

ENVIRONMENTAL (SEPA) CHECKLIST

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

Date Checklist Prepared: 5/17/2021 Parcel No. N/A

A. BACKGROUND

1. **Name of proposed project:** SeaTac Housing Action Plan.

2. **Applicant:**

Name: City of SeaTac
Mailing Address: 4800 S. 188th St.
City SeaTac State WA Zip 98188
Phone: (206) 973-4750 Fax: (206) 973-4769
Alt. Phone: (206) 973-4834 Email: kkaehny@seatacwa.gov
Status: (Owner, Lessee, Agent, Etc.) _____

3. **Designated Contact Person:** (The person who will receive and disseminate all correspondence from the City)

Name: Kate Kaehny, Senior Planner
Mailing Address: 4800 S. 188th St.
City SeaTac State WA Zip 98188
Phone: (206) 973-4750 Fax: (206) 973-4769
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4. **Agency requesting checklist:** City of SeaTac

5. **Proposed timing or schedule (including phasing):** Planning Commission
Public Hearing May 26,
2021, and Proposed
Council Action September
14, 2021

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

Yes. The Housing Action Plan identifies future policy and code amendments and other items which will be implemented through inclusion in City work plans and budgets.

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

None.

8. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? Explain:

The Plan does not in itself adopt policies or codes, but identifies prioritized actions for the City to take related to housing. Residential projects currently underway would be vested to the regulations in place at the time of complete application. Future projects could be affected if policy or code changes identified in the Plan are implemented.

9. List any government approvals or permits that will be needed for your proposal.

- Pursuant to RCW 36.70.580, a public hearing will be held by the SeaTac Planning Commission. The date of the public hearing is scheduled for May 26, 2021.
 - The proposed Housing Action Plan will be presented to City Council for action, September 14, 2021.
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10. Give a brief, complete description of your proposal, including the proposed uses and the size, with square footage, 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.

This non-project proposal is a plan that identifies near- and medium-term strategies to promote more housing and housing types for current and future SeaTac residents at all income levels. Recommended actions include consideration of amendments to the City's complete communities policies and code amendments related to small lot single family development, cottage housing, and live/work units. Other proposed strategies include the clarification of condominium provisions in the development code, consideration of changes to the minimum lot size in the Urban Low (UL) 7,200 single family zone, a City-initiated program to encourage the re-classification of residential parcels to their highest potential zone, and programmatic activities such as a multi-family parking study.

11. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, and section, township, and range. 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. 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.**

Proposed Housing Action Plan recommendations apply citywide.

B. ENVIRONMENTAL ELEMENTS

1. Earth:

- a) **General description of the site (article one): Flat, rolling, hilly steep slopes, mountainous, other**

This is a non-project action. The City occupies a plateau that is generally flat, sloping gently down from north to south. Section 1.b below describes sloped areas.

- b) **What is the steepest slope on the site (approximate percent slope?)**

This is a non-project action. From a citywide perspective, there are slopes exceeding 40% in the east and southeast portions of SeaTac. Along 28th Avenue S, where the land is rolling the slopes are up to 15%.

- 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.**

This is a non-project action. Surface soils in SeaTac have been largely altered and are classified as “Urban” in the King County Soil Survey.

Underlying soils are of the Alderwood-Everett classification, formed under glacial conditions. In some places these gravelly sandy loam soils have underlying layers of dense glacial till. This till can prevent downward movement of water through the soil, allowing water to accumulate in sand gravel lenses at varying depth from the surface.

Soils around Bow Lake, located in central SeaTac, are poorly drained and have a seasonal high water table. Peat has been observed during drilling and sampling in the area immediately north of Bow Lake. Ground water is generally nearer the surface in the lower elevations of the study area than in the more elevated, eastern and northern residential areas.

- d) **Are there surface indications or history of unstable soils in the immediate vicinity? Describe:**

This is a non-project action. There are areas of landslide hazard on the City’s eastern

edge sloping down to the Green River Valley.

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

This is a non-project action. No filling or grading is proposed.

- f) **Could erosion occur as a result of clearing, construction, or use? Generally describe:**

As a non-project action, the proposal would not result in erosion.

- g) **About what percent of the site will be covered with impervious surfaces after project construction (e.g. asphalt and buildings)?**

This is a non-project action. No construction is proposed.

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

This is a non-project action, and therefore would not directly result in erosion or other impacts to earth. Future site-specific development proposals will be reviewed pursuant to SEPA, the City's Critical Areas requirements (SMC Chapter 15.700), Environmental Rules/Procedures (SMC 16A.23), and Surface and Stormwater Management requirements (SMC 12.10).

2. Air:

- a) What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? Generally describe and give approximate quantities if known:**

As a non-project action, the proposal will not directly result in impacts to air quality.

- b) Are there any off-site sources of emissions or odor that may affect your proposal? Generally describe:**

This is a non-project action.

- c) Proposed measures to reduce or control emissions or other impacts to the air:**

As a non-project action, the proposal is not expected to result in impacts to air quality. No mitigating measures are proposed.

Future project-specific development proposals will be reviewed pursuant to SEPA and the City of SeaTac Environmental Rules/Procedures, SMC Chapter 16A.23.

3. Water:

- a) Surface**

- 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, or wetlands)? Describe type and provide names. If appropriate, state what stream or river it flows into.**

This is a non-project action. There are three lakes in SeaTac: Angle Lake, Bow Lake and Tub Lake. Angle Lake and Bow Lake are located in the Urban Center east of International Boulevard. Tub Lake is located in the southwest corner of an undeveloped area of North SeaTac Park. Angle Lake is the only water body of sufficient size to be considered as a "water of the state" and therefore subject to the Shoreline Management Act.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters. Please describe and attach available plans.**

This is a non-project action. No work is proposed.

- 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.**

This is a non-project action. Future project-specific development proposals will be reviewed pursuant to SEPA and applicable provisions of the City of SeaTac Municipal Code, and state and federal requirements.

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

This is a non-project action. Future project-specific development proposals will be reviewed pursuant to SEPA and applicable provisions of the City of SeaTac Municipal Code, and state and federal requirements.

- 5) **Does the proposal lie within a 100-year floodplain? Note location on the site plan.**

This is a non-project action. Only one small area of the City lies within a flood plain; that of Miller Creek on the City's west edge. This non-project action will not affect this area.

- 6) **Does the proposal involve any discharges of waste materials to surface waters? Describe the type of waste and anticipated volume of discharge.**

This is a non-project action. Future project-specific development proposals will be reviewed pursuant to SEPA and applicable provisions of the City of SeaTac Municipal Code, and state and federal requirements. As required by SMC Chapter 12.10, potential discharges to surface waters must meet the requirements of the 2016 King County Surface Water Design Manual.

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.**

As a non-project action, the proposal will not withdraw or discharge to groundwater.

Future project-specific development proposals will be reviewed pursuant to SEPA and applicable provisions of the City of SeaTac Municipal Code, and state and federal requirements. As required by SMC Chapter 12.10, potential discharges to surface waters must meet the requirements of the 2016 King County Surface Water Design Manual.

- 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; toxic or non-toxic, 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.**

This is a non-project action. No waste material will be discharged.

Future project-specific development proposals will be reviewed pursuant to SEPA and applicable provisions of the City of SeaTac Municipal Code, and state and federal requirements. As required by SMC Chapter 12.10, potential discharges to surface waters must meet the requirements of the 2016 King County Surface Water Design Manual.

c) **Water Runoff (including storm water)**

- 1) **Describe the source of runoff (including storm water) and method of collection and disposal. (include quantities). Where will this water flow? Will this water flow into other waters? Describe**

As a non-project action, the proposal will not result in water runoff.

For any future development projects, runoff treatment and detention would be designed to meet the 2016 King County Surface Water Design Manual requirements (SMC Chapter 12.10).

- 2) **Could waste materials enter ground or surface waters? Generally describe.**

This is a non-project action. Any potential future development will require the applicant to obtain Site Engineering Approval for drainage. A proposal would be required to meet the standards identified in the King County Surface Water Design Manual, 2016 (SMC Chapter 12.10).

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

This is a non-project action. Any potential future development will require the applicant to obtain Site Engineering Approval for drainage. A proposal would be required to meet the standards identified in the King County Surface Water Design Manual, 2016 (SMC Chapter 12.10).

- 4) **Proposed measures to reduce or control surface, ground, and runoff impacts, if any.**

This is a non-project action. Any potential future development will require the applicant to obtain a Site Engineering Approval for drainage. A proposal would be required to meet the standards identified in the King County Surface Water Design Manual, 2016 (SMC Chapter 12.10).

4. **Plants:**

- a) **Check the types of vegetation found on the site:**

This is a non-project action. Most plants found in the Central Puget Sound basin are likely found in SeaTac, including trees, shrubs, grasses, and wet soil plants.

- Deciduous tree:** Alder Maple Aspen Other _____ N/A _____
 Evergreen tree: Fir Cedar Pine Other _____ N/A _____
 Shrubs N/A
 Grass N/A
 Pasture N/A
 Crop or grain N/A
 Wet soil plants: Water Lily Eelgrass Milfoil Other __ N/A _____
 Other types of vegetation: _____ N/A _____

- b) **What kind and amount of vegetation will be removed or altered?**

As a non-project action, the proposal will not remove or alter vegetation.

- c) **List threatened or endangered species known to be on or near the site.**

No threatened or endangered species known to be resident in the city.

- d) **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site.**

This is a non-project action and therefore would not directly result in impacts to plants. Any potential future construction will be required to satisfy the landscaping requirements of the SeaTac Municipal Code.

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

This non-project action. Most plants found in the Central Puget Sound basin are likely found in SeaTac, including invasive species.

5. **Animals:**

- a) **Check any birds and animals which have been observed on or near the site or are known to be on or near the site:**

This is a non-project action. Most animals found in the Central Puget Sound basin are likely found in SeaTac. Most of the City is a highly urbanized area with wildlife typical of an urban area.

Birds: Hawk Heron Eagle Songbirds Other__ N/A

Mammals: Deer Bear Elk Beaver Other__ N/A

Fish: Bass Salmon Trout Herring Shellfish Other__ N/A

- b) **List any threatened or endangered species known to be on or near the site:**

This is a non-project action.

- c) **Is the site part of a migration route? Explain:**

This is a non-project action. The City of SeaTac could be on migration routes for some bird species.

- d) **Proposed measures to preserve or enhance wildlife:**

This is a non-project action.

- e) **List any invasive animal species known to be on or near the site.**

This is a non-project action and therefore would not directly result in impacts to threatened or endangered animal species. Impacts to wildlife habitat are addressed through application of provisions of section 15.700.370 of the SeaTac Municipal Code.

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.**

This is a non-project action.

- b) **Would your project affect the potential use of solar energy by adjacent properties? Generally describe:**

This is a non-project action.

- 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:**

This is a non-project action. No energy conservation features or proposed measures to reduce or control energy are proposed under this action. Any related development will be subject to existing Federal, State or local laws, and appropriate environmental review, as needed.

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? Describe:**

This is a non-project action.

- 1) **Describe any known or possible contamination at the site from present or past uses**

This is a non-project action.

- 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**

This is a non-project action. All applicable environmental and health regulations will apply to new development or redevelopment.

- 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**

This is a non-project action.

- 4) **Describe special emergency services that might be required**

This is a non-project action and therefore would not directly result in the need for additional services.

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

As a non-project action, the proposal will not result in increased environmental health hazards.

Future project-specific development proposals will be reviewed pursuant to SEPA and the City of SeaTac Environmental Rules and Procedures (SMC 16A.23).

b) Noise:

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

This is a non-project action. Most areas of the City are affected by some level of noise from Sea-Tac International Airport, or from one of the three major highways that serve the City.

2) What types and levels of noise would be created by or associated with the project on a short time or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

This is a non-project action. No noise would be generated under this action.

3) Proposed measures to reduce or control noise impacts:

This is a non-project action. No mitigation measures are proposed at this time.

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

This is a non-project action and is not related to a particular site.

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?

This is a non-project action. The City of SeaTac is a highly urbanized area and has not been used for agriculture in recent history.

c) 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:

Not applicable. The City of SeaTac is urban and surrounded by urban uses.

- d) Describe any structures on the site:**
Not applicable to this non-project action. When projects are proposed, the information can be identified.
-
- e) Will any structures be demolished?**
This is a non-project action. No structures will be demolished as part of this proposal.
-
- f) What is the current zoning classification of the site?**
This is a non-project action. Future actions stemming from this proposal may affect various residential and mixed use zones.
-
- g) What is the current Comprehensive Plan designation of the site?**
This is a non-project action. Future actions stemming from this proposal may affect various residential and mixed use land use designations.
-
- h) If applicable, what is the current Shoreline Master Program designation of the site?**
This is a non-project action. The SeaTac Shoreline Master Program applies only to one water body in the city, Angle Lake. The proposal does not change any aspect of the Shoreline Master Program.
-
- i) Has any part of the site been classified as an “environmentally sensitive” area? Specify:**
This is a non-project action. Chapter 15.700 of the SeaTac Municipal Code regulates development potentially impacting critical areas, which include wetlands, streams, aquifer recharge areas, fish and wildlife habitat conservation areas, steep slopes, erosion and landslide hazard areas.
-
- j) Approximately how many people would reside or work in the completed project?**
As a non-project action, adoption of the proposal would not directly provide housing or employment. While it is possible that an increase in housing units may be constructed as a result of implementing the proposed Plan and subsequent code amendments, it is not possible at this time to estimate how many units or residents may result.
-
- k) Approximately how many people would the completed project displace?**
This is a non-project action and as such is not anticipated to result in the displacement of people. Potential displacement impacts will be reviewed during future code amendment processes that are proposed in the Plan.

- l) **Proposed measures to avoid or reduce displacement impacts:**
Because this is a non-project action, and as such not anticipated to result in the displacement of people, no mitigation is proposed. Potential displacement impacts and mitigation measures will be reviewed as part of future code amendment processes that are proposed in the Plan.
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- m) **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**
This is a non-project action. The proposed Housing Action Plan is meant to implement the Comprehensive Plan, and maintain alignment with regional and countywide planning policies.
-

9. **Housing:**

- a) **Approximately how many units would be provided? Indicate whether high, middle, or low-income housing.**

This is a non-project action and therefore would not directly result in new housing units. The intent behind the proposed Plan is to increase residential building capacity and to provide an increase in housing units at all income levels. The scale of this increase is undetermined in the Plan; future code amendments stemming from this proposal may quantify the potential increase, which will be analyzed separately at that time and at the time of individual development proposals.

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

This non-project action is not expected to eliminate any housing units. Future code amendments identified in the proposed Plan may result in new construction and redevelopment of existing housing units. If the construction of new units replaces older ones, that may contribute to some existing units being eliminated. These potential impacts will be analyzed at the time of code amendments, and at the time of individual development proposals.

- c) **Proposed measures to reduce or control housing impacts.**

This is a non-project action. The proposed Plan recommends policy, code and other actions the City should take to increase housing capacity. No housing eliminations or productions would occur under this action. Any impacts as a result of future related code amendments will be reviewed during the environmental review process.

10. **Aesthetics:**

- a) **What is the tallest height of any proposed structure(s), not including antennas; what is/are the principal exterior building material(s) proposed?**

This is a non-project action not related to a particular site. No structures are proposed.

b) What views in the immediate vicinity would be altered or obstructed?

This is a non-project action. No views would be altered or obstructed under this action.

c) Proposed measures to reduce or control aesthetic impacts:

This is a non-project action. No measures to reduce or control aesthetic impacts are proposed at this time.

Any identified impacts related to future related code amendments will be mitigated through the application of existing Federal, State or local laws, and subject to appropriate environmental review, as needed.

11. Light and Glare:

- a) **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

This is a non-project action. No light or glare will be produced under this action.

- b) **Could light or glare from the finished project be a safety hazard or interfere with views?**

This is a non-project action. No light or glare will be produced under this action.

- c) **What existing off-site sources of light or glare may affect your proposal?**

This is a non-project action.

- d) **Proposed measure to reduce or control light and glare impacts, if any:**

As a non-project action, the proposal would not result in light and glare impacts. No mitigation is proposed. Any identified impacts related to future related code amendments will be mitigated through the application of existing Federal, State or local laws, and subject to appropriate environmental review, as needed.

12. Recreation:

- a) **Would the proposed project displace any existing recreational uses?**

Describe:

This is a non-project action and is not related to a particular site. The proposed Plan identifies a policy amendment proposal related to creating complete communities that will include consideration of access to parks and recreation sites.

- b) **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant:**

This is a non-project action and is not related to a particular site.

- c) **What designated and informal recreational opportunities are in the immediate vicinity?**

This is a non-project action and is not related to a particular site. The City of SeaTac has numerous parks and trails located throughout the city.

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**

This is a non-project action. There are no places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to parks and recreation site. When projects are proposed, the information can be identified.

- 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**

This is a non-project action. When projects are proposed, the information can be identified.

- 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**

This is a non-project action. When projects are proposed, the information can be identified.

- 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**

This is a non-project action. When projects are proposed, the information can be identified.

14. Transportation:

- a) **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site Plans.**

This is a non-project action that applies citywide. The freeways serving the City include I-5, SR 518, and SR 509. Principal arterial streets include International Boulevard (SR 99), S. 188th Street, S. 200th Street, and 28th/24th Avenue S. Minor arterial streets include S.128th Street, S.154th Street, S. 170th Street, S.176th Street, S.208th Street, Military Road, Des Moines Memorial Drive, and 51st Avenue S.

- b) **Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

This is a non-project action that applies citywide. The City of SeaTac is served by light rail and bus.

- c) **How many parking spaces would the completed project have? How many would the project eliminate?**

This is a non-project action. No parking spaces will be created or displaced under this action. Any identified impacts related to specific site developments will be mitigated through the application of existing Federal, State or local laws, and subject to appropriate environmental review, as needed.

- d) **Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? Generally describe (indicate whether public or private):**

This is a non-project action. No new roads, streets, or improvements to existing roads or streets are proposed under this action. Future housing developments that may occur as a result of future related code amendments may be required to provide transportation improvements to the Transportation Master Plan and other City construction standards.

- e) **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? Generally describe:**

This is a non-project action and therefore no direct use of water, rail, or air transportation will result.

- 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?**

This is a non-project action. No trips would be generated under this action.

Future housing development that may occur as a result of code amendments related to the proposed Plan will generate vehicle trips and will be required to mitigate for transportation impacts by payment of transportation impact fees and other mitigation measures as required.

- g) **Proposed measures to reduce or control transportation impacts:**

This is a non-project action and will not directly result in transportation impacts.

Future housing development that may occur as a result of code amendments related to the proposed Plan will be subject to City parking standards, including SMC 15.455.100 Off-Street Parking Requirements and Reductions.

- h) **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**

This is a non-project action. The City of SeaTac is a highly urbanized area and it is unlikely that movement of agricultural and forest products on the area's roads would be impacted by related projects.

15. Public Services:

- a) **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? Generally describe:**

The non-project proposal would not directly result in an increased need for public services. Future housing development that may occur as a result of code amendments related to the proposed Plan may result in an increased need for public services to serve the new units. Any project-specific impacts will be evaluated at the time of permit application for each project.

- b) **Proposed measures to reduce or control direct impacts on public services:**

This is a non-project action. No measures to reduce or control impacts on public services are proposed at this time. Any identified impacts related to future housing development that may occur as a result of code amendments related to the proposed Plan projects will be mitigated through the application of existing Federal, State or local laws, and subject to appropriate environmental review, as needed.

16. Utilities:

- a) **Check utilities currently available at the site:**
Electricity Natural Gas Water Refuse Service Telephone
Sanitary Sewer Septic System Other _____

This is a non-project action not related to a particular site.

- 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:**

This is a non-project action and therefore would not directly result in impacts to utilities. Except for the Stormwater Utility, the City does not directly provide any utility services.

Any utilities required to service a future development that could result from the Plan's proposed code amendments will be assessed as part of an application for a building permit.

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

5/17/2021

Date Submitted

Kate Kaehny, Senior Planner

City of SeaTac Department of Community and
Economic Development

Printed Name

Position and Agency/Organization

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do Not Use This Sheet For Project 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 of the proposal, or how 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 proposed Housing Action Plan, in and of itself, is not likely to increase discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances, or production of noise. However, subsequent related projects may have these effects.

Proposed measures to avoid or reduce such increases are:

The potential for subsequent projects to produce the noted effects that are not addressed through the application of existing federal, state or local laws will be addressed through the following types of appropriate environmental review as needed.

Surface Water: Impacts to surface waters from pollutants carried by stormwater are mitigated through the implementation of the current King County Surface Water Design Manual (Section 12.10.010, SeaTac Municipal Code) and compliance with the City's Western Washington Phase II Municipal Stormwater Permit (Permit # WAR 04-55410).

Air: Production of air emissions is regulated under Sections 15.460.060, 15.460.070, 15.460.080, and 15.460.100 SMC.

Noise: Production of noise is regulated by Section 15.460.020 SMC.

Toxic or Hazardous Substances: The storage or release of toxic or hazardous substances is regulated by the International Fire Code (WAC 51-54A, adopted by reference in Section 13.150.010, SeaTac Municipal Code), and through the application of existing federal, state or other local laws. Potential impacts not addressed under these regulations will be addressed through appropriate environmental review as needed.

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

The proposed Plan would not likely increase impacts to plants, animals, fish, or marine life. Please see discussion under Sections B.4 and B.5 of this Environmental Checklist. Future park system improvements and expansions will be required to be consistent with local, state, and federal regulations. In addition, important fish and wildlife habitat areas will be protected by case by case environmental review for site specific projects that occur as a result of the Plan's implementation.

Proposed measures to avoid or reduce such increases are:

As indicated above, impacts to surface waters from pollutants carried by stormwater are mitigated through the implementation of the current King County Surface Water Design Manual (Section 12.10.010, SeaTac Municipal Code) and compliance with the City's Western Washington Phase II Municipal Stormwater Permit (Permit # WAR 04-55410).

Regarding plants, the City's landscaping regulations (SMC 15.445) require retention of significant trees. Impacts not addressed by these regulations will be addressed through appropriate environmental review as needed.

Regarding fish or marine life, SMC Chapter 15.700, Critical Areas, regulates development near streams and wetlands. Impacts not addressed by these regulations will be addressed through appropriate environmental review as needed.

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

The proposed Plan would not likely deplete energy or natural resources. Please see Section B.6 of this Environmental Checklist.

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

No measures are proposed or required. Impacts related to specific development proposals related to the Plan will be mitigated through application of the City's development regulations, and subject to appropriate environmental review, as needed.

3. How would the proposal be likely to use or affect environmentally sensitive areas or areas designed (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, floodplain, or prime farmlands?

The proposed Plan, in and of itself, is not likely to affect environmentally sensitive areas. Impacts on environmentally sensitive areas, floodplains, parks, threatened or endangered species and historic or cultural sites for specific development projects will be evaluated at the time of proposal. The proposed Plan intends to increase residential building capacity, and if successful may result in the construction of an increased number of housing units in SeaTac. All development permits will be reviewed for compliance with SMC chapters 15.700, Critical Areas, 15.800 Environmental Code and would be subject to appropriate environmental review.

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

None are presently proposed. Impacts related to specific site development proposals will be mitigated through application of the City's development regulations, including SMC 15.700, Critical Areas and SMC 18.05, Shoreline Master Program, and would be subject to appropriate environmental review.

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

The proposed Plan, in and of itself, is not likely to affect shoreline use, including whether any of its proposals would allow or encourage land or shoreline uses incompatible with existing plans. Because the intent of the Plan is to increase residential building capacity, it is anticipated that residential land uses are those most likely to be affected by potential code amendments resulting from the proposal. Code amendments would be proposed within a compliant regulatory framework to ensure all plans are legally valid and compatible, and would include careful consideration of whether residential zones that border shorelines in SeaTac are eligible for density increases. Impacts shall be reviewed in accordance with the SeaTac Shoreline Master Program, SMC 18.05.

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

Impacts related to future site development proposals will be mitigated through application of the City's development regulations, and subject to appropriate environmental review, as needed.

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

The proposed Plan, in and of itself, would not be likely to increase demands on transportation or public services and utilities. Because the intent of the Plan is to increase residential building capacity, it is anticipated that an increase in residential units may result from the proposal and subsequent code amendments. An increase in density and units may create increased demands on the transportation system, an increase in the need for public services, and an increased need for utilities.

Please see also Sections B of this Environmental Checklist.

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

None are presently proposed. Measures to reduce or respond to such demands will be reviewed at the time of any code amendment process and during development permit review. Impacts related to specific development proposals will be mitigated through application of the City's development regulations, and subject to appropriate environmental review.

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 action will not conflict with local, state or federal laws or requirements for the protection of the environment.