

ENVIRONMENTAL (SEPA) CHECKLIST

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

Date Checklist Prepared: 9/26/2022 Parcel No. N/A

A. BACKGROUND

1. **Name of proposed project:** “Halfway House”, “Work Release Facilities”, and similar uses Code Amendment (File No.: CAM22-0001/SEP22-0001)

2. **Applicant:**

Name: City of SeaTac
Mailing Address: 4800 South 188th Street
SeaTac, WA 98188
Phone: 206-973-4750 Fax: _____
Alt. Phone: 206-973-4841 Email: atuttle@seatacwa.gov
Status: (Owner, Lessee, Agent, Etc.) _____

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

Name: Alena Tuttle, Associate Planner
Mailing Address: 4800 South 188th Street
SeaTac, WA 98188
Phone: 206-973-4750 Fax: _____
Alt. Phone: 206-973-4841 Email: atuttle@seatacwa.gov

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

5. **Proposed timing or schedule (including phasing):** Planning Commission
Public Hearing:
October 4, 2022
Proposed Council Action:
December 13, 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.

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.

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 for consideration for 60-day review on September 16, 2021
 - Ordinance adoption by City Council expected on December 13, 2022.
 - Moratorium Ordinance 21-1027 expires on March 1, 2023 unless extended or repealed according to law.
-

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 includes amendments to the SeaTac Zoning Code pertaining to the halfway house (hereon referred to as Reentry Center) use established in 1999, substantially updating standards and regulations to ensure compatibility with the community and consistency with the Comprehensive Plan in response to Ord. No. 21-1027. Reentry Center use will be permitted as a Major Conditional Use in the CB, CB-C, RBX, and I zones outside of Overlay Districts; subject to siting, development and performance standards within code.

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.**

This code affects any property in the City within the CB, CB-C, RBX, and I zones outside of Overlay Districts.

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.

- 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 28th Avenue S, where the land is rolling the slopes are approximately 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.**

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.

- 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.

- 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:**

No. This is a non-project action.

- 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.

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.

- 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:**

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

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, Miller Creek and Walker Creek.

- 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. No fill or dredging is proposed.

- 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.

- 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 affect the development regulations applicable to 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. No discharges of waste materials are proposed.

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.

- 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.

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.

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

No specific measures are proposed.

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.

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.

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.

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.

- 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.

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

This non-project action is not site-specific.

- e) Will any structures be demolished?**

This non-project action is not site-specific.

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

This non-project action is not site-specific.

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

This non-project action is not site-specific.

- 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.

- 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.

- 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 is consistent with the adopted Comprehensive Plan

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 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. 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. 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.

- 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.

- 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 and therefore would not directly result in additional trips.

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

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

- 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.

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.

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.

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.

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.

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.



9/29/2022

Signature

Date Submitted

Alena Tuttle

Associate 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 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.

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 proposal amends the regulations for the siting and operation of Reentry Centers. While siting of such facilities area may result in impacts to plants, animals, fish, or marine life at a site-level, none of the city's protections for critical areas or shoreline are being reduced.

Proposed measures to avoid or reduce such increases are:

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

3. 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.

4. **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?**

No amendments to regulations for environmentally sensitive areas are proposed.

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

The proposed regulation are the protection measures.

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

The proposal includes a new use and definition to replace the use and associated definition of "Halfway House". Siting, development, and performance standards are included in this proposal. Any incompatibilities between new and existing uses can be mitigated and/or conditioned through the Major Conditional Use permit process.

Setbacks, lot coverage, structure height and other development standards according to zone per Chapter 15.400 Dimensional Standards and Regulations will be applicable.

Landscaping standards established in SMC 15.445.210 Landscaping Standards Chart will be applicable, which include a specific side/rear buffer for noncompatible zones.

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

The proposed amendments include the necessary performance standards to mitigate uses.

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

The proposed amendments, in and of themselves, would not be likely to increase demands on transportation or public services and utilities.

Potential future development may increase demand and will reviewed through the required development permits.

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

None are presently proposed. Impacts related to specific developments at the project level will be mitigated subject to appropriate environmental review, as needed.

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.