmatic document that sets a vision and direction for future development of the community over the next 20 years. The development regulations codify the goals and policies set forth in the Comprehensive Plan, implementing its vision by defining rules for development in the community. This is the required 2015 update.

Applicant: City of Medina

Location: The proposal is a non-project action that affects all lands within the City of Medina

Lead Agency: City of Medina

LEAD AGENCY: As the lead agency for this proposal, the City of Medina has determined that the proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued pursuant to WAC 197-11-340(2). The lead agency will not act on this proposal for 21 days from the date below.

Comments must be submitted by **5:00 pm, Friday, July 17, 2015** at the address below. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline.

QUESTIONS: Request for information and/ or written appeals may be directed to Medina City Hall, Attn: Development Services, 501 Evergreen Point Road, Medina, WA 98039.

Responsible Official: Robert J. Grumbach, AICP
Title: Director of Development Services
Address: 501 Evergreen point Road
Medina, WA 98039
Date: June 26, 2015
Phone: (425) 233-6416

Signature:  Date: June 26, 2015
Responsible Official

Pursuant to MMC 20.80.220(C)(5) there is no administrative appeal of a SEPA threshold determination associated with a city council legislative action.



City of Medina State Environmental Policy Act (SEPA)

501 Evergreen Point Road, Medina, WA 98039
(425) 233-6400 / fax (425) 454-8490 / www.medina-wa.gov

ENVIRONMENTAL CHECKLIST WAC 197-11-960

Purpose of checklist:

Governmental agencies use 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 for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "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 reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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 impact.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:
City of Medina Comprehensive Plan Update
2. Name of applicant: **City of Medina**
3. Address and phone number of applicant and contact person:
Robert J. Grumbach, AICP
501 Evergreen Point Road, Medina, WA 98039
Phone: (425)233-6416

4. Date checklist prepared: **June 24 2015**
5. Agency requesting checklist: **City of Medina**
6. Proposed timing or schedule (including phasing, if applicable):
Planning Commission hearings in July 2015
City Council action is expected in September 2015
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
RCW 36.70A.130(5a) requires that cities within King County review and revise their comprehensive plans and development regulations on or before June 30, 2015, and every eight years thereafter. This proposal is intended to fulfill the City of Medina's requirement to review and revise its comprehensive plan and development regulations on or before June 30, 2015; the next required update is scheduled for 2023.

In addition to these required updates, the City plans to complete a more thorough review of and update to its comprehensive plan in 2016 or 2017. A separate SEPA environmental review of that more thorough comprehensive plan update will be completed.

Finally, the City will update its stormwater regulations (Medina Municipal Code Chapter 13.06) by the end of 2016 to comply with the Department of Ecology's 2012 Stormwater Management Manual.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
City of Medina, Best Available Science and Critical Area Ordinance Review (The Watershed Company, June 2014), which supports revisions to Medina Critical Area Regulations (Chapter 18.12 Medina Municipal Code (MMC))
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.
Applications for permits or approval vested prior to the effective date of the updated comprehensive plan and development regulations will be subject to the rules of the existing development regulations. Once adopted and approved by the City, the updated development regulations would affect new development projects or activities.
10. List any government approvals or permits that will be needed for your proposal, if known.
The proposed updated comprehensive plan and development regulations will need the following approvals:
 - **Adoption by the Medina City Council**
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 is the update of the Medina Comprehensive Plan and development regulations to meet Growth Management Act requirements to complete a review and update on or before June 30, 2015. Updated sections of the comprehensive plan include: Background, Introduction, Land Use Element, Natural Environment Element, Housing Element, Transportation and Circulation Element, Capital Facilities Element, and Utilities Element. All elements were also reviewed for consistency with King County 2012 Countywide Planning Policies.

Proposed changes to the Land Use Element include:

- Update population, housing, and employment numbers for the City from the 2010 census and the Puget Sound Regional Council's Quarterly Census of Employment
- Adopt the County's growth allocation for 2035, as reflected in the Puget Sound Regional Council's 2013 forecast

Proposed changes to the Natural Environment Element include:

- Update critical areas descriptions and map to reflect current conditions

Proposed changes to the Housing Element include:

- Update housing numbers and forecasts from the 2010 census and the Puget Sound Regional Council's 2013 forecast

Proposed changes to the Transportation and Circulation Element include:

- Incorporate improvements made as part of the SR 520 corridor project
- Describe changes in transit and park-and-ride services
- Adopt new King County Metro Transit service guidelines

Proposed changes to the Capital Facilities Element include:

- Describe improvements and expansions to Medina's capital facilities, including City Hall and Medina Elementary School
- Report updated water and sewer usage numbers
- Describe adopted changes to stormwater regulations (2009) and improvements to stormwater facilities

Proposed changes to the Utilities Element include:

- Update descriptions of utilities providers and energy usage

Table: Updates and Forecasts for the City of Medina

Comprehensive Plan Element	Variable	2005	2015	2035
Land Use	Housing density (units per acre)	1.61	1.98	
	Population	3,011	2,969	3,015
	Number of households	1,111	1,061	1,142
	Jobs	348	461	496
Housing	Housing units	1,160	1,162	1,189
	Persons per household	2.71	2.80	2.64
	Occupancy rate (percent)	95.4	91.3	96.0
Capital Facilities	School enrollment	945	1,120	
	Residential water consumption (gal/person/yr)	36,676	24,455	
	Commercial water consumption (gal/person/yr)	7,257	9,855	
	Sewer usage (gal/person/yr)	25,639	20,440	

In addition to these changes to the comprehensive plan, the proposal includes changes to the following development regulations: Critical Areas (Chapter 18.12 MMC recited as Chapter 20.50 MMC, Zoning (Subtitle 20.2 MMC), and Comprehensive Plan Amendments (Chapter 20.83 MMC). Zoning code will be amended to allow family daycares in residential areas. Critical areas regulations will be updated for consistency with critical areas regulations for shorelines (Chapter 20.67 MMC). Wetland buffer regulations will be modified to account for habitat scoring.

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.

The proposed update is a citywide, non-project action that affects activities, uses, and development within Medina city limits. The total subject area encompasses approximately 4.79 square miles of which, 1.44 square miles is land and 3.35 square miles is water.

B. Environmental elements

1. Earth

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

The City of Medina includes approximately 1.4 square miles of land, including 4.5 miles of Lake Washington shoreline. The City is relatively flat, with steeper slopes present on and approaching the shoreline.

- b. What is the steepest slope on the site (approximate percent slope)?
Slopes up to 70 percent are found along the western facing edge of the City's shoreline.
- 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.

Alderwood gravelly sandy loam, 8-15 percent slopes (AgC)

Alderwood and Kitsap soils, very steep (AkF)

Arents, Alderwood material, 6-15 percent slopes (AmC)

Bellingham silt loam (Bh)

Kitsap silt loam, 2-8 percent slopes (KpB)

Kitsap silt loam, 15-30 percent slopes (KpD)

Seattle muck (Sk)

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

According to King County soil studies, erosion, steep slope, and moderate to high liquefaction hazards occur along most of Medina's shoreline. The soils along most of the central area of the City's shore (AkF) rate as having severe slippage potential. Outside of the shoreline areas, soils within the City are stable.

- 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.

No filling or grading activities are proposed as part of the comprehensive plan update. Future development would be subject to the City's existing fill and grading regulations; no change is proposed to these regulations.

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

No specific construction activity is proposed as part of the comprehensive plan update. Erosion control associated with future developments would be addressed on a project level basis through the City's storm water regulations (Chapter 13.06 MMC) and construction mitigation plans (Chapter 15.20 MMC). New developments in shoreline areas would also be addressed by the City's shoreline master program and associated development regulations (Subtitle 20.6 MMC). Shoreline erosion control provisions include best management practices and requirements to restore shorelines where surface modifications occur within 50 feet of the shoreline.

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

No new impervious area is proposed as part of the comprehensive plan update.

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

Proposed updates to critical areas regulations for specific hazard areas include a new minimum buffer width for steep slopes of the height of the slope or 50 feet, whichever is greater. Existing regulations define the minimum buffer as equal to one half the height of the slope. The updated regulations also set a minimum buffer width of 10 feet for buffers approved for reduction. (MMC 20.50.160(I)(2)).

The updated shoreline master program, included in the comprehensive plan as a sub-element, contains policies and regulations related to the preservation and restoration of vegetation and in particular these are reinforced where surface modification occurs within 50 feet of the shoreline. Other shoreline development standards include setbacks, requirements for enhancements, and construction mitigation plan requirements. These standards reduce potential impacts to earth resources because

they limit clearing, grading, and related construction activities in areas closest to the shoreline, which generally features the steepest slopes in the City.

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.

None.

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

No.

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

Not applicable (no impacts).

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.

There are five known streams within Medina's city limits that drain into Lake Washington. The largest is Medina Creek, also known as Fairweather Creek, and it flows northward and joins Lake Washington in the Town of Hunts Point. The remaining streams are small and have not been formally classified, and include the following: A tributary of Fairweather Creek, which flows to Fairweather Bay from Fairweather Nature Preserve; Evergreen Point Road Stream, which flows west to Lake Washington just south of NE 16th Street; Medina Park Tributary, which flows south to Lake Washington from Medina Park; and Meydenbauer Bay Tributary, which flows south into Meydenbauer Bay from near the intersection of Lake Washington Boulevard with Overlake Drive E.

There are two areas with delineated wetlands within city limits: One within Fairweather Nature Preserve, and a second, larger wetland in Overlake Golf Course. Several additional potential wetlands exist in Overlake Golf Course, Medina Park, and at the mouth of the Meydenbauer Bay Tributary. Of the potential wetland areas within Medina Park, two are surface ponds that are maintained to provide stormwater retention.

- 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.

No construction is proposed as part of updating the comprehensive plan and development regulations.

- 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.

No fill or dredging is proposed as part of updating the comprehensive plan and development regulations.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
The water elevations of Lake Washington are controlled by the U.S. Army Corps of Engineers. No part of the land area within city limits has been identified as being within a 100-year floodplain.

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.
No.

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.
No.

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.
The proposal does not include discharge of any waste material. There are no known septic systems in use within the city limits.

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.
The updates to the comprehensive plan and development regulations would not generate runoff. All new development within city limits will be required to comply with the City's stormwater regulations, as well as the City's shoreline master program for those development proposals located within shoreline jurisdiction.

2) Could waste materials enter ground or surface waters? If so, generally describe.
No.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
The updates to the comprehensive plan and development regulations would not affect drainage patterns in the City. All new development within city limits will be required to comply with the City's stormwater regulations, as well as the City's shoreline master program for those development proposals located within shoreline jurisdiction.

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

Existing stormwater regulations (Chapter 13.06 MMC) reduce and control surface,

ground, and runoff water impacts from development. The proposal does not include any changes to these regulations. Additionally, vegetation management regulations restrict vegetation clearing, which further protect against stormwater impacts from development. These include Critical Areas regulations (Chapter 20.50 MMC), Shoreline Critical Areas regulations (Chapter 20.67 MMC), shoreline vegetation management (MMC 20.66.050), and Medina's Tree and Vegetation Management Code (Chapter 20.52 MMC). The proposal includes an update to Chapter 20.50 MMC, which would provide equivalent or better protection than the existing regulations by increasing buffers around wetlands and steep slopes, and by requiring critical areas review for clearing and grading activities.

4. Plants

a. 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, bullrush, skunk cabbage, other (in wetlands and riparian areas)

water plants: water lily, eelgrass, milfoil, other (in Lake Washington and other interior City ponds)

other types of vegetation

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

The proposal does not involve removing or altering vegetation.

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

There are no known endangered plant species.

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

The City's existing Tree and Vegetation Management regulations (Chapter 20.52 MMC) require preservation of significant trees, including mitigation if they are removed. The regulations also specify minimum planting requirements for rights-of-way. The existing Medina Landscape Plan provides further guidelines to perpetuate the informal, natural appearance of Medina's rights-of-way and public areas. Vegetation in shoreline jurisdiction is further protected by existing shoreline vegetation management regulations (Chapter 20.66.050 MMC), which focus on preserving and planting native vegetation. The proposal does not include any changes to these regulations.

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

The following weeds are found throughout the City: Himalayan blackberry, Evergreen blackberry, ivy, holly, laurel, Japanese knotweed, and others. Removal of these species, and any others found on the King County Noxious Weed List, is permitted under the critical areas regulations described above.

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. Examples include:

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

mammals: **deer**, bear, elk, beaver, other: **raccoons and other urban wildlife**

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

- b. List any threatened and endangered species known to be on or near the site.
There is a bald eagle nest located in Hunts Point. A great blue heron nest is located in Medina Park. Additionally, there are Sockeye salmon, Cutthroat trout, Bull trout, Chinook salmon, Steelhead trout, and Coho salmon found within Lake Washington.
- c. Is the site part of a migration route? If so, explain.
Lake Washington is part of the salmon migration route.
- d. Proposed measures to preserve or enhance wildlife, if any:
The City's existing critical areas regulations include fish and wildlife habitat conservation protections. Changes to critical areas regulations included in this proposal include increased buffers for wetlands with higher habitat scores.
- e. List any invasive animal species known to be on or near the site.
King County lists the European Starling, House Sparrow, Eastern gray squirrel, and fox squirrel as terrestrial invasive species for this area.

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.
Not applicable.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No.
- 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:
Existing building regulations (Chapter 20.40 MMC) adopt the International Energy Conservation Code. This proposal does not contain any changes to these regulations.

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.
No.
- 1) Describe any known or possible contamination at the site from present or past uses.
None.

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.

None.

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.

None.

4) Describe special emergency services that might be required.

Not applicable.

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

Existing regulations that protect against environmental health hazards include minimum maintenance standards (Chapter 20.44 MMC) and emergency services (Chapter 2.84 MMC). This proposal does not contain any changes to these regulations.

b. Noise

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

Not applicable.

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.

Noise generation is evaluated on a project level. The proposal does not include any changes to the zoning code or to existing development patterns that would result in increased noise.

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

The City's noise code (Chapter 8.06 MMC) regulates maximum permissible sound levels. Testing is incorporated into the process for approving project permits. This proposal does not contain any changes to these regulations.

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.

Medina is a developed community that consists mostly of single-family homes on individual lots (see table below). The proposal does not include any changes to land use policies or regulations that would result in a change to this land use pattern.

Land Use	Acres
Single-Family Residential	589.65
Overlake Golf & Country Club	130.44
Medina Park	17.17
Fairweather Nature Preserve	10.08
View Point Park	0.15
Medina Beach Park & City Hall	1.48
Bellevue Christian School	8.29
Medina Elementary School	7.34
Wells Medina Nursery	5.59
St. Thomas Church/School	5.62
Medina Post Office	0.50
Medina Grocery Store	0.22
Gas Station	0.39
South Puget Power Substation	1.63
North Puget Power Substation	0.65
King County Pump Station	0.22
SR 520 Stormwater Facility	2.10
SR 520 Right-of-Way	15.21
City Rights-of-Way	101.68
TOTAL	902.14

- 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?

There are no known agricultural uses within city limits.

- 1) 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.

- c. Describe any structures on the site.

See question 8.a above.

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

This is evaluated on a project level. As properties are redeveloped over time, existing residential structures are expected to be replaced with newer single-family development.

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

Zoning designations within the City of Medina include, in decreasing order of prevalence: Single-Family Residence (R16, R20, R30); Parks and Public Places; Suburban Gardening Residential (SR30); and Neighborhood Auto Servicing. There is also a state highway designation for SR 520.

- f. What is the current comprehensive plan designation of the site?
Comprehensive Plan Land Use Designations within the City of Medina include Single-Family Residential, Local Business, Public Facility, School/Institution, Utility, Park, and Open Space.
- g. If applicable, what is the current shoreline master program designation of the site?
Within the City of Medina shoreline jurisdiction, Shoreline Environment Designations include Residential, Urban Conservancy, Transportation, and Aquatic.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
The 2014 Critical Areas map identifies and describes known critical areas within Medina, including:
- **Fairweather Nature Preserve;**
 - **Medina Park and adjacent wetlands at Overlake Golf & Country Club;**
 - **Portions of the Lake Washington shoreline, which are designated as erosion hazard areas;**
 - **The Lake Washington shoreline in its entirety, which has moderate to high liquefaction susceptibility;**
 - **A great blue heron priority habitat area in the northeast corner of Medina Park;**
 - **A bald eagle nest buffer along the northern shoreline of Lake Washington in Hunts Point;**
 - **Five creeks, as described in question 3.a.1. of this checklist; and**
 - **The water area of Lake Washington has been designated a fish and wildlife habitat**
- i. Approximately how many people would reside or work in the completed project?
Population in 2010: 2,969
Employment in 2010: 461
Population forecast for 2035: 3,015
Employment forecast for 2035: 496
- j. Approximately how many people would the completed project displace?
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
Not applicable.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
This proposal includes a review and update to ensure compatibility with the 2012 King County Countywide Planning Policies. The updated comprehensive plan has also been reviewed for compatibility with the comprehensive plans of surrounding jurisdictions, including Clyde Hill, Bellevue, and Hunts Point. These jurisdictions will be notified of this proposal and invited to comment as part of the required public outreach and involvement.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
Not applicable – no nearby agricultural or forest lands of long-term commercial significance.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None. The proposal does not change existing development or underlying zoning. Proposed updates to the comprehensive plan include adoption of the allocated growth targets from King County, which include 27 additional housing units by 2035. The creation of additional lots through subdivision for new housing is constrained due to limited lots containing sufficient land area and the existence of large residential estates on those properties that are large enough.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None.
- c. Proposed measures to reduce or control housing impacts, if any:
None.

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?
No specific structures are proposed. Existing development regulations restrict building heights to 20 to 36 feet, depending on the underlying zone. The proposal does not include any changes to these regulations.
- b. What views in the immediate vicinity would be altered or obstructed?
Redevelopments allowed by the comprehensive plan have the potential to alter or obstruct view corridors to the lake shoreline, Seattle skyline, or Mount Rainier; however, this potential is no different under the proposed updated comprehensive plan than under the existing comprehensive plan.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
The existing Tree and Vegetation Management regulations (Chapter 20.52 MMC) and the Medina Landscape Plan provide guidelines to perpetuate the informal, natural appearance of Medina's rights-of-way and public areas. The City's Construction Standards (Chapter 19.12 MMC) protect against aesthetic impacts by requiring landscape restoration following construction. In shoreline areas, shoreline setbacks control aesthetic impacts to nearby residential properties (Chapter 20.63.030 MMC). The proposal does not include any changes to these regulations.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Not applicable – to be evaluated on a project basis.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not applicable – to be evaluated on a project basis.
- c. What existing off-site sources of light or glare may affect your proposal?
Not applicable – to be evaluated on a project basis.

- d. Proposed measures to reduce or control light and glare impacts, if any:
Existing regulations for citywide uses (Chapter 20.30 MMC) define standards for exterior lighting of signs and structures in order to minimize light and glare impacts. Existing administrative regulations also include requirements that temporary uses will not cause noise, light, or glare which adversely impacts surrounding uses (MMC 20.70.060(E)(3)). For shoreline areas, Chapter 20.66 MMC, General Shoreline Regulations, also includes provisions to minimize light impacts on the shoreline and adjacent properties. The proposal does not include any changes to these regulations.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [help]
Public parks in the City of Medina include Medina Beach Park (shared with City Hall, and including public shoreline access); Viewpoint Park (including public shoreline access); Medina Park; Fairweather Nature Preserve and Park; and Lake Lane (including public shoreline access). Other recreational facilities include the Points Loop Trail system, the Evergreen Point Lid (WSDOT facility), the Overlake Golf and Country Club (private golf course), St. Thomas Elementary School playground (private school), Bellevue Christian School playground (private school on public property), and the Medina Elementary school playground (public school).
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
The current comprehensive plan includes goals and policies to maintain and enhance Medina's park and open spaces to meet the City's needs. In addition, the existing shoreline master program (included as a subelement in the existing comprehensive plan) includes goals, policies, and development standards relating to public access and recreation. The proposal does not include any changes to these goals, policies, or standards.

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 located on or near the site? If so, specifically describe.
According to the Washington State Department of Archaeology and Historic Preservation, Medina City Hall (old ferry terminal) and the James G. Eddy House and grounds are listed as historic places.
- 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.
Lake Washington is a historic fishing area for several Puget Sound Native American tribes. The Muckleshoot Indian Tribe currently uses Lake Washington for fishing per the Treaty of Point Elliot, which guarantees tribes' fishing rights at usual and accustomed grounds.

- 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.
Impacts will be assessed on a project basis.
- 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.
Existing regulations adopt the SEPA model ordinance, which includes a policy to “preserve important historic, cultural, and natural aspects of our national heritage” (Chapter 18.04.020 MMC). The proposal does not include any changes to these regulations.

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.
State Route 520 bridge and highway run across Lake Washington and through the northern portion of the City. Eighty-fourth Avenue NE between NE 12th Street and NE 28th Street is classified as a Minor Arterial, and is utilized by Clyde Hill, Medina, and Bellevue residents to access SR 520 and as a route into downtown Bellevue. The rest of Medina’s public streets are classified either as collectors or local access roads.
- 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?
There is one King County Metro Transit bus route (271) that provides direct service to City residents. The Evergreen Point Freeway Station provides direct access to 15 bus routes, including five Sound Transit routes and one Snohomish County Community Transit route. All but the southwestern portions of Medina are located within one-half mile of a transit stop, and all residences in the City are within five miles of the Evergreen Point Park & Ride.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
The proposal does not directly increase or decrease the number of parking spaces in the City.
- 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).
No. Existing transportation infrastructure is sufficient to serve the projected new development occurring in Medina over the next 20 years.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
Not applicable.
- 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?
None.

- 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.
Not applicable.
- h. Proposed measures to reduce or control transportation impacts, if any:
The existing comprehensive plan includes goals and policies to maintain existing transportation infrastructure, enhance pedestrian and bicycle access, and minimize transportation-related impacts. The proposal does not include any changes to these goals and policies.

15. Public services

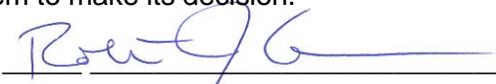
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
No. Existing public facilities are sufficient to serve the growth forecast for Medina over the next 20 years.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
The proposal includes a change to zoning regulations to allow family daycare facilities in residential areas.

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other **wireless communication facilities**
- 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.
None. The proposal does not include any changes to existing services.

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 Robert J. Grumbach
 Position and Agency/Organization Director of Development Services
 Date Submitted: June 24, 2015

D. 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 would not directly increase discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. The City is built out with future development primarily limited to redevelopment of existing sites. However, redevelopment could result in increased impervious surfaces and temporary production of noise.

Proposed measures to avoid or reduce such increases are:

Any new development or redevelopment would be subject to the City's existing stormwater regulations (Chapter 13.06 MMC), which reduce and control surface, ground, and runoff water impacts from development. The City's existing noise code (Chapter 8.06 MMC) regulates maximum permissible sound levels. This proposal does not contain any changes to these regulations.

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

Together, the comprehensive plan and development regulations guide future growth and development in the City. As mentioned above, future development is primarily limited to redevelopment of existing sites that are already disturbed and do not serve as valuable habitat for fish and wildlife. Therefore, the proposal is unlikely to negatively affect plants, animals, fish, or marine life. Potential positive effects of the proposal on plants, animals, fish, and marine life are described below.

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

The proposal includes updates to the comprehensive plan's Natural Environment Element. Specifically, the plan now reflects more current information regarding the City's critical areas and priority habitats and species. The existing goals and policies set forth in the Natural Environment Element "promote community-wide stewardship of the natural environment... through protection, preservation/ conservation, and enhancement of those natural environmental features which are most sensitive to human activities and which are critical to fish and wildlife survival and proliferation." The proposal does not include any changes to these goals and policies; rather, it updates the City's description of its natural environment to ensure more effective protection.

The proposal also updates the City's critical areas regulations to increase buffer widths for wetlands with higher habitat scores. This provides additional protection for those wetlands that serve as important habitat for fish and wildlife.

In addition to the proposed changes described above, the City's existing regulations protect plants, animals, fish, and marine life. These regulations include shoreline critical areas regulations (Chapter 20.67 MMC); shoreline vegetation management standards (Chapter 20.66.050 MMC); and Medina's Tree and Vegetation Management Code (Chapter 20.52 MMC). The proposal does not include any changes to these regulations.

3. How would the proposal be likely to deplete energy or natural resources?
The proposal would not directly deplete energy or natural resources. However, incremental redevelopment of existing structures and sites could impact natural resources, and redevelopment of existing residential areas to create larger or denser housing could increase energy usage.

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

Existing building regulations (Chapter 20.40 MMC) adopt the International Energy Conservation Code. This proposal does not contain any changes to these regulations.

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?

As mentioned above, future development is primarily limited to redevelopment of existing sites that are already disturbed and are not environmentally sensitive or culturally/historically significant.

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

In addition to the protections described in question 2 above, the City's existing regulations adopt the SEPA model ordinance, which includes a policy to "preserve important historic, cultural, and natural aspects of our national heritage" (MMC 18.04.020(B)(2)). The proposal does not include any changes to these regulations.

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 comprehensive plan expresses a vision for the community "... that development should continue in the form of single-family residences. Maintaining overall densities and instituting controls to limit the over-development of individual lots... (and) it is felt that the City should take steps to preserve the natural amenities and other characteristics, which contribute to the quality of life for the benefit of its citizens...." This vision is expressed in the City's land use plan, zoning code, and development regulations, and is translated to the shoreline through the City's shoreline master program. Together, these plans and regulations guide future growth and development in the City.

The proposed updates to the comprehensive plan include adoption of King County's growth targets for 2035. These forecast an additional 46 individuals, 27 housing units, and 35 jobs. Given the developed nature of the City, the lack of vacant developable land, and the vision and development policies described above, reasonable foreseeable development will likely be redevelopment of property rather than new development, and will not result in significant changes in land use.

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

None.

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

The proposal does not establish new patterns of land use or increase densities of existing land use patterns. Anticipated growth in Medina will be absorbed largely by existing housing stock, with housing density increasing from 1.98 units per acre (2010) to 2.03 units per acre over the course of the next 20 years. The few dividable properties are not

anticipated to be subdivided at any time in the foreseeable future. Therefore, significant changes to the demand for transportation or public services and utilities are not expected to occur.

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

None.

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

The proposed update to the City's comprehensive plan and development regulations will not conflict with other local, state, or federal laws. The proposal is designed to be consistent with and work in conjunction with City, state, and federal programs to plan for growth while protecting quality of life and natural resources.