



**CITY OF TUKWILA**  
 Department of Community Development  
 6300 Southcenter Boulevard, Tukwila, WA 98188  
 Telephone: (206) 431-3670

**SEPA  
 ENVIRONMENTAL  
 REVIEW**

**APPLICATION**

<i>FOR STAFF USE ONLY Permits Plus TYPE: P-SEPA</i>	
<b>Planner: Rebecca Fox</b>	<b>File Number: E14-0012</b>
<b>Application Complete Date:</b>	<b>Project File Number: PL13-0051</b>
<b>Application Incomplete Date:</b>	<b>Other File Numbers:</b>

**NAME OF PROJECT/DEVELOPMENT:** 2014 portion of 2015 Comprehensive Plan Update (Addendum to Comprehensive Plan FEIS—File ##92-0053)

**LOCATION OF PROJECT/DEVELOPMENT:** Give street address or, if vacant, indicate lot(s), block and subdivision, access street, and nearest intersection.

*Applies city-wide*

**DEVELOPMENT COORDINATOR :**

The individual who:

- has decision making authority on behalf of the owner/applicant in meetings with City staff,
- has full responsibility for identifying and satisfying all relevant and sometimes overlapping development standards, and
- is the primary contact with the City to whom all notices and reports will be sent.

Name: Rebecca Fox \_\_\_\_\_

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

Phone 206-431-3683 \_\_\_\_\_ FAX: \_\_\_\_\_

E-mail: Rebecca.fox@tukwilawa.gov \_\_\_\_\_

Signature: Rebecca Fox Date: 8/7/14

<b>Check items submitted with application</b>	<b>Information Required.</b> <i>May be waived in unusual cases, upon approval of both Public Works and Planning</i>
<b>PROJECT DESCRIPTION AND ANALYSIS:</b>	
	9. Vicinity Map with site location.
	10. Provide four (4) copies of any sensitive area studies such as wetland or geotechnical reports if needed per Tukwila's Sensitive Areas Ordinance (TMC 18.45). See the <u>Geotechnical Report Guidelines</u> and <u>Sensitive Area Special Study Guidelines</u> for additional information.
	11. Any drawings needed to describe the proposal other than those submitted with the underlying permit. Maximum size 24" x 36".

# STATE ENVIRONMENTAL POLICY ACT CHECKLIST

Please respond to all questions. Use separate sheets as necessary.

## Applicant Responses:

Agency Comments

### A. BACKGROUND

1. Name of proposed project, if applicable:  
Addendum to Comprehensive Plan FEIS (L92-0053) \_\_\_\_\_
2. Name of Applicant:  
City of Tukwila DCD \_\_\_\_\_
3. Date checklist prepared:  
August 6, 2014 \_\_\_\_\_
4. Agency requesting checklist:  
City of Tukwila
5. Proposed timing or schedule (including phasing, if applicable):  
Council review and adoption by the end of 2014. \_\_\_\_\_
6. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
No \_\_\_\_\_
7. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
This is an addendum to an existing FEIS for the 1995 Comprehensive Plan (L92-0053)
8. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.  
No \_\_\_\_\_
9. List any government approvals or permits that will be needed for your proposal.  
City Council adoption of 2014 portion of update to Comprehensive Plan per RCW 36.70a.130.
10. Give brief, complete description of your proposal, including the proposed uses and the size 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.  
Changes to the Economic Development, Tukwila South, Roles and Responsibilities and Community Image and Identity elements, and adoption of new Parks , Recreation and

Open Space element as the 2014 portion of Tukwila's multi-year update to the Comprehensive Plan as required by RCW36.70a.130.

11. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, the tax lot number, 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, if reasonably available. 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.

Polices apply city-wide

12. Does the proposal lie within an area designated on the City's Comprehensive Land Use Policy Plan Map as environmentally sensitive?

N.A.

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other:  
Varies city-wide

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

Varied

- 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 prime farmland.

Varies city-wide

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

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

None proposed.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No development project proposed

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Sites are currently approximately 90% impervious and no change is proposed.

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

None needed.

## 2. Air

- a. What types of emissions to the air would result from the proposal (for example, dust, automobile odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

No construction or change in use will result directly from policy changes

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None needed

## 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, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

City-wide—Green/Duwamish River

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No construction or change in use will result directly from policy changes

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.

None

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

No

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

City-wide.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground:

1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities, if known.

No construction or change in use will result directly from policy changes

2. Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; 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:

No construction or change in use will result directly from policy changes.

c. Water Runoff (including storm water):

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

No change will result directly from policy changes

2. Could waste materials enter ground or surface waters? If so, generally describe.

No construction or change in use will result directly from policy changes.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

No construction or change in use will result directly from policy changes

4. Plants

- a. Check or circle types of vegetation found on the site: N.A.

	Deciduous Tree
	Evergreen Tree
	Shrubs
	Grass
	Pasture
	Crop or grain
	Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
	Water plants: water lily, eelgrass, milfoil, other
	Other types of vegetation

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

No impacts to vegetation will result directly from these policy changes.

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

N.A. Citywide locations

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

N.A. No development/landscaping proposed as a direct result of policy changes.

5. Animals

- a. Circle any birds or animals which have been observed on or near the site or are known to be on or near the site: N.A.

Birds:	Hawk, heron, eagle, songbirds, other:
Mammals:	Deer, bear, elk, beaver, other:
Fish:	Bass, trout, salmon, herring, shellfish, other:
Other:	

- b. List any threatened or endangered species known to be on or near the site.

Some citywide...salmon in river

- c. Is the site part of a migration route? If so, explain.

Citywide...Pacific flyway

- d. Proposed measures to preserve or enhance wildlife, if any:

No impacts, so no preservation/enhancement

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.

No project will result directly from policy changes.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No project/use change resulting directly from policy changes

- 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, if any:

N.A.

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? If so, describe.

No construction or change in use will occur as a direct result of policy changes.

1. Describe special emergency services that might be required.  
None
  2. Proposed measures to reduce or control environmental health hazards, if any:  
None
- b. Noise
1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?  
N.A.
  2. What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.  
No noise impacts as a direct result of policy changes.
  3. Proposed measures to reduce or control noise impacts, if any:  
N.A.
8. Land and Shoreline Use
- a. What is the current use of the site and adjacent properties?  
Varied uses city-wide
  - b. Has the site been used for agriculture? If so, describe.  
Not since development of the Southcenter area in the 1960's.
  - c. Describe any structures on the site.  
Varied structures citywide.
  - d. Will any structures be demolished? If so, what?  
Not as a direct result of policy changes.
  - e. What is the current zoning classification of the site?  
Varied city-wide
  - f. What is the current comprehensive plan designation of the site?  
Varied city-wide
  - g. If applicable, what is the current shoreline master program designation of the site?  
Varies citywide, including shoreline residential, urban conservancy, high intensity designations.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Varies citywide.

- i. Approximately how many people would reside or work in the completed project?

No change from existing conditions will result from policy changes.

- j. Approximately how many people would the completed project displace?

None as a result of policy changes.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

None necessary.

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

All future development that results from policy changes will be required to comply with zonine and development codes to ensure compatibility with existing plans and uses.

## 9. Housing

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

No housing is planned as a direct result of policy changes

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

None

- c. Proposed measures to reduce or control housing impacts, if any:

None necessary.

## 10. Aesthetics

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

N.A.

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

No specific changes are expected or proposed as a result of policy changes.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

No specific development is proposed as a result of policy changes. Future development will be subject to environmental and design review as appropriate.

## 11. Light and Glare

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

N.A.

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

N.A.

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

N.A.

- d. Proposed measures to reduce or control light and glare impacts, if any:

None necessary.

## 12. Recreation

- a. What designed and informal recreational opportunities are in the immediate vicinity?

The proposed Parks, Recreation and Open Space Element describes opportunities for expanded recreational opportunities citywide, as well as identifying sites with gaps in service, which may be appropriate for new parks. Some sites in Tukwila South are adjacent to the Green River Trail.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None necessary.

## 13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, National, State, or Local preservation registers known to be on or next to the site? If so, generally describe.

Policies in the Community Image and Identity element strengthen historic preservation measures citywide.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

Various throughout city—Duwamish Gardens, Nelsen homestead/landing site, native fishing areas.

- c. Proposed measures to reduce or control impacts, if any:

Environmental review will be prepared for specific projects.

#### 14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

City-wide road and highway system exists.

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

Bus and light rail service serves sites throughout city.

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

N.A.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No development planned as a direct result of policy changes. Road and street improvement are underway in Tukwila South per Development Agreement and Master Plan. Citywide, new street development would be subject to transportation impact fees.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

N.A.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

N.A. Citywide, new street development would be subject to transportation impact fees.

- g. Proposed measures to reduce or control transportation impacts, if any:

None necessary.

#### 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)? If so, generally describe.

No changes in use are anticipated as a direct result of policy changes.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None necessary.

#### 16. Utilities

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system

Utilities are available citywide.

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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.

No change from existing conditions.

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**See attached additional pages that address non-project issues, and more detailed description of prior environmental work and proposed Comprehensive Plan amendments (2014).**

**(NON-PROJECT PROPOSALS (E.G., SUBURBAN PLANS AND ZONING CODE TEXT CHANGES) MUST COMPLETE THE FOLLOWING PAGES).**

**C. SUPPLEMENTAL SHEET FOR NON-PROJECT PROPOSALS**

(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 elements of the environment.

When answering these questions, be aware of the extent the proposal, or 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.

Please respond to all questions. Use separate sheets as necessary.

**Applicant Responses:**  
Comments

Agency

1. How would the proposals be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

No specific impacts resulting from policy changes. Any construction, such as future parks or facilities in Tukwila South, will use best practices to limit impacts.

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Proposed measures to avoid or reduce such increases are:

No specific development will result from the policy changes. All future construction will use best management practices. Individual development projects may require environmental review that will address any future impacts.

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

No specific impacts will result from the policy changes. All future construction will use best management practices to minimize impacts to flora and fauna.

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Proposed measures to protect or conserve plants, animals, fish, or marine life are:

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Individual projects will require environmental review that will address any future impacts

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Please respond to all questions. Use separate sheets as necessary.

**Applicant Responses:**  
Comments

Agency

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

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Additional future development is not planned as a direct result of policy changes. Future development is likely to require use of energy for operations.

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

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Future development will have access to energy conservation programs through Seattle City Light and Puget Sound Energy, as well as the City of Tukwila Recycling program and Waste Management. Energy conserving design is encouraged.

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4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitats, historic or cultural sites, wetlands, floodplains, or prime farmlands?

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No specific development projects are anticipated as a result of policy changes. Any projects that occur will be subject to environmental review that will address these issues.

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

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Policies generally stress the importance of historic preservation and environmental stewardship.

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?

No specific development projects are planned as a result of policy changes. All future development will be required to comply with landuse and shoreline regulations.

Please respond to all questions. Use separate sheets as necessary.

**Applicant Responses:**  
Comments

Agency

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

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No specific development projects are planned as a result of policy changes. Any future development occurring in the shoreline zone will be subject to the Shoreline Master Program and land use development regulations. These impacts have been addressed for futue Tukwila South development. Other future development projects will be subject to environmental review.

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6. How would the proposal be likely to increase demands on transportation or public service and utilities?  
No specific development projects are planned as a result of policy changes. Future development is likely to use roads, public services and utilities.
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Proposed measures to reduce or respond to such demand(s) are:

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Future development will be subject to transportation and parks impact fees. Utilities use is subject to utilities taxes. Future parks are likely to be located with consideration to pedestrian, bicycle and public transit access.

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7. Identify, if possible, whether the proposal may conflict with Local, State, or Federal laws or requirements for the protection of the environment.

No projects are planned as a result of these policy changes. No conflicts with local, state or federal requirements are anticipated.

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**D. SIGNATURE**

Under the penalty of perjury the above answers under ESA Screening Checklist and State Environmental Policy Act Checklist are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

Date Submitted:

**See following pages for additional information on prior EIS work/addendum and proposed policies.**

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Please respond to all questions. Use separate sheets as necessary.

**Applicant Responses:**

Agency

Comments

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No specific impacts resulting from policy changes. Any construction, such as future parks or facilities in Tukwila South, will use best practices to limit impacts.

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Proposed measures to avoid or reduce such increases are:

No specific development will result from the policy changes. All future construction will use best management practices. Individual development projects may require environmental review that will address any future impacts.

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

No specific impacts will result from the policy changes. All future construction will use best management practices to minimize impacts to flora and fauna.

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Individual projects will require environmental review that will address any future impacts

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**Applicant Responses:**  
Comments

Agency

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

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Future development will have access to energy conservation programs through Seattle City Light and Puget Sound Energy, as well as the City of Tukwila Recycling program and Waste Management. Energy conserving design is encouraged.

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**Applicant Responses:**  
Comments

Agency

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No specific development projects are planned as a result of policy changes. Any future development occurring in the shoreline zone will be subject to the Shoreline Master Program and land use development regulations. These impacts have been addressed for future Tukwila South development. Other future development projects will be subject to environmental review.

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

No specific development projects are planned as a result of policy changes. Future development is likely to use roads, public services and utilities.

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

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Future development will be subject to transportation and parks impact fees. Utilities use is subject to utilities taxes. Future parks are likely to be located with consideration to pedestrian, bicycle and public transit access.

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7. Identify, if possible, whether the proposal may conflict with Local, State, or Federal laws or requirements for the protection of the environment.

No projects are planned as a result of these policy changes. No conflicts with local, state or federal requirements are anticipated.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**D. SIGNATURE**

Under the penalty of perjury the above answers under ESA Screening Checklist and State Environmental Policy Act Checklist are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Rebecca Fox

Date Submitted: 8/7/14

**See following pages for additional information on prior EIS work/addendum and proposed policies.**