

# SEPA ENVIRONMENTAL CHECKLIST

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## ***A. Background*** [\[HELP\]](#)

1. Name of proposed project, if applicable:  
Public / Semi-Public Uses Text Amendment
2. Name of applicant:  
City of Tenino

3. Address and phone number of applicant and contact person:

City of Tenino

Attn: Dan Penrose, AICP – Contract Planner for Tenino

149 Hodgden St S, Tenino, WA 98589

4. Date checklist prepared:

January 19, 2024

5. Agency requesting checklist:

City of Tenino

6. Proposed timing or schedule (including phasing, if applicable):

Not Applicable – the City of Tenino’s codes are updated on an as needed basis.

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

None at this time. There may be future changes to the development regulations and a SEPA checklist will be prepared for any future ordinances.

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

None

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None

10. List any government approvals or permits that will be needed for your proposal, if known.

None

11. 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. (Lead agencies may modify this form to include additional specific information on project description.)

The proposed text amendment will modify the list of uses on the Use Schedule, TMC 108.40.010 to add “Livestock Processing Facility” and require a Conditional Use Permit issued by the City on property zoned Public/Semi-Public. Included in this change is the addition of new performance standards at 108.30.125.F.1.f. for a livestock processing facility.

12. 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, and section, township, and range, if known. 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.

The proposed change affects all properties within the Public /Semi Public zone.

## **B. Environmental Elements** [\[HELP\]](#)

### **1. Earth** [\[help\]](#)

a. General description of the site:

(circle one)  Flat,  rolling,  hilly,  steep slopes,  mountainous, other \_\_\_\_\_

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

While slopes on the parcels currently zoned P/SP vary in topography between 0% and 3%, there are no steep slopes present.

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.

While soils on the parcels currently zoned P/SP vary, they are generally comprised of Spanaway gravelly sandy loam. There are no agricultural lands of long-term significant within the City.

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

None.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Filling and grading may be required for future projects within the P/SP zone. Details for such filling and grading will be addressed in individual project SEPAs, if required.

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

No development is proposed as part of this ordinance. Future development will need to follow Tenino standards for erosion control.

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

No development is proposed as part of this ordinance. Future development will need to follow Tenino standards for impervious surfaces.

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

No development is proposed as part of this ordinance. Erosion control best management practices will be employed with future projects to prevent or reduce erosion on future development.

### **2. Air** [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

No construction is proposed as part of proposal.

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

None known.

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

None proposed

### 3. **Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

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.

Scatter Creek is adjacent to several parcels zoned P/SP

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.

Future development may be constructed within 200 feet of the described waters. If proposed, these developments will go through environmental review, if applicable.

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 anticipated.

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

None anticipated.

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

No development within the 100-year floodplain is proposed as part of this amendment.

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.

None anticipated.

b. Ground Water: [\[help\]](#)

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.

None anticipated.

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. . . ; 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.

None anticipated.

c. Water runoff (including stormwater):

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 development is proposed as part of the update. Future development within the P/SP zone will be constructed and accommodate stormwater runoff on a project by project basis according to Tenino development code.

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

None anticipated.

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

None anticipated.

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

None anticipated.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, 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?

None anticipated.

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

There are no known listed, proposed, or candidate threatened or endangered species within the city limits that would be affected by this ordinance.

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

None anticipated.

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

Noxious weeds and invasive species will be evaluated on a case by case basis.

## 5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:  
mammals: deer, bear, elk, beaver, other:  
fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

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

None known.

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

The entire western side of the State of Washington is part of the Pacific Flyway.

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

No measures are proposed as part of this code update. However, habitat enhancement measures as required by regulatory agencies will be addressed on individual project levels if required.

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

None known.

## 6. **Energy and Natural Resources** [\[help\]](#)

- 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.

None anticipated.

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

None anticipated.

- 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:

None anticipated.

## **7. Environmental Health** [\[help\]](#)

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.

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

None.

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.

None known.

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.

None known.

4) Describe special emergency services that might be required.

None known.

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

None anticipated.

### *b. Noise*

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

Future development will be constructed adjacent to roadways and be subject to traffic noise.

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

Future improvements will generate construction noise. The construction period for improvements will vary. Construction work is expected to occur between the hours of 7:00 AM and 6 PM, Monday through Friday. No long-term noise impacts are expected from the proposed text amendments.

3) Proposed measures to reduce or control noise impacts, if any:

Future development utilizing the code updated will be subject to Tenino's noise ordinance.

## **8. Land and Shoreline Use** [\[help\]](#)

- 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.  
Land Uses on the properties designated P/SP are public or institutional uses and residential zones and uses are adjacent to some of these parcels.
- 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?  
No agricultural or forest land of long-term significance will be converted to other uses because of this proposal. The proposal allows an industrial use that is related to agricultural operations and businesses.
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:  
None anticipated.
- c. Describe any structures on the site.  
Structures on property zoned P/SP include schools, utility buildings and other publicly owned structures. No structures are proposed as part of this text amendment.
- d. Will any structures be demolished? If so, what?  
No structures are to be demolished as part of this text amendment.
- e. What is the current zoning classification of the site?  
The affected area is Public/Semi-Public (P/SP)
- f. What is the current comprehensive plan designation of the site?  
Public/Semi-Public
- g. If applicable, what is the current shoreline master program designation of the site?  
The Shoreline Master Program generally designated portions of Scatter Creek adjacent to properties zoned P/SP as Urban Conservancy.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.  
No development is proposed as part of this ordinance update. Future development utilizing the proposed text amendments will be subject to Tenino's Critical Areas Ordinance.
- i. Approximately how many people would reside or work in the completed project?  
Unknown. This will be determined at the time of future development and future SEPA review.



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

Unknown. This will be determined at the time of future development and future SEPA review.

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

None anticipated.

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

The proposed development code updates include development standards for livestock processing facility uses using the conditional use permit process to ensure compatibility with adjacent uses and on site.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

The proposed development code updates include performance standards for livestock processing facilities using the conditional use permit process to ensure compatibility with existing and adjacent uses.

## **9. Housing** [\[help\]](#)

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

The proposed code updates will not directly provide housing.

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

## **10. Aesthetics** [\[help\]](#)

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

This proposal is a non-project text amendment. No structures are proposed as part of this change.

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

This proposal is a non-project text amendment. No structures are proposed as part of this change.

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

This proposal is a non-project text amendment. All proposed livestock processing facilities will be subject to a conditional use permit to ensure potential impacts are addressed and mitigated per the Tenino code and state regulations.

## **11. Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
None anticipated.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
No
- c. What existing off-site sources of light or glare may affect your proposal?  
None
- d. Proposed measures to reduce or control light and glare impacts, if any:  
This proposal is a non-project text amendment. All proposed livestock processing facilities will be subject to a conditional use permit to ensure potential impacts are addressed and mitigated per the Tenino code and state regulations.

## **12. Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
The Tenino area includes parks, trails, and open spaces that are used for recreation.
- 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.

## **13. Historic and cultural preservation** [\[help\]](#)

- 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? If so, specifically describe.  
While much of downtown Tenino is within a listed historical area and guided by limitations and guidelines to development.
- 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.  
None known.
- 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.  
None known.
- 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.

None anticipated.

#### **14. Transportation** [\[help\]](#)

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

The City of Tenino is accessed via Interstate 5 and various City roads to the north, south, and east.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No. The nearest transit stop is 10 miles to the north in Tumwater.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

None.

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

No new improvements are proposed as part of this code update. The text amendments will guide where new development is required.

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

Not Applicable

- 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?

Not Applicable

- g. 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.

Not Applicable

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

Not Applicable

#### **15. Public Services** [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The Public/Semi-Public zoning areas are already served by all necessary public services, including fire, police, transit, schools, healthcare, and utilities. No additional needs are anticipated.

- b. Proposed measures to reduce or control direct impacts on public services, if any.  
Not Applicable

**16. Utilities** [\[help\]](#)

- a. Circle utilities currently available at the site:  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_  
Electricity, gas, telephone, sewer and water are available within the city of Tenino.
- 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.  
None.

**C. Signature** [\[HELP\]](#)

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

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

Name of signee Dan Penrose

Position and Agency/Organization Planner, City of Tenino

Date Submitted: January 19, 2024

**D. Supplemental sheet for nonproject actions** [\[HELP\]](#)

(IT IS NOT NECESSARY to 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 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.

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?  
No such increases are anticipated as a result of this ordinance.

Proposed measures to avoid or reduce such increases are:  
Not Applicable

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

The proposed text amendment is not expected to significantly impact plants, fish, animals or marine life.

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

Not Applicable

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

Not Applicable

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

Not Applicable

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 habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Impacts to such areas are not anticipated.

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

Not Applicable

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?

All future development under this code update will be consistent with the Tenino Municipal Code, Public Works Standards, and Shoreline Master Programs.

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

Not Applicable

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

Unknown at this time.

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

The city will respond to such demand through existing land use and other development regulations within the Tenino Municipal Code, the Tenino Public Works Standards, and Building Codes.

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 code amendments will not be in conflict with local, state or federal laws or requirements for the protection of the environment.