



# Determination of Significance and Scoping Notice

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## Request for Comments on Scope of the: Kitsap County 10-Year Comprehensive Plan Update and Integrated Environmental Impact Statement

**Description of Proposal.** The proposed action is the 10-year update of Kitsap County's Comprehensive Plan in accordance with the Growth Management Act (GMA). The current comprehensive plan is designed to accommodate projected population through the year 2017. The 10-year update will accommodate growth through the year 2025. The 10-year update will address growth targets, urban growth boundaries, the future land use map, and goals and policies. Each element of the plan will be reviewed for potential update including: Land Use, Rural and Resource Lands, Natural Systems, Economic Development, Housing, Utilities, Transportation, and Capital Facilities. Revised development regulations are anticipated for selected topics in order to implement revised plans and policies as needed. Other development regulation amendments may include housekeeping or procedural items, for example modifying the flexible thresholds for SEPA exemptions for minor new construction.

**Location of Proposal.** The proposal encompasses all of unincorporated Kitsap County.

**Proponent, Lead Agency & Contact Person.** The proponent of the proposal is Kitsap County.

The lead agency is:  
Kitsap County  
Department of Community Development  
614 Division St—MS-36  
Port Orchard, WA 98366

The contact person is:  
Eric Baker, 10-Year Update Project Manager  
Department of Community Development  
Telephone: 360. 337.4495  
FAX: 360.337.4925  
email: ebaker@co.kitsap.wa.us

**EIS Required.** The lead agency has determined this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c) and will be prepared. Copies of a scoping document indicating potential environmental issues and topics can be reviewed at lead agency offices.

*Elements of the Environment to Be Addressed.* The lead agency has identified the following areas for discussion in the EIS: earth, air quality, water resources, plants and animals, land and shoreline use, plans and policies, population and employment, cultural resources, aesthetics, transportation, noise, and public services and utilities (law enforcement, fire/EMS, parks, water, wastewater, stormwater, solid waste, electricity, natural gas, and telecommunications).

*Conceptual Alternatives.* A comparative evaluation of alternative courses of action (e.g. alternative land use/urban growth area plans, policies, or regulatory options) will be included in the EIS. Alternatives will be developed based upon the community visioning process, land use reclassification requests (see below), adopted and ongoing subarea plan processes (e.g. Silverdale and South Kitsap/Port Orchard), as well as other planning and data sources. Alternatives are anticipated to include: No Action as required by SEPA—a continuation of the adopted Comprehensive Plan extended to 2025, and two action alternatives. The

action alternatives are anticipated to vary the location and type of growth in the County to accommodate projected growth to the year 2025. It is expected that one of the alternatives will be a preferred alternative.

**Level of Environmental Analysis.** The EIS will be prepared in conjunction with the development of the Comprehensive Plan as an integrated SEPA/GMA document (WAC 197-11-210). Impacts, mitigation measures, and impacts that cannot be mitigated will be identified in the EIS at a level of detail appropriate to the comprehensive and general nature of the non-project proposal. Environmental review for the proposal is being phased pursuant to WAC 197-11 to focus on broad land use and policy actions prior to the consideration of more detailed actions. The EIS will consider potential countywide impacts associated with elements of the environment listed above. In addition, a more detailed review of the Silverdale Subarea will be made for the same topics. The EIS will provide sufficient environmental analysis of the Silverdale Subarea to meet the criteria for application of the categorical exemption for infill residential and mixed-use development per RCW 43.21C.229.

**Land Use Reclassification Requests.** Kitsap County has identified a process and criteria for accepting individual requests for future land use map reclassifications as part of the 10-Year Update process. Submittal criteria allow consideration of requests based on location, urban land use, and timely submittal. Individuals requesting consideration for reclassification shall submit their request to the Department of Community Development by **4:30 PM on April 10, 2006**. A form and the criteria are available on the Department of Community Development's website at [www.mykitsap.org](http://www.mykitsap.org) or at the department's front counter.

**Scoping Comments.** Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. The method and deadline for giving us your comments is:

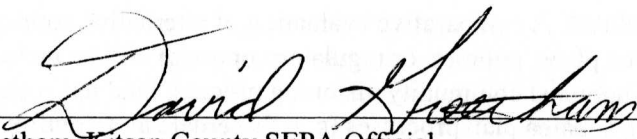
- **Written Comments:** Provide written comments to the Lead Agency Contact Person no later than **4:30 p.m. April 10, 2006**.
- **Attend Public Vision Workshops** scheduled for:
  - Thursday, March 23<sup>rd</sup>, Kingston Junior High School, Commons, 9000 NE West Kingston Rd., Kingston, WA 98346, 6 p.m. to 9 p.m.
  - Monday, March 27<sup>th</sup>, Klahowya Secondary School, Commons, 7607 Newberry Hill Rd, Silverdale, WA 98383, 6 p.m. to 9 p.m.
  - Tuesday, March 28<sup>th</sup>, Givens Community Center, 1026 Sidney Avenue, Kitsap Room, Port Orchard, WA 98366, 6 p.m. to 9 p.m.

**Appeal.** You may appeal this determination of significance no later than 4:30 p.m., March 29, 2006. You should be prepared to make specific factual objections. Contact the Lead Agency Contact Person above to ask about the procedures for SEPA appeals.

## Responsible Official

Date Issued:  
March 15, 2006

Signature:

  
David Greetham, Kitsap County SEPA Official



# Kitsap County *Scoping Document* 10-Year Comprehensive Plan Update & Integrated Environmental Impact Statement

## Purpose of Scoping Document

In accordance with State Environmental Policy Act (SEPA) and Kitsap County environmental review procedures (KCC Chapters 18.04 and 21.08), this scoping document is prepared for the 10-Year Comprehensive Plan Update & Integrated Environmental Impact Statement. The purpose of this document is to present issues to be addressed in the Environmental Impact Statement (EIS) prepared for the Plan Update. The EIS will be prepared in conjunction with the Comprehensive Plan Update as an integrated SEPA/GMA document (WAC 197-11-210).

The Kitsap County Department of Community Development, as lead agency for the action under consideration, is seeking agency, affected tribes, and public comment on the proposed scope of the integrated Plan/EIS.

The *Determination of Significance and Scoping Notice* issued by the Department of Community Development on March 15, 2006 should be read in conjunction with this scoping document. The Scoping Notice is available on the Kitsap County website – [www.mykitsap.org](http://www.mykitsap.org) or by contacting the Contact Person below.

## Frequently Asked Questions

### **What is the 10-Year Comprehensive Plan Update?**

Every 10 years, county officials must update the Kitsap County Comprehensive Plan as required by the Washington State Growth Management Act (GMA). The current comprehensive plan was adopted in 1998 and with succeeding amendments is designed to accommodate projected population through the year 2017. The 10-year update will accommodate growth through the year 2025. The 10-year update will address growth targets, urban growth boundaries, the future land use map, and goals and policies. Each element of the plan will be reviewed for potential update including: Land Use, Rural and Resource Lands, Natural Systems, Economic Development, Housing, Utilities, Transportation, and Capital Facilities. Revised development regulations are anticipated for selected topics in order to implement revised plans and policies as needed. Other development regulation amendments may include housekeeping or procedural items, for example modifying the flexible thresholds for SEPA exemptions for minor new construction.

## **What is an Environmental Impact Statement (EIS)?**

An Environmental Impact Statement (EIS) is a report prepared by or on behalf of a lead agency, in this case Kitsap County Department of Community Development, in accordance with the Washington State Environmental Policy Act (SEPA) and SEPA Rules. The EIS will identify and describe:

- The proposed action (e.g., the comprehensive plan update), and alternative actions
- Existing conditions of the built and natural environment (i.e., the affected environment)
- Impacts to the built and natural environment that may occur if the proposed action or an alternative action were implemented
- Mitigation measures to reduce or eliminate impacts, and
- Summaries of impacts found to be significant, unavoidable, and adverse (meaning residual impacts despite mitigation measures).

Once the range of alternatives and elements of the environment to be addressed in the EIS are determined through scoping (see below), a Draft EIS will be prepared and issued for agency and public comment, and it will be integrated with the Comprehensive Plan. The integrated Draft Plan/EIS comment period is usually 60 days. A Final Plan/EIS will be prepared after the comment period. The Final EIS will respond to comments.

## **What is an integrated Plan/EIS?**

An integrated SEPA/GMA document combines required comprehensive plan contents with required environmental analysis contents. An integrated Comprehensive Plan and EIS process dovetails public review requirements, avoids duplication of effort with similar GMA and SEPA requirements, and ensures that environmental analysis under SEPA occurs as an integral part of the planning and decision-making under GMA. The integrated SEPA/GMA document is intended to achieve the following benefits for Kitsap County:

- The combined documentation will reduce the number and size of documents that the public and County decision makers would otherwise review, since similar GMA and SEPA information and analysis can be combined instead of contained in separate documents, for example GMA and SEPA inventories.
- The public comment periods required by GMA and SEPA will be combined into one – a single 60-day comment period instead of separate plan and EIS comment periods, and the public workshops and hearings will address appropriate Plan/EIS topics together.

## **What is scoping?**

Scoping is a process intended to ensure that the EIS focuses on and addresses all relevant issues, and is required through the SEPA Rules (WAC 197-11). The County is required to notify agencies, tribes, and the public when an EIS is under preparation and to solicit comments on the



range of alternatives and impacts to be discussed in an EIS. The Determination of Significance and Scoping Notice (available as a separate document) for the 10-Year Update identifies the elements of the environment to be addressed in the EIS. Because an EIS is required to analyze significant environmental impacts only, scoping is intended to identify and narrow the EIS to the significant issues.

### **What topics will the EIS study?**

#### *Elements of the Environment to Be Addressed*

Kitsap County has identified the following areas for discussion in the EIS: earth, air quality, water resources, plants and animals, land and shoreline use, plans and policies, population and employment, cultural resources, aesthetics, transportation, noise, and public services and utilities (law enforcement, fire/EMS, parks, water, wastewater, stormwater, solid waste, electricity, natural gas, and telecommunications).

#### *Conceptual Alternatives*

A comparative evaluation of alternative courses of action (e.g. alternative land use/urban growth area plans, policies, or regulatory options) will be included in the EIS. Alternatives will be developed based upon the community visioning process, land use reclassification requests (see below), adopted and ongoing subarea plan processes (e.g. Silverdale and South Kitsap/Port Orchard), as well as other planning and data sources. Alternatives are anticipated to include: No Action as required by SEPA— a continuation of the adopted Comprehensive Plan extended to 2025, and two action alternatives. The action alternatives are anticipated to vary the location and type of growth in the County to accommodate projected growth to the year 2025. It is expected that one of the alternatives will be a preferred alternative.

#### *Level of Environmental Analysis*

Impacts, mitigation measures, and impacts that cannot be mitigated will be identified in the EIS at a level of detail appropriate to the comprehensive and general nature of the non-project proposal. Environmental review for the proposal is being phased pursuant to WAC 197-11 to focus on broad land use and policy actions prior to the consideration of more detailed actions.

The EIS will consider potential countywide impacts associated with elements of the environment listed above.

In addition, a more detailed review of the Silverdale Subarea will be made for the same topics. The EIS will provide sufficient environmental analysis of the Silverdale Subarea to meet the criteria for application of the categorical exemption for infill residential and mixed-use development per RCW 43.21C.229. This would mean that future residential and mixed-use proposals that meet the criteria for the categorical exemption would not need to undergo further environmental review. The criteria for the exemption will identify the level of residential or mixed-use development that will be exempt, the area where the exemption will apply, and how the exemption will be applied.



### **What if I want to request a different land use classification for my property?**

Kitsap County has identified a process and criteria for accepting individual requests for future land use map reclassifications as part of the 10-Year Update process. Submittal criteria allow consideration of requests based on location, urban land use, and timely submittal. Individuals requesting consideration for reclassification shall submit their request to the Department of Community Development. A form and the criteria are available on the Department of Community Development's website at [www.mykitsap.org](http://www.mykitsap.org) or at the department's front counter.

### **How do I comment on the Plan and/or EIS?**

The public is invited to comment during three basic stages: during the Scoping period for the EIS (going on now), during alternatives formulation (estimated during May 2006), and during the 60-day comment period on the Draft Plan/EIS after it is published (estimated in Fall 2006). During the 60-day comment period public workshops and hearings will be held.

Most immediately *during this scoping period*, agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required.

#### ***The method and deadline for giving us your Scoping Comments is:***

- Written Comments: Provide written comments to the Lead Agency Contact Person (see below) no later than **4:30 p.m. April 10, 2006**.
- Attend Public Vision Workshops scheduled for:
  - Thursday, March 23<sup>rd</sup>, Kingston Junior High School, Commons, 9000 NE West Kingston Rd., Kingston, WA 98346, 6 p.m. to 9 p.m.
  - Monday, March 27<sup>th</sup>, Klahowya Secondary School, Commons, 7607 Newberry Hill Rd, Silverdale, WA 98383, 6 p.m. to 9 p.m.
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The lead agency is:  
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614 Division St—MS-36  
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The contact person is:  
Eric Baker, 10-Year Update Project Manager  
Department of Community Development  
Telephone: 360.337.4495  
FAX: 360.337.4925  
email: ebaker@co.kitsap.wa.us

Notifications about the Draft Plan/EIS publication and public meetings and hearings will be made in accordance with adopted County procedures. Interested parties who sign up on mailing lists or contact the County with a request to receive notices will also receive notices (see contact information above).



## How can I get more information?

The MyKitsap Web site will have updated information on 10-Year Update documents and public meetings – see [www.mykitsap.org](http://www.mykitsap.org). Check it often so you'll know what's happening. Or call for information: (360) 337-5761.

## Prior Environmental Documents

Several existing environmental inventories and documents prepared as part of previous planning actions may be referenced in the EIS for the Kitsap County Comprehensive Plan. These documents include, but are not limited to:

- Kitsap County Comprehensive Plan Final Environmental Impact Statement, August 1994
- Kitsap County Comprehensive Plan Final Environmental Impact Statement, Addendum March 1998
- Draft South Kitsap UGA/ULID #6 Sub-Area Plan and Draft Supplemental Environmental Impact Statement (An integrated SEPA/GMA Document), October 26, 2001
- Draft Port Orchard/South Kitsap Sub-Area Plan/Environmental Impact Statement, December 21, 2005
- Draft and Final Kingston Subarea Plan and Supplemental EIS, October 2002 and August 2003 respectively

## Potential Environmentally Significant Issues

The following is a summary of the elements of the environment that have been identified as being potentially impacted by the proposal, and therefore, will be addressed in the EIS. Impacts, mitigation measures, and impacts that cannot be mitigated will be identified in the EIS at a qualitative level of detail appropriate to the general nature of the comprehensive proposal.

### *Natural Environment*

- **Earth.** The EIS would address earth, geology, soils, topography, unique physical features and erosion based on existing reports, EIS documents, and Kitsap County inventories. Secondary impacts of Plan implementation would be considered, including grading, erosion, and exposure of persons and property to geologic hazards.
- **Air Quality.** The EIS would consider the impacts of Plan alternatives on air quality. It is anticipated that most of this evaluation will come from existing reports and regional agencies. No air quality sampling would be conducted. Short-term and long-term secondary impacts of Plan implementation would be addressed, including construction activities and increased vehicular traffic.



- **Water Resources.** The EIS would summarize existing conditions regarding wetlands and streams and water quality based on available County and State inventories and analyses of critical areas. An order of magnitude analysis (e.g. broad estimates of impervious surfaces) will likely be prepared. The analysis will identify current and recommended mitigation measures as appropriate. No modeling will be conducted.
- **Fish and Wildlife.** Plant and animal habitat will be described based on existing County and State published sources. Qualitatively the EIS will address common impacts due to habitat alteration or habitat loss due to increased urban growth, comparing the alternatives in an order-of-magnitude fashion.

### *Built Environment*

- **Land and Shoreline Use.** The EIS will describe land use patterns in the County, including a description of location and distribution of land uses. Potential land use impacts will be identified at a programmatic level for each of the alternatives including changes in activity levels, intensity of development and land use patterns, land use compatibility, and ability to absorb the densities proposed. Impacts will describe both short term (construction related) and long-term impacts. Mitigation measure will be identified to reduce impacts on land and shoreline use.
- **Plans and Policies.** The EIS will describe the policy and regulatory context in the County. The impact analysis will evaluate the internal and external consistency of the proposed alternatives. Internal consistency will focus on the Comprehensive Plan update and proposed alternatives in the context of the County’s plans and regulations. External consistency with relevant local, regional and state plans and policies including GMA Goals, Shoreline Management Act goals and requirements as applicable, Kitsap County Countywide Planning Policy, Puget Sound Regional Council plans, and local Comprehensive Plans will also be included.
- **Population and Employment.** The EIS will assess impacts of the land use alternatives on employment, housing, and population in the County including growth rates, land capacity in relation to growth targets, and related issues. The analysis will be at a programmatic level.
- **Cultural Resources.** The EIS will describe current historic and cultural resources found in the County based upon published government sources. Impacts will be discussed at a programmatic level. Mitigating measures, including existing and proposed Comprehensive Plan policies and County Ordinances will be identified.
- **Aesthetics.** The EIS will generally describe the current built form and urban/rural character of the County. The impact analysis will programmatically address potential impacts related to changes associated with increased intensity of development such as height, bulk, and scale compatibility, shade and shadows, increased lighting levels and glare, reduced open space, and loss of vegetation. Mitigation measures will be identified, including existing or proposed policies and regulations to reduce impacts on aesthetics.



- **Transportation.** The EIS will describe current ground, air, and water transportation facilities and levels of service, and consider the impacts of Comprehensive Plan alternatives on transportation facilities, including:
  - Roadways;
  - Ferries and transit;
  - Nonmotorized facilities; and
  - Levels of service.

Mitigation will consist of transportation improvement projects identified to address deficiencies. The mitigation section may also describe potential options for additional revenue sources, revisions to concurrency standards, and land use balance, that could be implemented to ensure a financially balanced Transportation Improvement Plan that supports land uses proposed.

- **Noise.** The EIS would identify existing and future short-term and long-term noise sources and levels, and discuss relevant federal, state and local noise regulations and exemptions. The EIS would qualitatively evaluate the compatibility of proposed residential and commercial land classifications with potential industrial and transportation noise sources. Construction related noise associated with development activity would be evaluated on a qualitative basis. The transportation noise analysis is anticipated to be made at an order of magnitude level based on County traffic model results.
- **Public Services and Utilities.** Using available inventory information, the Public Services and Utilities section will address both public and private services and utilities including:
  - Police and Court Services
  - Fire and Emergency Medical Services
  - Parks and Recreation
  - Water
  - Wastewater
  - Stormwater
  - Solid Waste
  - Electricity
  - Natural Gas, and
  - Telecommunications

The impact analysis would include order-of-magnitude projections for future demand, and an assessment of estimated needs for each alternative. Mitigation measures would be programmatic



in nature, and would describe additional staffing, planned and proposed capital facilities, and other policies, programs, or regulations to reduce impacts on public services and utilities.

