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## DETERMINATION OF SCOPE OF THE WAL-MART SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT (SEIS)

April 27, 2005

**Project Proposal:** Construction of a 207,751 square-foot retail building on a 21.5-acre site at 5900 Littlerock Road SW, Tumwater, WA. The project includes associated parking, landscaping, infrastructure and future lease area.

**Proponent:** Wal-Mart Stores, Inc.  
2001 S.E. 10th Street  
Bentonville, AR 72716-2161

**Application Date:** A completed environmental checklist and other related application materials for the proposal were submitted on December 7, 2004. The application was determined to be complete on December 15, 2004.

**Environmental Review:** The City of Tumwater Development Services Department, as lead agency, reviewed the environmental checklist and application materials, and prior environmental documents associated with the site, and made a threshold determination of significance (DS) on January 24, 2005, that the proposal is likely to have a significant adverse impact on the environment. A Supplemental Environmental Impact Statement (SEIS) has been required for the proposed project.

Prior environmental documents associated with the site adopted for use in preparation of the Wal-Mart SEIS include:

1. Draft EIS for Tumwater Town Center (1993)
2. Final EIS for Tumwater Town Center (1993)
3. May 2002 Addendum to SEPA EIS Approved June 1993 for Kingswood Center (formerly Tumwater Town Center).

The lead agency used an expanded scoping process consisting of an extended thirty-day scoping comment period and a public scoping meeting during which oral comments were heard. The scoping comment period was from January 24 to February 25, 2005. The public scoping meeting was conducted on February 9, 2005.

During the scoping comment period, the lead agency decided also to adopt the Littlerock Road Subarea Plan and Final SEIS (December 1997) for use in preparation of the Wal-Mart SEIS. The adoption of the Littlerock Road Subarea Plan for the Wal-Mart SEIS was announced during the February 9th public scoping meeting.

**Scope of the Wal-Mart SEIS:** The lead agency identified the following subjects for analysis in the Wal-Mart SEIS:

- 1. Transportation** (roads and traffic)
  - Roadway operations
  - Pedestrian facilities
  - Bicycle facilities
  - Transit facilities
- 2. Natural Environment**
  - Earth
  - Air quality
  - Trees and vegetation
  - Surface water management
  - Groundwater movement and flooding
  - Water quality
- 3. Built Environment**
  - Hazardous materials and explosion risk
  - Noise
  - Land use
  - Aesthetics/light and glare
- 4. Public Services and Utilities**
  - Police and fire services (including crime, public safety, and emergency services)
  - Water utility
  - Sanitary sewer utility
- 5. Economic Impacts**
  - Impacts on existing businesses in Tumwater
  - Fiscal impacts
  - Job generation- types and characteristics
- 6. Relationship to Existing Plans and Policies**
  - Comprehensive Plan
  - Littlerock Subarea Plan
  - Economic Development Plan
  - Retail development moratorium

**Date:** April 27, 2005



**Responsible Official:** Roger E. Gellenbeck, AICP  
Development Services Director

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Senior Planner

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