



# CITY OF SEATAC

## SEPA NOTICE



### DETERMINATION OF NONSIGNIFICANCE FILE SEP22-0002; CAM22-0002

**DESCRIPTION OF PROPOSAL:** 2021 Storm Water Design Manual. This is a non-project action to amend the SeaTac Municipal Code and the Addendum to the King County Surface Water Design Manual. This change will update references from the 2016 King County Surface Water Design Manual (KCSWDM) to the 2021 version of the KCSWDM.

**PROPONENT:** City of SeaTac, Community and Economic Development  
**LOCATION:** City-wide  
**LEAD AGENCY:** City of SeaTac

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment, and 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.

#### COMMENT PERIOD:

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for **14 days** from the date of issuance. Comments must be submitted by **5:00 P.M. on April 6, 2022.** Detailed information is available to the public upon request. CONTACT: Jennifer Kester at 206-973-4842/jkester@seatacwa.gov.

#### APPEAL PERIOD:

Any person wishing to appeal this determination may file such an appeal to the SeaTac City Clerk within **ten (10)** days from the end of the comment period. All appeals of the above determination must be filed by **5:00 P.M. April 18, 2022.** **THERE IS A FEE TO APPEAL THIS DETERMINATION (SEE CITY OF SEATAC FEE SCHEDULE).**

**RESPONSIBLE OFFICIAL:** Jennifer Kester, Planning Manager,  
Community and Economic Development  
4800 S. 188<sup>th</sup> Street  
SeaTac, Washington 98188  
(206) 973-4750

A handwritten signature in black ink, appearing to read "Jennifer Kester".

Jennifer Kester, Planning Manager  
Department of Community & Economic Development

3/23/2022

Date

**DATE ISSUED/PUBLISHED IN THE SEATTLE TIMES:**

**MARCH 23, 2022**

# ENVIRONMENTAL (SEPA) CHECKLIST

## DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

Date Checklist Prepared: 02/08/2022

Parcel No. N/A

CAM22-0002

SEP22-0002

### A. BACKGROUND

1. **Name of proposed project:** 2022 Adoption of 2021 Storm Water Design  
Manual File No.: CAM22-0002/SEP22-0002

2. **Applicant:**

Name: City of SeaTac

Mailing Address: 4800 South 188<sup>th</sup> Street

SeaTac, WA 98188

Phone: 206-973-4839

Fax: 206-973-4769

Alt. Phone: 206-973-4839

Email: awoodmass@seatacwa.gov

Status: (Owner, Lessee, Agent, Etc.) \_\_\_\_\_

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

Name: See Applicant

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Alt. Phone: \_\_\_\_\_

4. **Agency requesting checklist:** City of SeaTac

5. **Proposed timing or schedule (including phasing):** Public Hearing: \_\_\_\_\_  
March, 2022  
Proposed Council Action: \_\_\_\_\_  
April, 2022

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

None.

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

None at this time.

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

None at this time.

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

- Pursuant to RCW 36.70A.106, the Washington State Department of Commerce conducts review of the proposed code amendments. The amendments were submitted on 01/11/2022 and processed with the Submittal ID 2022-S-358.
  - A public hearing will be held by the SeaTac Planning Commission. The date of the public hearing is scheduled for April 4, 2022.
  - The proposed code amendments will be presented to City Council for action in April 2022.
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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 is a non-project action to amend the SeaTac Municipal Code Title 12 and the Addendum to the King County Surface Water Design Manual. This change will update the Cities reference from the 2016 King County Surface Water Design Manual (KCSWDM) to the 2021 version of the KCSWDM.

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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 amendments apply citywide.

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## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth:**

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

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

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

There are slopes exceeding 40% in the east and southeast portions of the City. Along 28<sup>th</sup> Avenue S, where the land is rolling the slopes are approximately 15%.

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- 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.**

The soil in the City is predominantly Alderwood gravelly sandy loam (Ag), Arents-Alderwood, Indianola loam fine sandy, Kitsap soils, Everett gravelly sandy loam, Norma sandy loam.

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

There are areas of landslide hazard on the City's eastern edge sloping down to the Green River Valley.

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- 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.

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

No. This is a non-project action.

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- 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.

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- h) **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**
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This is a non-project action and therefore would not directly result in erosion or other impacts to earth. Proposed amendments to regulations require Best Available Science (BAS) and current Best Management Practices (BMPs).

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## 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:**

This is a non-project action. No emissions would result.

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

This is a non-project action.

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

This is a non-project action and therefore would not directly result in emissions or other impacts to the air.

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## 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.**

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. Major streams include Des Moines Creek and Walker Creek.

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- 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.

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- 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. No fill or dredging is proposed.

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- 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. No withdrawals or diversions of surface water are proposed.

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

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.

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- 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. No discharges of waste materials are proposed.

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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.**

This is a non-project action. No ground water will be withdrawn.

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- 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.

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**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

This is a non-project action. No changes to surface water flows will result.

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

No. This is a non-project action.

- 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. No changes to drainage patterns will result.

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

This is a non-project action and therefore would not directly result in surface water runoff impacts. Surface water impacts are regulated by the King County Surface Water Design Manual, regulations under the SeaTac Shoreline Master Program and provisions of SMC Title 12, Public Utilities. The City is also subject to NPDES Phase 2 permit requirements.

**4. Plants:**

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

This non-project action is not site-specific. 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?

This is a non-project action. No vegetation will be removed or altered.

- 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.

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

This non-project action is not site-specific. 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 non-project action is not site-specific. Most animals found in the Central Puget Sound basin are likely found in SeaTac.

**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 non-project action is not site-specific.

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

This non-project action is not site-specific.

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

This is a non-project action and therefore would not directly result in impacts to wildlife.

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

This non-project action is not site-specific 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 non-project action is not site-specific. No properties are adjacent.

- 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, therefore no measures are proposed.

**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. There are no environmental health hazards associated with this proposal.

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

This non-project action is not site-specific.

- 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 non-project action is not site-specific.

- 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.

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

No specific measures are proposed.

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**b) Noise:**

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

This non-project action is not site-specific. There is traffic noise and other noise typical of an urbanized area. There is also commercial aircraft noise in certain parts of the City.

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**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 and therefore would not directly generate noise.

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**3) Proposed measures to reduce or control noise impacts:**

No specific measures are proposed. New development is subject to Chapter 13.240 of the SeaTac Municipal Code, Sound Transmission Code.

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**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 non-project action is not site-specific. SeaTac contains commercial, industrial and residential uses typical of a Central Puget Sound basin suburban community, in addition to the Seattle-Tacoma International Airport. There are no significant changes to land use proposed.

**Site** N/A

**North** N/A

**South** N/A

**East** N/A

**West** N/A

- 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 non-project action is not site-specific. Some areas of SeaTac were used for agriculture in the past.

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- c) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:**

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

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- d) Describe any structures on the site:**

This non-project action is not site-specific.

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- e) Will any structures be demolished?**

This is a non-project action. Redevelopment would replace existing structures over time as property owners initiate building allowed by the plan and code.

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- g) What is the current zoning classification of the site?**

This non-project action is not site-specific.

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- h) What is the current Comprehensive Plan designation of the site?**

This non-project action is not site-specific.

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- i) If applicable, what is the current Shoreline Master Program designation of the site?**

This non-project action is not site-specific. 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.

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- j) Has any part of the site been classified as an “environmentally sensitive” area? Specify:**

This non-project action is not site-specific. Chapter 15.700 of the SeaTac Municipal Code regulates development potentially impacting sensitive areas, which include wetlands, streams, aquifer recharge areas, fish and wildlife habitat conservation areas, steep slopes, erosion and landslide hazard areas.

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- k) **Approximately how many people would reside or work in the completed project?**

This is a non-project action and therefore would not directly result in new residents.

- l) **Approximately how many people would the completed project displace?**

This is a non-project action. No people would be displaced.

- m) **Proposed measures to avoid or reduce displacement impacts:**

This is a non-project action and would not create displacements.

- n) **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

This is a non-project action that would not impact existing land uses and plans. The action is compatible with projected land uses and plans in that it allows applicants an alternative to mitigating the impacts to wetlands on-site or within the same drainage basin.

## **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.

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

This is a non-project action and therefore would not directly result in housing units being eliminated.

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

This is a non-project action and therefore would not impact housing.

## **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. No structures are proposed.

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

This is a non-project action. No views will be affected.

**c) Proposed measures to reduce or control aesthetic impacts:**

This is a non-project action. Aesthetics will not be impacted.

**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.

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

This is a non-project action.

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

This non-project action is not site-specific.

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

This is a non-project action.

**12. Recreation:**

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

This is a non-project action. No existing uses will be displaced.

- 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. Recreation will not be impacted.

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

This non-project action is not site-specific. All of the City's parks are identified on City maps.

**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 non-project action is not site-specific.

- 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 non-project action is not site-specific.

- 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.**

N/A

- 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**

N/A

**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 non-project action is not site specific, but is applicable to all areas within the jurisdictional boundary of the City of SeaTac. 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 non-project action is not site specific, but is applicable all areas within the jurisdictional boundary of the City of SeaTac. The City is served by public transit including Sound Transit's Link light rail and bus service provided by King County Metro and Sound Transit.

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

This is a non-project action and therefore will not directly affect changes in the number of parking spaces city-wide.

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- 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 and does not directly include any streets or improvements.

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- 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.

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- 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 and therefore would not directly result in additional trips.

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

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

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- 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 and therefore will not directly affect the movement of agricultural and forest products.

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## **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:**

This is a non-project action and therefore would not directly result in impacts to public services.

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



This is a non-project action, therefore there are no measures proposed to reduce or control impacts on public services.

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## **16. Utilities**

a) **Check utilities currently available at the site:**

Electricity   Natural Gas   Water   Refuse Service   Telephone  
Sanitary Sewer   Septic System   Other \_\_\_\_\_

This non-project action is not site-specific. These utility services are available to properties throughout SeaTac.

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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.

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## **C. SIGNATURE**

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

Anita Woodmass

02/08/2022

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Signature

Date Submitted

Anita Woodmass

Anita Woodmass, Senior Management Analyst  
City Manger's Office

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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.

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**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 amendments, in and of themselves, are not likely to increase discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances, or production of noise.

**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 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). This code amendment will bring the new KCSWDM into effect.

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.

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

The proposed amendments, in and of themselves, would not be likely to affect plants, animals, fish, or marine life. Impacts related to specific developments at the project level will be mitigated subject to appropriate environmental review, as needed.

**Proposed measures to avoid or reduce such increases are:**

3. Impacts not addressed by these regulations will be addressed through appropriate environmental review as needed.

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

The proposed amendments, in and of themselves, would not be likely to deplete energy or natural resources.

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

None are presently proposed.

5. **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?**

6. No amendments to regulations for environmentally sensitive areas are proposed.

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

None are presently proposed.

7. **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 action, in and of themselves, would not be likely to affect land and shoreline use, including whether any would allow or encourage land or shoreline uses incompatible with existing plans.

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

The proposed action, in and of themselves, would not be likely to affect transportation.

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. This code amendment is necessary to ensure the City meets its storm water regulation requirements and compliance.

# PROPOSED CODE AMENDMENTS

## 12.10.010 King County Surface Water Design Manual adopted by reference.

The ~~2021-2016~~ King County Surface Water Design Manual (KCSWDM) and the City of SeaTac Addendum to the KCSWDM are hereby adopted by reference. They are collectively referred to in this title as the Surface Water Design Manual (SWDM). The above stormwater standards are adopted in compliance with the ~~2013-2019~~ Western Washington (NPDES) Phase II Municipal Stormwater Permit. Where more than one (1) part of the code applies to the same aspect of a proposed use or development, the requirements of the 2021 SWDM shall apply. (Ord. 16-1021 § 1 (Appx. A) (part); Ord. 16-1006 § 1; Ord. 09-1042 § 1; Ord. 05-1012 § 1; Ord. 98-1054 § 1; Ord. 90-1046 § 1).



**FINAL**  
**Addendum to**  
**the King County**  
**Surface Water Design Manual**

**Effective date**

**~~January~~ September 1, 2021 ~~17~~ update date**

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## Introduction

This addendum to the 2021~~16~~ King County Surface Water Design Manual (KCSWDM) applies to development and redevelopment proposals within the City of SeaTac (City). The KCSWDM has been adopted to meet the requirements of the Clean Water Act, the Endangered Species Act and State Growth Management Act. This addendum includes minor revisions to the KCSWDM to address the differences between King County's and the city's organization and processes, as well as to address equivalency requirements. No major substantive changes have been made to the KCSWDM in order to maintain equivalency in [the](#) review requirements and level of protection provided by the manual.

[**Note:** Clarifications and interpretations to the KCSWDM or this addendum will be documented and made available through policy statements within the City's Development Standards.]

## Addendum Organization

The information presented in this addendum is organized as follows:

- **Terminology:** At times King County and City of SeaTac use different terminology to describe or refer to equivalent subject matter. This section identifies these terms and the City of SeaTac's equivalent terminology.
- **Key Revisions:** This section specifically identifies the minor revisions the City has made to the KCSWDM. These revisions are necessary to maintain equivalency to the stormwater standards identified in the NPDES Phase II Permit, as well as to address deficiencies within the KCSWDM.
- **Supplemental Documents:** This section identifies technical guidance manuals and documents which shall be used to supplement the KCSWDM. These documents are necessary to maintain equivalency to the stormwater standards identified in the NPDES Phase II Permit, as well as to address deficiencies within the KCSWDM.
- **Code Reference Tables:** King County code is referenced in many places throughout the KCSWDM. This section identifies these code references and equivalent city code where applicable.

Supplemental information in the appendices includes the following:

- Appendix A: Hydrologic Analysis of the Des Moines Creek Regional Detention Facility (July 23, 2003 Memorandum from the Department of Ecology)
- Appendix B: Soil Amendment Requirements
- **Appendix C:** Design and Maintenance Criteria for BMPs/Facilities not included in the KCSWDM

- **Appendix D:** Flow Control and Water Quality Applications Maps

## Terminology

At times King County and City of SeaTac use different terminology to describe or to refer to equivalent subject matter. This section identifies these terms and the City of SeaTac's equivalent terminology.

**Department of Natural Resources and Parks (DNRP)** = City of SeaTac Parks & Recreation.

**Department of Permitting and Environmental Review (DPER)** = City of SeaTac Public Works and Community and Economic Development Departments.

**Director** = City of SeaTac Public Works Director.

**Drainage facilities restoration and site stabilization guarantee and drainage defect and maintenance guarantee** = SeaTac stormwater facilities restoration and site stabilization bond (Performance Bond) and defect and maintenance bond (Stormwater Maintenance Bond).

**King County** = City of SeaTac.

**King County Code (KCC)** = SeaTac Municipal Code (SMC). Check code reference table for equivalent code sections.

**King County Designated/Identified Water Quality Problem** - This determination is made on a case-by-case basis.

**King County Road Standards** = City of SeaTac Development Standards.

**Master Drainage Planning** - Not applicable, no SMC equivalent.

**Sensitive Area Folio** = In addition to the King County Sensitive Area Folio, -Stream, Wetland and Steep Slope maps are also available [on the Department of Community and Economic Development web page at http://www.ci.seatac.wa.us/index.aspx?page=42](http://www.ci.seatac.wa.us/index.aspx?page=42) through the [City of SeaTac GIS Portal](#).

**Urban Planned Development** = Not applicable, no SMC equivalent.

**Water and Land Resources (WLR) Division** = City of SeaTac Public Works Department.

**Zoning Classifications: Where the KCSWDM references Agricultural (A) Zoning, Forest (F) Zoning, or Rural (R) Zoning** - These zoning classifications are intended for areas outside of the Urban Growth Boundary, therefore the City of SeaTac contains no equivalent zoning. Refer to City zoning maps to determine which zoning classifications apply to your project.



## Key Revisions

This section specifically identifies the minor revisions the City has made to the KCSWDM. These revisions are necessary to maintain equivalency to the stormwater standards identified in the NPDES Phase II Permit, as well as to address deficiencies within the KCSWDM.

**Mitigation of Impacts from Construction Site Runoff** – Property owners and construction site managers are responsible for mitigating off-site impacts from construction regardless of the size of the project or whether a construction permit was required by the City of SeaTac.

**Des Moines Creek Basin Flow Control** – New and redevelopment projects may use the Basic Flow Control standard as identified in the KCSWDM, and the 1994 land use condition as the pre-development conditions for sizing flow control facilities. This adjustment is established based on the Des Moines Creek Basin Plan, the Des Moines Creek Regional Capital Improvement Project and the Hydrologic Analysis of the Des Moines Creek Regional Detention Facility as specified in a letter from the Department of Ecology, dated July 23, 2003 signed by Kevin Fitzpatrick (included in Appendix A).

**Erosion Hazard Areas** – For the purposes of site assessment and site planning and design, slopes greater than or equal to 15% are considered “Erosion Hazard Areas”. Project designs and erosion sedimentation control plans must address these areas accordingly.

**Soil Amendment Requirements** – The City has developed a Soil Amendment Standards handout that is included in Appendix B of this document.

**Continuous Modeling** – SeaTac will allow the Western Washington Hydrology Model (WWHM), MGSFlood, or HSPF to be used to for sizing stormwater facilities to meet flow control, treatment, or the LID performance standard requirements. Explicit modeling of BMP infiltration for facility sizing is also allowed instead of applying the flow control BMP facility sizing credits included in Table 1.2.9.A in Chapter 1 of the KCSWDM.

**Additional Flow Control Facility Options for Core Requirement #3** – The KCSWDM does not include vegetated roofs, but they are allowed in the City of SeaTac. Design and maintenance guidelines for vegetated roofs can be found in Appendix C of this document.

**Additional Water Quality Facility Options for Core Requirement #8** – The following facilities are available as options on the Basic WQ Menu: Compost-amended Vegetated Filter Strips (CAVFS), Media Filter Drains (MFDs) (previously referred to as the Ecology Embankment), and Bioretention.

Emerging technologies currently approved by Ecology (<http://www.ecy.wa.gov/programs/wq/stormwater/newtech/technologies.html>) can be used as options on the Basic WQ Menu if they have received a General Use Level Designation (GULD) for Basic Treatment. Emerging technologies currently approved by Ecology can be used as options on the Enhanced WQ Menu if they have received a GULD for Enhanced Treatment.

Design and maintenance guidelines for CAVFS and MFDs can be found in Appendix C of this document. Design guidelines for Bioretention can be found in Appendix C of this document.

Maintenance guidelines for Bioretention can be found in the KCSWDM. Design and maintenance guidelines for emerging technologies should be requested from the manufacturer.

**Additional Flow Control BMP Options for Core Requirement #9** – In addition to engineered bioretention facilities, non-engineered rain gardens are allowed for small lots in the City of SeaTac with less than 5,000 square feet of impervious surface. Rain gardens shall be sized to have a minimum horizontal projected surface area below the overflow which is at least 5% of the area draining to it. Design and maintenance guidelines for rain gardens can be found in the Rain Garden Handbook for Western Washington. [Note: Rain gardens can be used to meet Core Requirement #9, but cannot be used to meet Core Requirements #3 or #8.]

**Overflows to City ROW** – Where feasible based on topography, private stormwater facilities should be designed to overflow to the City Right-of-Way (ROW) or a receiving water.

**Underdrains** – Underdrains are allowed in permeable pavement designs. ~~No~~ Underdrains are allowed for bioretention ~~until using the~~ new bioretention soil mix ~~has been~~ approved by ~~Ecology and~~ per King County [Reference 11-C in the KCSWDM](#).

**Flow Control and Water Quality Applications Maps** – City of SeaTac equivalents to the Flow Control Applications Map and Water Quality Applications Map can be found in Appendix D of this document. In lieu of a SeaTac equivalent to the County Landslide Hazard Drainage Areas Map, the City will rely on King County's map.

**Interpretation or Modification of Standards** - The Public Works Director or his/her designee is responsible for all interpretations and/or revisions to the surface water design standards as may be required for their implementation. These standards will be considered as reasonable minimum requirements, and will not be modified, except as may be permitted by the Public Works Director pursuant to a requested modification, adjustment, or variance, and subject to all applicable decision criteria. Such requests must be submitted in writing and provide a detailed explanation as to why a deviation from the standards is necessary and how the proposed modification/adjustment would be in compliance with the intent and purpose of the City's standards.

## Supplemental Documents

This section identifies technical guidance manuals and documents which shall be used to supplement the KCSWDM. These documents are necessary to maintain equivalency to the stormwater standards identified in the NPDES Phase II Permit, as well as to address deficiencies within the KCSWDM.

**King County Stormwater Pollution Prevention Manual** – The most recent edition of the King County Stormwater Pollution Prevention Manual (KCSWPPM) shall be used as technical guidance for water quality best management practices (BMPs). This BMP manual shall also be used as the technical guidance for identifying and implementing source control measures for private residents, businesses, and industries when applying SMC 12.12 (Surface and Stormwater – Illicit Discharge Detection and Elimination Code).

**Low Impact Development Technical Guidance Manual for Puget Sound** – The 2012 Low Impact Development Technical Guidance Manual for Puget Sound created by the Puget Sound Partnership, or as hereafter amended, shall be used as the supplemental technical guidance for the KCSWDM for the use of LID principles and LID BMPs.

**Rain Garden Handbook for Western Washington: A Guide for Design, Installation, and Maintenance** - The 2013 Rain Garden Handbook created by Ecology, the Washington State University Extension, and Kitsap County, or as hereafter amended, shall be used as the supplemental technical guidance for the KCSWDM for the design, installation, and maintenance of rain gardens.

**Stormwater Standard Plans** – The City of Tacoma Standard Plans currently found at [www.cityoftacoma.org/government/city\\_departments/public\\_works/engineering/city\\_of\\_tacoma\\_right\\_of\\_way\\_design\\_manual](http://www.cityoftacoma.org/government/city_departments/public_works/engineering/city_of_tacoma_right_of_way_design_manual) are approved by the City of SeaTac on a conceptual basis. City of SeaTac development review staff will work with applicants to review and implement these standard details.

**Stormwater System Maintenance Standards** – The Maintenance Standards for both public and private stormwater systems are identified in Chapter 6, Appendix A, and Appendix C of the KCSWDM and Appendix C of this document.

**Supplemental Guidelines for Public Right of Way Operations and Maintenance** – The most recent edition of the Regional Road Maintenance - Endangered Species Act Program Guidelines currently found at [www.kingcounty.gov/depts/transportation/roads/endangered-species-act-reports.aspx](http://www.kingcounty.gov/depts/transportation/roads/endangered-species-act-reports.aspx), or as hereafter amended, shall be used to supplement the above mentioned stormwater system maintenance standards for work done in the public right of way, as well as public stormwater systems.

**Supplemental Snow and Ice Policy** – The City of SeaTac will use snow melt materials (i.e., salt brine) as often as necessary on public roads during snow and ice events to maintain safe travel on roadways while minimizing the potential of water quality impacts (i.e., debris entering the storm system).

Field Code Changed

**Vegetation and Land Management Standards** - The most recent edition of the City of SeaTac Integrated Pest and Vegetation Management Plan shall be used as guidance for pest, vegetation and land management activities for all properties or facilities owned or operated by the City of SeaTac.

## Code Reference Tables

King County Code is referenced in many places throughout the KCSWDM. The following tables identify these code references and equivalent city code where applicable.

<b>King County Code to SeaTac Municipal Code (SMC) Reference Table</b>			
<b>King County Code Reference</b>	<b>Subject of Reference</b>	<b>SMC Equivalent</b>	<b>Comment</b>
KCC 2.98	Adoption Procedures	1.01	
KCC 2.98	Critical Drainage Areas (CDAs), adoption procedures	12.10.080	
Title 9	Surface Water Management	12.10 & 12.30	
KCC 9.04	Surface Water Run-off Policy: Variances	No Equivalent	The City relies on the adjustment process identified in the KCSWDM
KCC 9.04	Stormwater Runoff and Surface Water and Erosion Control	No Equivalent	In the absence of equivalent SMC, the City will use the King County Code for all general references to KCC 9.04
KCC 9.04.030	Definitions: Targeted Drainage Review/abbreviated evaluation	No Equivalent	In the absence of equivalent SMC, the City will use King County's definition
KCC 9.04.030	Drainage review – when required - type	No Equivalent	In the absence of equivalent SMC, the City will use King County's definition
KCC 9.04.030	Full Drainage Review	No Equivalent	The SMC does not list additional drainage review requirements and relies on the KCSWDM
KCC 9.04.050	Drainage review - requirements	No Equivalent	The SMC does not list additional drainage review requirements and relies on the KCSWDM
KCC 9.04.070	Engineering plans for the purposes of drainage review	Not Applicable	County Code refers to internal DDES procedures and is referenced only in definition of DDES
KCC 9.04.090	Construction timing and final approval	12.10.100	The City also has Subdivision Standard Plan Notes

<b>King County Code to SeaTac Municipal Code (SMC) Reference Table</b>			
<b>King County Code Reference</b>	<b>Subject of Reference</b>	<b>SMC Equivalent</b>	<b>Comment</b>
9.04.100	Liability insurance required	12.10.110 - 12.10.150	
KKCC 9.04.115	Drainage facilities accepted by King County for maintenance	No Equivalent	SeaTac generally does not accept stormwater facilities unless they are constructed in the public ROW
KCC 9.04.120	Drainage facilities not accepted by King County for maintenance	No Equivalent	SeaTac generally does not accept stormwater facilities unless they are constructed in the public ROW
K.C.C. 9.05.050	Drainage review - requirements	Not Applicable	King County Code section does not exist. Presumed typo. See KCC 9.04.050
KCC 9.12.025	Prohibited, allowable, and conditional discharges	12.12.020, 12.12.030, and 12.12.040	
KCC 9.12	Water Quality	No Equivalent	In the absence of equivalent SMC, the City will use the King County Code for all general references to KCC 9.12
KCC 9.12.035	Stormwater Pollution Prevention Manual	No Equivalent	Adopted via SeaTac Addendum to KCSWDM
Title 10	Seattle-King County Department of Public Health solid waste regulations	7.40	
KCC 16.62	Erosion and Sediment Control	Not Applicable	King County Code section does not exist. Presumed typo. See KCC 16.82 below.
KCC 16.82	Clearing and Grading Code: Bridge Design	No Equivalent	In the absence of City standards for bridge design, the City will rely on King County Road Design and Construction standards and the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction
KCC 16.82	Clearing and Grading Code: Clearing Limit	No Equivalent	In the absence of City standards for clearing limits, the City will rely on King County standards.

<b>King County Code to SeaTac Municipal Code (SMC) Reference Table</b>			
<b>King County Code Reference</b>	<b>Subject of Reference</b>	<b>SMC Equivalent</b>	<b>Comment</b>
KCC 16.82.095(A)	Erosion and sediment control standards	No Equivalent	In the absence of City standards for seasonal construction limitations, the City will rely on King County standards
KCC 16.82.095(A)	Erosion and sediment control standards-seasonal limitation period	No Equivalent	In the absence of City standards for seasonal construction limitations, the City will rely on King County standards
KCC 16.82.100(F)	Grading Standards: Preservation of Duff Layer	No Equivalent	Appendix B of this addendum includes the City's Soil Amendment requirements
KCC 16.82.100(G)	Grading Standards: Soil Amendments	No Equivalent	Appendix B of this addendum includes the City's Soil Amendment requirements
KCC 16.82.150	Clearing standards for individual lots in the rural zone	Not Applicable	SMC does not contain rural zoning classification
KCC 16.82.150 (C)	Clearing standards for individual lots in the rural zone	Not Applicable	SMC does not contain rural zoning classification
KCC 16.85	Clearing and Grading Code: Flood protection facilities	Not Applicable	King County Code section does not exist. Presumed typo. See KCC 16.82 below.
KCC 20.20 or Title 20.20	Land Use Review Procedures	16A	
KCC 20.70.020	Critical aquifer recharge area map adoption	15.700	
KCC 21A or Title 21A	Critical Areas Requirements	15.700	
KCC 21A.06	Definitions: Erosion Hazard Area	15.700	
KCC 21A.06	Definitions: Flood Hazard Area	15.700	

<b>King County Code to SeaTac Municipal Code (SMC) Reference Table</b>			
<b>King County Code Reference</b>	<b>Subject of Reference</b>	<b>SMC Equivalent</b>	<b>Comment</b>
KCC 21A.06	Definitions: Landslide Hazard Area	No Equivalent	SMC does not contain an equivalent definition
KCC 21A.06	Definitions: Steep Slope Hazard Area	15.700	
KCC 21A.06	Definition: Structure	15.700	
KCC 21A.06	Definitions: Critical Aquifer Recharge Area	15.700	
KCC 21A.06	Definitions: (Nonconversion) Forest Practices	Not Applicable	City of SeaTac only reviews Type IV - Conversion, forest practice permits
K.C.C. 21A.06.1340	Urban planned development land use designation	Not Applicable	SMC contains no equivalent comprehensive plan land use designation
KCC 21A.08	Definitions: Land Zoned for Agriculture (A zoned lands)	Not Applicable	SMC does not contain agricultural zoning classification
KCC 21.A12	Definitions: Urban Residential Development	15.200	The City of SeaTac Zoning Map contains Urban Low Density Residential (UL), Urban Medium Density Residential (UM), and Urban High Density Residential (UH).
KCC 21A.12.030	Impervious Surface Coverage	15.400.015	Only one zone in the City (Business Park [BP]) contains a maximum impervious surface coverage development standard
KCC 21A.12.030	Impervious Surface Coverage for Residential Subdivisions	Not Applicable	The City does not have impervious surface coverage development standards for residential subdivisions
KCC 21A.14.180	Onsite recreational space	15.510.500 – 15.510.560	The City allows vegetated roofs that are accessible to the general public and permeable pavement trails to count towards multi-purpose outdoor recreation and open

Addendum to the KCSWDM

Page 10

3/16/2022



<b>King County Code to SeaTac Municipal Code (SMC) Reference Table</b>			
<b>King County Code Reference</b>	<b>Subject of Reference</b>	<b>SMC Equivalent</b>	<b>Comment</b>
			space
KCC 21A.14.180.D	21A.14.180 On-site recreation - space required.	15.510.510	The City allows vegetated roofs that are accessible to the general public and permeable pavement trails to count towards multi-purpose outdoor recreation and open space
KCC 21A.24	Critical Areas Code: 100-Year Floodplain	15.700	
KCC 21A.24	Critical Areas Code: Bridge Design	No Equivalent	In the absence of City standards for bridge design, the City will rely on King County Road Design and Construction standards and the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction
KCC 21A.24	Critical Areas Code: Bridge pier and abutment locations	No Equivalent	In the absence of City standards for bridge and pier location, the City will rely on King County Road Design and Construction standards and the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction
KCC 21A.24	Critical Areas Code: Critical Area Buffers	15.700	
KCC 21A.24	Critical Areas Code: Building Setbacks	15.700	
KCC 21A.24	Critical Areas Code: Channel Migration Zone	No Equivalent	In the absence of City standards for channel migration zones, the City will rely on King County standards

<b>King County Code to SeaTac Municipal Code (SMC) Reference Table</b>			
<b>King County Code Reference</b>	<b>Subject of Reference</b>	<b>SMC Equivalent</b>	<b>Comment</b>
KCC 21A.24	Critical Areas Code: Definition Streams	15.700	
KCC 21A.24	Critical Areas Code: Requirements of crossing streams	15.700	
KCC 21A.24	Critical Areas Code: Definition Wetlands/Wetland Soils	15.700	
KCC 21A.24	Critical Areas Code: Fish Passage Requirements	15.700	
KCC 21A.24	Critical Areas Code: Flood Hazard Area regulations	15.700	
KCC 21A.24	Critical Areas Code: Floodplain/Floodway Delineation	15.700	
KCC 21A.24	Critical Areas Code: Floodplain Data	15.700	
KCC 21A.24	Critical Areas Code: Flood Protection facility	No Equivalent	In the absence of City standards for flood protection facilities, the City will rely on King County standards
KCC 21A.24	Critical Areas Code: Notice on Title	15.700	
KCC 21A.24	Critical Areas Code: Regulation of Wetlands	15.700	
KCC 21A.24	Critical Areas Code: zero-rise and compensatory storage provisions	15.700	In the absence of City standards for zero-rise and compensatory storage, the City will rely on King County standards
KCC 21A.24	Definitions: Critical Area Ordinance (CAO)	15.700	See - Environmentally Sensitive Areas Code
KCC 21A.24	Farm Management Plans	Not Applicable	The City does not have Farm Management Plan code.

<b>King County Code to SeaTac Municipal Code (SMC) Reference Table</b>			
<b>King County Code Reference</b>	<b>Subject of Reference</b>	<b>SMC Equivalent</b>	<b>Comment</b>
KCC 21A.24	Floodplain Development Standards: Bridges	No Equivalent	In the absence of City standards for bridge design, the City will rely on King County Road Design and Construction standards and the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction
KCC 21A.24, KCC 16.82	Rural Stewardship Plan or Farm Management Plan	Not Applicable	
KCC 21A.24	Sensitive Area	15.700	
KCC 21A.24	Sensitive Area Tract	15.700	
KCC 21A.24.100	Critical Area Review	15.700	
KCC 21A.24.110	Critical Area Reports	15.700	
KCC 21A.24.170	Notice on Title	15.700	
KCC 21A.24.230	Floodplain and Flood Hazard Areas	15.700	
KCC 21A.24.270	FEMA Elevation Certification	15.700	
KCC 21A.24.275	channel migration zone development standards	Not Applicable	
KCC 21A.25	Shorelines code	Title 18	
KCC 25 or Title 25	Shoreline Management: Bridge Design	Not Applicable	In the absence of City standards for bridge design, the City will rely on King County standards



**Appendix A – Hydrologic Analysis of the Des Moines  
Creek Regional Detention Facility (July 23, 2003  
Memorandum from the Department of Ecology)**



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Avenue SE • Bellevue, Washington 98008-5452 • (425) 649-7000

July 23, 2003

Mr. David Masters, Project Coordinator  
Des Moines Creek Regional Detention Facility Planning Committee  
P.O. Box 4008  
Seattle, WA 98194

Dear Mr. Masters;

Re: Hydrologic Analysis of the Des Moines Creek Regional Detention Facility

We have reviewed the following reports submitted by you on behalf of the members of the Des Moines Creek Planning Committee:

- *Hydrologic Analysis of the Des Moines Creek Regional Detention Facility Using HSPF*
- *Des Moines Creek Regional Capital Improvement Project, Preliminary Design Report (including the Alternatives Analysis, Alternative Analyses Addendum, and Appendices A, B, D, and E).*
- *Des Moines Creek Basin Plan*

We find that these documents are responsive to the Department of Ecology's *Stormwater Management Manual for Western Washington, Appendix A, Guidance for Altering the Minimum Requirements Through Basin Planning*. The information submitted provides sufficient technical data to justify an alternative to the department's recommended minimum requirement for flow control within the Des Moines Creek Watershed. The alternative receiving the department's concurrence requires the implementation of three recommendations from the subject reports:

- A Des Moines regional detention facility in the Tyee Golf Course at the southern end of Sea-Tac airport, north of South 200<sup>th</sup> St., including two new stormwater detention ponds referred to as the Northwest Pond and the Approach Light Road Pond, as further described in the documents.
- Two bypass pipelines; a 48-inch diameter line to carry flow from the existing Tyee Regional Stormwater Pond to the Northwest Pond, and a 30-inch diameter line from the Tyee Pond to an abandoned sanitary sewer line that will be refurbished to carry stormwater to Puget Sound.

Hydrologic Analysis of the Des Moines Creek Regional Detention Facility  
July 23, 2003  
Page 2 of 2

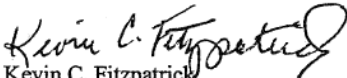
- Application of the King County Runoff Time Series (KCRS) flow model or other DOE approved models, the King County Level 1 flow control standard, and the 1994 land use condition as the pre-developed condition for sizing flow control facilities for new development and redevelopment once the regional facilities and bypass lines are constructed and operational.

This concurrence should not be construed as the issuance of the necessary permits for construction of the above projects.

Because the planning documents do not provide alternative recommendations to the water quality treatment guidance provided in the 2001 Stormwater Management Manual for Western Washington, the Department of Ecology encourages the local governments to use the manual recommendations for new development and redevelopment. In addition, the Department encourages the Basin Committee to continue planning to address the existing water quality problems of the creek. The chemical parameters identified in the planning documents that exceed applicable water quality standards include: fecal coliform bacteria, temperature, dissolved copper and zinc. In addition, because of the relatively urbanized nature of the watershed, it is likely that concentrations of various polycyclic aromatic hydrocarbons and pesticides are periodically problematic.

We congratulate the local governments on their foresight, determination, and commitment to identify and implement a strategy that should give Des Moines Creek and its biologic resources a much improved chance at not only surviving, but thriving.

Sincerely,

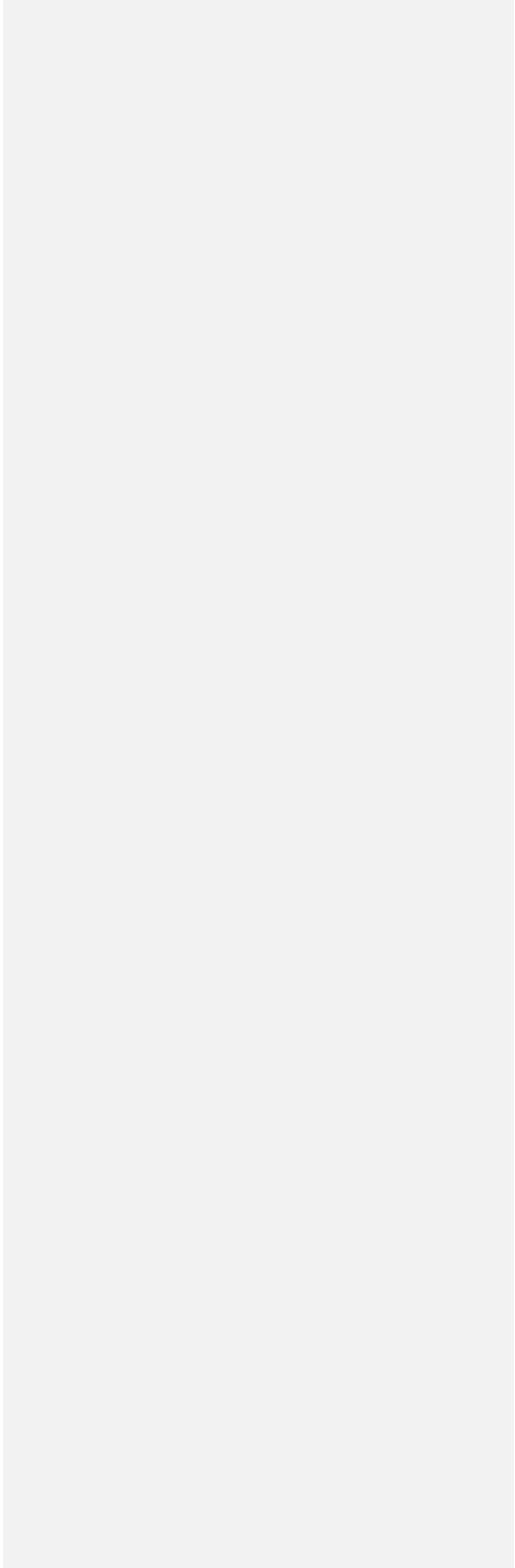
  
Kevin C. Fitzpatrick  
Water Quality Manager  
Northwest regional Office

KCF:ha:jc

Cc: Donald Althausen, P.E., King County  
Ed O'Brien, P.E., DOE, Water Quality, HQ  
Ed Abbasi, Water Quality, NWRO

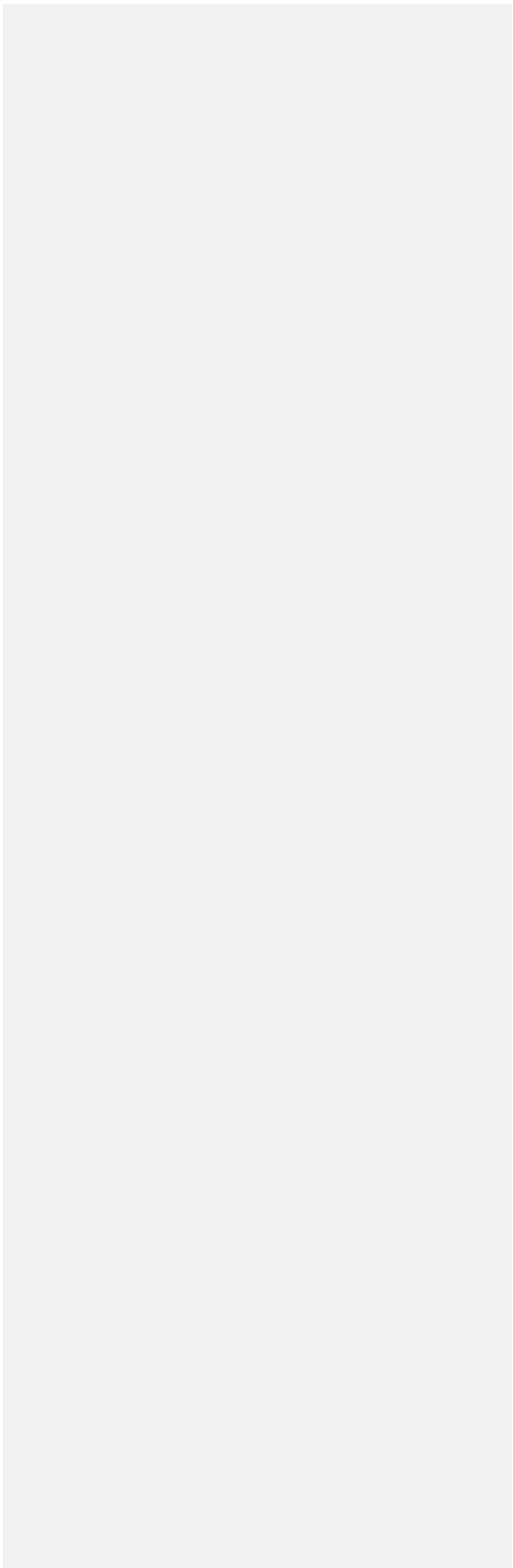
**Appendix B – Soil Amendment Requirements**

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**Appendix C – Design and Maintenance Criteria for  
BMPs/Facilities not included in the KCSWDM**



**Appendix D – Flow Control and Water Quality  
Applications Maps**

