



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: City of Bellevue

LOCATION OF PROPOSAL: N/A

DESCRIPTION OF PROPOSAL: 2008 Annual Amendments to the Comprehensive Plan, including a Work Program and proposed amendments to the Bellevue Comprehensive Plan for purposes of RCW 36.70A.130, 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.

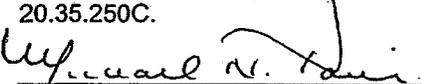
FILE NUMBER(S): 08-103705 AC Sambica; 08-109519 AC Coal Creek UGB; 08-123138 AC Ped/Bike Plan Update

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 checklists and information filed with the Land Use Division. This information is available to the public on request.

- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals 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.

This DNS is only appealable as part of the City's action on the amendment to the Land Use Code. 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. See LUC 20.35.250C.


Environmental Coordinator

October 30, 2008
Date

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife	King County
U.S. Army Corps of Engineers	Muckleshoot Indian Tribe
Attorney General	



City of Bellevue
Department of Community Development
State Environmental Policy Act Threshold Determination

Created on 3/26/2004 1:37 PM PCD Page 1 10/29/2008

Proposal Name: 2008 Annual Amendments to the Comprehensive Plan – Coal Creek Park Urban Growth Boundary (UGB) Comprehensive Plan Amendment (CPA)

Proposal Address: Generally north of Newcastle-Coal Creek Parkway and west of Lakemont Boulevard

Proposal Description: **Comprehensive Plan map amendments:** Amend the Urban Growth Boundary (UGB) to: include all of Bellevue's unincorporated Coal Creek Natural Area Park entirely within the urban area; include the relocated area within Bellevue's Potential Annexation Area (PAA); include the unincorporated area entirely within the Newcastle Subarea; and establish a P/SF-M (Public/Single Family-Medium) Comprehensive Plan designation. The UGB would relocate to the southern right-of-way of Newcastle-Coal Creek Parkway between the two existing points where it crosses the parkway now.

File Number: 08-109519 AC

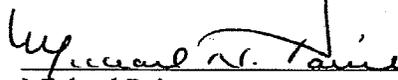
Applicant: City of Bellevue Department of Planning and Community Development

Decisions Included: SEPA Threshold Determination

Planner: Nicholas Matz AICP, 425 452-5371

State Environmental Policy Act
Threshold Determination:

Determination of Non-Significance (DNS)



Michael Paine,
Environmental Coordinator

Bulletin Publication Date: October 30, 2008

Appeal Deadline: An appeal shall be filed together with an appeal of the underlying Process IV action. The appeal shall be by petition to the Growth Management Hearings Board and shall be filed within the 60-day time period set forth in RCW 36.70A.290.

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6864.

I. Proposal Description and Objectives

This Comprehensive Plan Amendment (CPA) proposes to:

- include all of the City of Bellevue's unincorporated Coal Creek Natural Area Park entirely within the urban area;
- include the unincorporated area of the park within Bellevue's Potential Annexation Area (PAA);
- include the unincorporated area of the park entirely within the Newcastle Subarea; and
- establish a P/SF-M (Public/Single Family-Medium) Comprehensive Plan designation.

The purpose of this amendment is to allow for the annexation of the Bellevue-owned park. Annexation enhances Bellevue's ability to assure its community responsibilities to this park under the Comprehensive Plan and the Growth Management Act. Having the park within the city boundaries assures a sufficient stewardship role over this park, now the largest in the city's parks and open space system.

King County amended the King County Comprehensive Plan to move the UGB line through their 2008 CPA Update. This action was official on October 20, 2008, and included a SEPA Threshold Determination.

II. Environmental Record

The environmental review consisted of analysis based on the following documents included in the environmental record or incorporated by reference if so noted:

- Environmental checklist for the proposal dated October 1, 2008
- City of Bellevue Comprehensive Plan
- Determination of Significance (DS) for 2008 Amendments to the King County Comprehensive Plan Adoption of Existing Environmental Documents and 2008 Addendum to Existing Environmental Documents

III. Proposed Timing and Phasing

The Bellevue Planning Commission is scheduled to hold public hearings on the amendments on November 19, 2008. The Bellevue City Council will likely act on the amendments in the first quarter of 2009.

Additional environmental review will be phased as outlined at WAC 197-11-060(5). Actual development will be subject to environmental review at the time a specific application for development is made.

IV. Environmental Summary

Purpose and Need to Which the Proposal is Responding

The purpose of this amendment is to allow for the annexation of the unincorporated portions of the park as a result of its ownership transfer from King County to Bellevue via a 2005 interlocal agreement. Annexation enables Bellevue to assure its community responsibilities to this park under the Comprehensive Plan and the Growth Management Act. These responsibilities specifically are to own, operate, and maintain parks, open space, recreation and community facilities and programs and other municipal programs, facilities and property inside its boundaries. Having the park within the city boundaries assures a sufficient stewardship role over this park, now the largest in the city's parks and open space system. Implementing Comprehensive Plan policy on property outside of the UGB is difficult, and it is impossible to maintain park trails and restore natural environmental features to Bellevue standards represented by the Land Use Code and its Critical Areas functions.

Major Conclusions, Significant Areas of Controversy and Uncertainty

We conclude that there are no single or cumulative impacts from such amendments because impacts are foreseen by the Plan and will not lead to actions inconsistent with other elements of the Plan or the GMA when related to functional plan or project implementation of such actions derived from these amendments.

Issues to be Resolved, Including Environmental Choices to be Made Between Alternative Courses of Action

The transfer of ownership allows for the first time the city to implement Park and Recreation element policies regarding natural area restoration in Coal Creek. The transfer of park ownership was the culmination of regional coordination efforts between the city and the county. With the change in ownership, stewardship and maintenance responsibilities shifted to the city from the county. This recognizes the Parks and Open Space System Plan (2003) intent for both Regional Coordination and Preserving Open Space goals for the park.

The Interlocal Agreement governing the transfer redefined expectations for the continued environmental health of the park, and clearly defined the city as the responsible party. The proposed amendment is now necessary to allow the Plan to facilitate annexation. Although annexation is not a SEPA action, it facilitates the city's jurisdiction, necessary to implement these expectations under regional policy requiring all jurisdictions to use the full range of regulatory and land preservation tools available to create, maintain and steward the regional open space system which has been cooperatively identified for community character and open space development.

Recognizing the environmental impacts that might occur, additional environmental analysis will

be needed if proposals are made for development as regulated by the Land Use Code.

Environmental Impacts of the Proposal

A cumulative impact analysis for the 2008 Annual Amendments to the Comprehensive Plan has been prepared and is attached.

Environmental Review of the attached non-project environmental checklists indicates no probability of significant adverse environmental impacts occurring as a result of the proposals. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements. The Environmental Checklist is available for review in the project file.

Adverse impacts which are less than significant are usually subject to City Code or Standards which are intended to mitigate those impacts. Where such impacts and related regulatory items correspond, no further documentation is necessary. For other adverse impacts which are less than significant, Bellevue City Code Section 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

V. Conclusion and Determination

For the proposal, environmental review indicates no probability of significant adverse environmental impacts. Therefore, issuance of a **Determination of Non-Significance** pursuant to WAC 197-11-355 and Bellevue City Code 22.02.034 is appropriate.

Other adverse impacts that are less than significant may be mitigated pursuant to Bellevue City Code 22.02.140, RCW 43.21C.060, and WAC 197-11-660.

VI. Mitigation Measures

There are no recommended SEPA-based mitigating measures for this proposal. The lead agency has determined that the requirements for environmental analysis, protection and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. This agency will not require any additional mitigation measures under SEPA.

M. J. [Signature]
10-29-08

**CITY OF BELLEVUE
ENVIRONMENTAL CHECKLIST
(Integrated SEPA/GMA Process)**

A. BACKGROUND INFORMATION

PROPOSAL TITLE: Coal Creek Urban Growth Boundary (UGB) Comprehensive Plan Amendment (08-109591 AC)

PROPERTY OWNERS' NAME: City of Bellevue

PROPOSAL LOCATION (street address and nearest cross street or intersection as well as a legal description if available): Unincorporated portions of Coal Creek Natural Area Park owned by Bellevue; in an area bounded roughly by Lakemont Boulevard SE, south of Forest Drive, 142nd Ave SE, and Newcastle-Coal Creek Rd.

PROPONENT'S NAME: City of Bellevue, Department of Planning and Community Development

CONTACT PERSON'S NAME: Nicholas Matz AICP

CONTACT PERSON'S ADDRESS: Department of Planning and Community Development
City of Bellevue
P.O. Box 90012
Bellevue, WA 98009-9012

CONTACT PERSON'S PHONE: 425-452-5371

BRIEF DESCRIPTION OF THE PROPOSAL'S SCOPE AND NATURE:

1. **General description:** The proposal is to amend the Urban Growth Boundary as shown on the Factoria and Newcastle Subarea plans to include all of Bellevue's Coal Creek Park Natural Area entirely within the urban area; include the unincorporated area within Bellevue's Potential Annexation Area (PAA) as shown on Figure AN.1 of the Annexation Element, include the unincorporated area entirely within the Newcastle Subarea; and establish a P/SF-M (Public/Single Family-Medium) Comprehensive Plan designation. This application initiated by the Planning Commission would ratify King County Comprehensive Plan amendment action to amend the Urban Growth Boundary (UGB) to include all of Bellevue's unincorporated Coal Creek Park Natural Area entirely within the urban area.
2. **Site acreage:** approximately 183 acres
3. **Number of dwelling units/buildings to be demolished:** N/A
4. **Number of dwelling units/buildings to be constructed:** N/A
5. **Square footage of buildings to be demolished:** N/A

[Signature]

6. Square footage of buildings to be constructed: N/A
7. Quantity of earth movement (in cubic yards): N/A
8. Proposed land use: Park
9. Design features, including building height, number of stories and proposed exterior materials: N/A
10. Other: N/A

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

The Coal Creek UGB CPA is being reviewed as part of the 2008 Annual Comprehensive Plan Amendments (CPA) work program.

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

If the CPA is adopted by the City Council, rezone and annexation will follow. Annexations are exempt from environmental review under RCW 43.21C.222.

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

SEPA checklist, environmental analysis and threshold determination for the comprehensive plan amendment related to this proposed Land Use Code amendment (see file no. 08-109519-AC)

Determination of Significance (DS) for 2008 Amendments to the King County Comprehensive Plan Adoption of Existing Environmental Documents and 2008 Addendum to Existing Environmental Documents.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Ordinance action by the City Council for: Coal Creek UGB CPA (08-109519 AC)



B. Environmental Elements

No discussion of the individual Environmental Elements is required for GMA actions per WAC 197-11-235.3.b.

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

SUMMARY

Project Summary: The proposal is to amend the Urban Growth Boundary as shown on the Factoria and Newcastle Subarea plans to include all of Bellevue's Coal Creek Park Natural Area entirely within the urban area; include the unincorporated area within Bellevue's Potential Annexation Area (PAA) as shown on Figure AN.1 of the Annexation Element, include the unincorporated area entirely within the Newcastle Subarea; and establish a P/SF-M (Public/Single Family-Medium) Comprehensive Plan designation. (see file no. 08-109519-AC).

Environmental Summary per WAC 197-11-235(3)(b):

State the proposal's objectives: To comply with the requirements of the GMA by amending the Comprehensive Plan.

Specify the purpose and need to which the proposal is responding: The purpose of this amendment is to allow for the annexation of the unincorporated portions of the park as a result of its ownership transfer from King County to Bellevue via a 2005 interlocal agreement. Annexation enables Bellevue to assure its community responsibilities to this park under the Comprehensive Plan and the Growth Management Act. These responsibilities specifically are to own, operate, and maintain parks, open space, recreation and community facilities and programs and other municipal programs, facilities and property inside its boundaries. Having the park within the city boundaries assures a sufficient stewardship role over this park, now the largest in the city's parks and open space system. Implementing Comprehensive Plan policy on property outside of the UGB is very difficult, and it is impossible to maintain park trails and restore natural environmental features to Bellevue standards represented by the Land Use Code and its Critical Areas functions.

State the major conclusions, significant areas of controversy and uncertainty: We conclude that there are no single or cumulative impacts from such amendments because impacts are foreseen by the Plan and will not lead to actions inconsistent with other elements of the Plan or the GMA when related to functional plan or project implementation of such actions derived from these amendments.

State the issues to be resolved, including the environmental choices to be made among alternative courses of action: The transfer of ownership allows for the first time the city to implement Park and Recreation element policies regarding natural area restoration in Coal Creek. The transfer of park ownership was the culmination of regional coordination efforts between the city and the county. With the change in ownership, stewardship and maintenance responsibilities shifted to the city from the county. This recognizes the Parks and Open Space System Plan (2003) intent for both Regional Coordination and Preserving Open Space goals for the park.



The Interlocal Agreement governing the transfer redefined expectations for the continued environmental health of the park, and clearly defined the city as the responsible party. The proposed amendment is now necessary to allow the Plan to facilitate annexation. Although annexation is not a SEPA action, it facilitates the city's jurisdiction, necessary to implement these expectations under regional policy requiring all jurisdictions to use the full range of regulatory and land preservation tools available to create, maintain and steward the regional open space system which has been cooperatively identified for community character and open space development.

Recognizing the environmental impacts that might occur, additional environmental analysis will be needed if proposals are made for development as regulated by the Land Use Code.

State the impacts of the proposal, including any significant adverse impacts that cannot be mitigated: A cumulative impact analysis for the 2008 Annual Amendments to the Comprehensive Plan has been prepared and is attached.

Environmental Review of the attached non-project environmental checklists indicates no probability of significant adverse environmental impacts occurring as a result of the proposals. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements. The Environmental Checklist is available for review in the project file.

Adverse impacts which are less than significant are usually subject to City Code or Standards which are intended to mitigate those impacts. Where such impacts and related regulatory items correspond, no further documentation is necessary. For other adverse impacts which are less than significant, Bellevue City Code Section 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

Describe any proposed mitigation measures and their effectiveness: No specific development is being approved with this proposal. Future development under the provisions of the regulation will be subject to SEPA review, as well as to the City's existing development regulations.

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 proposed plan amendment will not directly increase discharges to water, emissions to air, produce, store or release toxic or hazardous substances, or produce noise.

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?**

There are no known direct impacts to plants, animals, fish or marine life that will result from the proposal.

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?**



The proposal will not deplete energy or natural resources.

Proposed measures to project or conserve energy and natural resources are: N/A

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?

There are no known direct impacts to sensitive areas, habitat, historic sites or other protected areas that will result from the proposal.

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

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 proposal enhances land use consistent with the Bellevue Comprehensive Plan and the King County Comprehensive Plan, all for park natural areas. The Public (P) designation overlaid on the SF-M (Single Family-Medium) designation is typical of city Comp Plan designations to encourage land uses compatible with existing plans such as the Parks and Open Space System Plan.

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?

The proposal itself does not increase demands on transportation or public services and utilities.

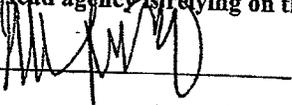
Proposed measures to reduce or respond to such demand(s) are: N/A

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

No conflicts are known or anticipated.

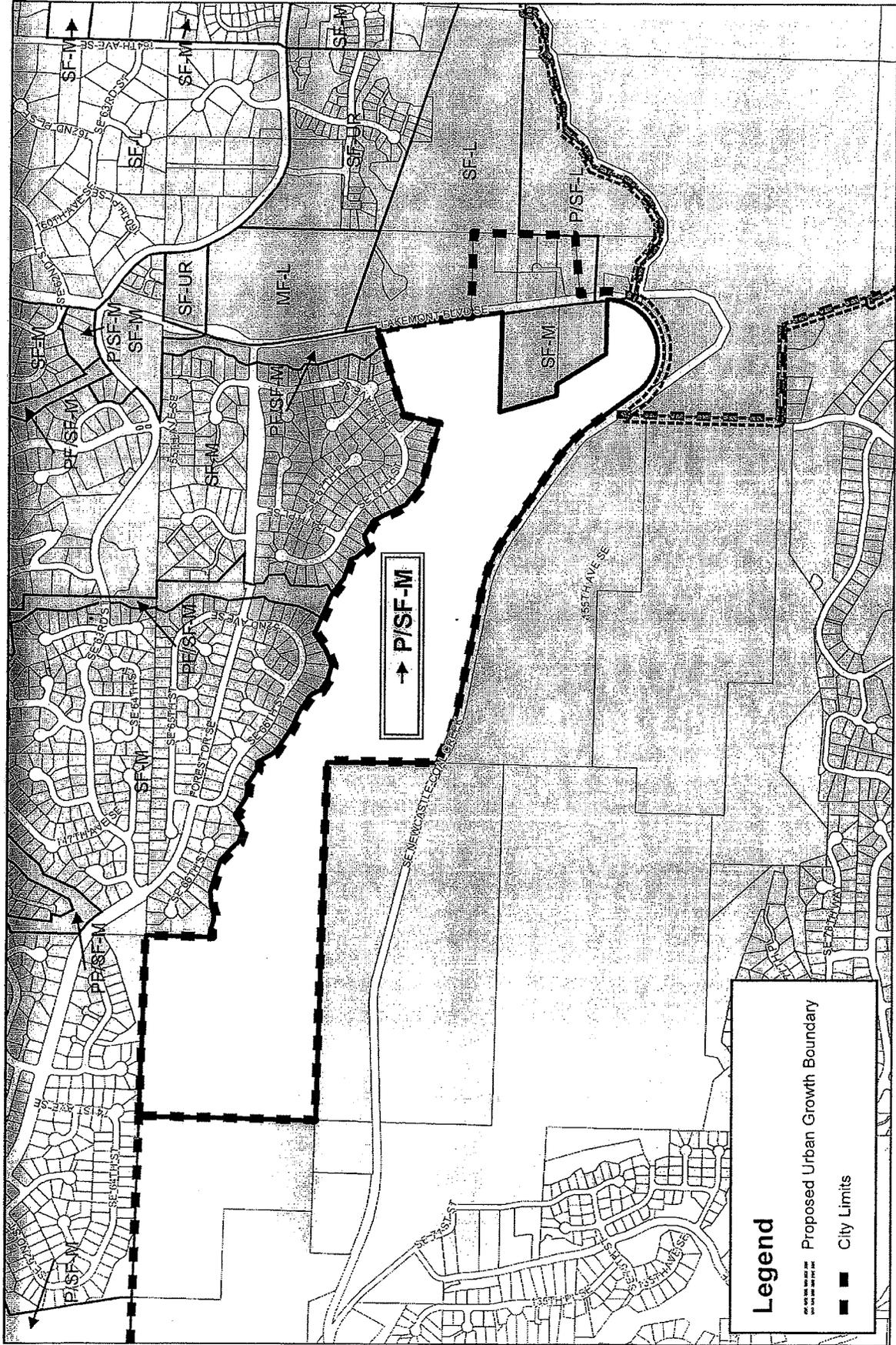
- D. The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature



Date Submitted 10-20-08





March 2008

Coal Creek Park UGB CPA
 Proposed Comprehensive Plan Designations

Legend

 Proposed Urban Growth Boundary
 City Limits

