



SEPA ENVIRONMENTAL CHECKLIST & APPLICATION FORM

DEPARTMENT OF COMMUNITY & ECONOMIC
DEVELOPMENT

PURPOSE

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of certain proposals before making permitting decisions.

The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an Environmental Impact Statement (EIS) is required.

An EIS must be prepared for all proposals with probable significant adverse impacts on the quality of the environment.

CITY HALL CONTACT

4800 South 188th Street
SeaTac, WA, 98188
Ph: 206.973.4750

PACKET MATERIALS

INSTRUCTIONS

This Environmental Checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your observation or project plans without the need to hire experts.

If You Don't Know the Answer

If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions may avoid unnecessary delays later. Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions to the best of your ability; or if you have difficulty, the City can assist you.

Staged Development

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 City may ask you to explain your answers or provide additional information related to determining if there may be significant adverse impact.

APPLICATION FEE

This packet is divided into two (2) sections. Both sections must be completed and submitted for review. An incomplete packet will not be accepted for review.

FORM A: Environmental (SEPA)
Application Form

FORM B: Environmental (SEPA)
Checklist

The application fee is paid at the time of submitting a complete application. This fee is in addition to any other permit related fees.

See SEPA review on fee schedule [CLICK HERE FOR FEE SCHEDULE](#) or find fee schedule at: www.ci.seatac.wa.us/feeschedle

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Updated: 2/26/2015 3:01 PM

'SIMPLE' LAND USE & SEPA REVIEW PROCESS

Pre Application Meeting

An applicant shall have a Pre-Application Meeting with the City before an application is accepted.

Determination of Completeness (DOC)

Upon the City's acceptance of a permit application, you will receive a "Determination of Completeness" (DOC) within 28 days of the submittal of your application stating whether your permit application is complete, not complete or if additional information is required. Note, this process only pertains to permits that require a comment period.

Notice of Application (NOA)

A "Notice of Application" (NOA) will be published and sent to adjacent property owners within 300ft -1,000 ft of the subject property. The NOA will be issued within 14 days after a DOC is issued. There is a 14 day comment period for a NOA. Note, this process only pertains to permits that require a comment period.

Notice Board Posting:

At this time, you will be required to post a "Notice Board" on the property detailing the proposed land use action. An example of the sign and further instructions will be provided to you as part of your NOA Letter.

SEPA Determination Issued

A SEPA determination will be issued shortly after the NOA comment period ends. Notification of the SEPA determination will be in the same manner as a NOA.

14 day comment period & 10 Day Appeal Period Follows

The determination will be published, posted and sent to all parties of record within 300ft-1,000ft of the subject property and to all "Parties of Record". People will have 14 days to make comment, followed by a 10 day appeal period. If no appeals are recieved, the process is complete.

Removal of Notice Board

The "Notice Board" shall be removed within 30 calendar days of the publication of the SEPA Determination.

FORM A: ENVIRONMENTAL (SEPA) APPLICATION FORM

The following materials are the **minimum** materials that must be submitted to review your application to determine that it is complete or incomplete as provided under RCW 36.70B.060 and RCW 36.70B.090.

Please note additional information may be required after review of your proposal.

This form is provided for your benefit and to aid the City in determining if your application contains the minimum information necessary to review your application.

Incomplete submittals will not be accepted or acted upon.

This application also will not be accepted if you have not had a Pre-Application Meeting with the City.

This checklist must be submitted for your application review.

If you have any questions, contact the Department of Community and Economic Development.

<i>For Office Use Only</i>	
Date Reviewed: _____	Date of Pre-App Meeting: _____

PLAN SUBMITTAL		Applicant	Staff
1	<i>Completed Environmental Checklist: Original copy.</i>	x	
2	A check written to the City of SeaTac for the filing fee of the Environmental Checklist.	x	

3	<p>A dimension Site Plan, drawn to scale (1 in. = 20, 30, 40 ft.) showing the following:</p> <ol style="list-style-type: none"> a) Dimension and shape of lot with adjacent street names b) A legal description of the subject property is provided. c) Location and dimensions of existing and proposed buildings (engineering scale only) including the building height of proposed buildings. d) Adjacent street improvements, ingress and egress, parking layout showing the number of stalls and stall sizes e) Required landscaping areas. A detailed landscape plan is not required, however, the site plan must show the dimensioned 'block' areas of landscape to demonstrate the code required landscaping can be accommodated on site. f) Existing water courses, wetlands, utility lines, structures, rockeries or other relevant manmade or natural features, ordinary high water mark g) The gross floor area of buildings h) Parking calculations and dimensioned parking stalls as per Code i) Existing and finished grades at 5' contours j) Location and dimensions of all easements referenced in the title report with the recording number and type of easement (e.g. access, sewer, etc.) k) Proposed storm drainage, sidewalks, conceptual grading and drainage plan l) The location of any recreation/open space with dimensions m) Proposed public dedication/open space (if any) 	x	
4	<p>Two (2) sets of plans:</p> <ul style="list-style-type: none"> • 24" x 36"; and • 8 ½" x 11" (reduced version of above plan) <p>Note: All oversized plans folded to 8 1/2" x 14".</p>	x	
5	<p>Building elevations of the proposal showing two facades at 1"=50', 1"=100' or 1"=200' (<i>engineering scale only</i>)</p>	x	
6	<p>Drawing and/or text describing the scale, bulk and architectural character of the proposed structure</p>	x	
7	<p>A text describing conditions or features which cannot be adequately displayed on maps or drawings</p>	NA	

8	A description of plans for covenants, uses and continuous maintenance provisions for the project	X	
9	Proposed phasing identified	X	
10	Vehicular and pedestrian circulation and any special engineering features and traffic regulating devices needed to facilitate or insure the safety of this circulation pattern.	X	

FORM B: ENVIRONMENTAL (SEPA) CHECKLIST

Date Checklist Prepared: August 14, 2020

Parcel No. 282-304-912-300

A. BACKGROUND

1. Name of proposed project: SeaTac 76 Raze and Rebuild

2. Applicant:

Name: Panjabi Corporation

Mailing Address: 16850 Pacific Highway South
SeaTac, WA 98188

City State Zip

Phone: _____ Fax: _____

Alt. Phone: _____ Email: bindersangha@hotmail.com

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

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

Name: Barghausen Consulting Engineers, Inc. c/o Caitlin Hepworth

Mailing Address: 18215 72nd Avenue South
Kent, WA 98032

City State Zip

Phone: 425-251-6222 Fax: (425) 251-8782

Alt. Phone: (425) 466-9232 Email: chepworth@barghausen.com

Status: (Owner, Lessee, Agent, Etc.) Project Planner

Agency requesting checklist: City of SeaTac

4. Proposed timing or schedule (including phasing):

Land Use Entitlements: November 2020
Construction Permits: April 2021
Construction: April 2021
Opening: October 2021

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

Plans for future additions, expansions, or further activity beyond the initial proposal are not anticipated at this time.

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

Listed below are the documents directly related to the environmental review of the applicant's proposal. These documents will either be made available in conjunction with this submittal, or subsequently made available during future permitting processes as required by City Staff.

- *Site Plan*
- *Landscape Plan*
- *Elevations*
- *Grading Plan*
- *Plaza Plan*
- *Boundary Survey*
- *Geotechnical Report*

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

To the best of our knowledge, no other application are pending for government approvals.

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

A complete land development permitting process is anticipated; including, but not limited to, the following:

- *Building Permits*
- *Plumbing, Mechanical, and Electrical Permits*
- *Grading and Clearing Permits*
- *Sign Permits*
- *Fire Permits*
- *Right-of-Way Permit*
- *Food Service Permits*

9. 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.

The project scope includes the construction of a 2,415-square-foot 76 convenience store with an attached 903-square-foot car wash with equipment room, a 24- by 92-foot fueling canopy over four (4) multi-product dispensers, and additional site improvements. Additional site improvements include a new sidewalk, new curb cuts, freestanding and wall signage, and asphalt paving and striping. The existing underground storage tanks will remain in their location and be reused. The existing gas station will be demolished.

10. 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.

The project site is located on the northeast intersection corner of Pacific Highway South and South 170th Street in SeaTac, Washington.

The site addressed is listed in King County Assessor as 16850 Pacific Highway South, SeaTac, WA 98188. The tax assessor number is 282-304-912-300.

B. ENVIRONMENTAL ELEMENTS

1. Earth:

- a) General description of the site (article one): Flat, rolling, hilly steep slopes, mountainous, other Gradual Sloping toward the west.
- b) What is the steepest slope on the site (approximate percent slope?)

The steepest on-site slope is approximately 10%.

- 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 Natural Resources Conservation Service Soil Survey lists the soil at the project site as primarily being Urban Land with 5% to 20% slopes. This classification does not have a description or recorded drainage characteristics.

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

There are no known indications of unstable soils in the immediate vicinity.

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

The project site is approximately 0.6 acres. The site's existing hard surfaces will be demolished and removed off site. The site will then be graded and filled with gravel to allow for placement of impervious surfaces, including the proposed building. Approximately 200 cubic yards of on-site cut and fill will be required with approximately 100 cubic yards of net exported materials. Fill materials will be obtained from approved local gravel pits. Any export of materials will be to an approved off-site location.

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

Yes, erosion of exposed soils may occur as a result of construction or project related activities; however, construction, maintenance, and permanent erosion and sedimentation control Best Management Practices (BMPs) from the current King County Pollution Prevention Manual will be implemented to minimize any potential erosion. A Stormwater Pollution Prevention Plan (SWPPP) will also be prepared for the required NPDES Construction Activities permit.

- g) About what percent of the site will be covered with impervious surfaces after project construction (e.g. asphalt and buildings)?

Approximately 85% of the site will be covered with the proposed building. Remaining impervious surfaces include the proposed parking, loading, and staging areas. The total impervious coverage on the site will be approximately 85%.

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

During construction, and upon completion of the project, Best Management Practices (BMPs) conforming to the King County Pollution Prevention Manual will be followed. Collection, conveyance, and mechanical devices will be used to control pollution impacts from the completed project.

A Stormwater Pollution Prevention Plan (SWPPP) will also be prepared for the required NPDES Construction Activities permit.

2. Air:

- a) What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, and industrial wood smoke) during construction and when the

project is completed? Generally describe and give approximate quantities if known:

Off-site emissions will likely consist of vehicular exhaust deriving from the adjacent rights-of-way and vehicle-oriented uses surrounding the project site. However, the off-site sources of emissions are not anticipated to have an effect on the proposed project.

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

Airborne particulates will be minimized through surface watering during the construction phase of the project. Construction emissions will be further reduced through emission equipment in an effort to fully comply with Washington State emission standards. During the car wash process, aside from the vehicles utilizing the service, no source of emissions is anticipated.

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

Airborne particulates will be minimized through surface watering during the construction phase of the project. Construction emissions will be further reduced through emission equipment in an effort to fully comply with Washington State emission standards. During the car wash process, aside from the vehicles utilizing the service, no source of emissions is anticipated.

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 no nearby surface water bodies.

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

The project site does not conduct work over, in, or adjacent to a surface water body.

- 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.

No fill or dredge material will be placed in or removed from any waters as a result of the proposed project.

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

The project will not require the withdrawal or diversion of surface water.

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

There is no FEMA digital data available for the site according to FEMA Flood Map No.53033C0960F. The site is not located within the 100-year flood zone according to King County's iMap Floodplain Map.

- 6) Does the proposal involve any discharges of waste materials to surface waters? Describe the type of waste and anticipated volume of discharge.

The proposal does not involve any discharges to surface waters.

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.

The project will not withdraw groundwater from a well for drinking water or other uses.

- 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.

No waste materials will be discharged into the ground from a septic tank. All waste materials will be collected and routed into the existing sanitary sewer system.

c) 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:

The source of runoff for this proposal would be stormwater due to precipitation events. This will be collected by centralized on-site catch basins and conveyed into the public conveyance system. The site does not anticipate increasing runoff flows from the existing condition as there will be a net decrease in impervious surface. Runoff from the public conveyance system flows 3/4 mile to Bow Lake, a regional biofiltration wetland facility.

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

While the potential for waste materials to enter ground water is possible, the contractor will follow standard erosion control Best Management Practices for the construction of the project.

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

The site does not propose to alter or impact the drainage patterns in the site vicinity. The site proposes a net decrease in impervious area and will continue to drain into the public conveyance system.

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

Flow control structure to control surface runoff flow as it leaves the site. Water quality and source control facilities will be installed in accordance with the stormwater manual.

4. **Plants:**

- 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

Wet soil plants: Water Lily Eelgrass Milfoil Other _____

Other types of vegetation: _____

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

Perimeter and parking lot landscaping will be removed. Existing vegetation along the perimeter and interior site will be removed and replaced with trees, plantings, and ground cover to be specified on the landscape plan and approved by the City.

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

There are no threatened or endangered species known to be on or near the site.

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

Trees and plantings native to the Pacific Northwest and/or specified in the City Code will be selected.

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

There are no known noxious weeds or invasive species known to be on or near the project site.

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:

Birds: Hawk Heron Eagle Songbirds Other Crows, Seagulls

Mammals: Deer Bear Elk Beaver Other Squirrel

Fish: Bass Salmon Trout Herring Shellfish Other _____

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

To the best of our knowledge, there are no known threatened or endangered species known to be on or near the site.

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

To the best of our knowledge, this site is not located in a migration route.

- d) Proposed measures to preserve or enhance wildlife:

There are no proposed measures to preserve or enhance wildlife at this time.

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

To the best of our knowledge, there are no invasive species known to be on or near the site.

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.

Electricity will be used to meet the operational needs of the site.

- b) Would your project affect the potential use of solar energy by adjacent properties? Generally describe:

The project proposes only single-story structures and would not impact the potential use of solar energy by adjacent properties.

- 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:

The project will comply with all current energy code requirements during and after construction.

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:

No environmental health hazards are associated with the car wash or the convenience store. However, possible sources of environmental hazards from the previous gas station use may have included incidental exposure to gasoline during refueling or previous fuel spills. The demolition of the fuel facility will consider these hazards and perform the required testing to identify and mitigate the environmental hazard.

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

Possible sources of contamination may include incidental exposure to gasoline during refueling and previous fuel spills from the previous gas station use.

- 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

The site has existing underground storage tanks from the previous fuel facility. The underground storage tanks will be decommissioned and removed as part of the project.

- 3) 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

The project will store and use chemicals in relation to the car washing process. The chemicals include car washing soaps and waxes, which will be stored in a utility room with access granted only to employees. The project will also store gasoline in relation to the gas station.

- 4) Describe special emergency services that might be required

No special emergency services are anticipated for this project.

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

Special equipment designed to minimize the impact of failure or damage through accidents, system protocols to establish and promote regular inspection, and

monitoring of facilities and equipment, plus electronic monitoring systems which provide continual oversight of car wash systems and equipment.

b) Noise:

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

There is air traffic noise associated with the Seattle-Tacoma International Airport. There are no other sources of noise that exist in the area that affect the project.

- 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.

Special equipment designed to minimize the impact of failure or damage through accidents, system protocols to establish and promote regular inspection and monitoring of facilities and equipment, plus electronic monitoring systems which provide continual oversight of car wash systems and equipment. The site will operate 24 hours, 7 days each week.

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

Noise impacts associated with the construction phase of the project will be limited in duration. To mitigate general noise impacts during the construction phases, measures such as using and regularly maintaining efficient mufflers and quieting devices on all construction equipment and vehicles will be taken. Construction hours will roughly be limited to the normal workday, 7:00 A.M. to 6:00 P.M.

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

Site: *Car Wash, Convenience Store, and Gas Station*
North: *Hotel*
South: *Gas Station*
East: *Hotel*
West: *Vacant*

- 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?

To the best of our knowledge, the project site has not been used for working farmlands or working forest lands.

- c) 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:

The project will not affect or be affected by surrounding farm or forest lands.

- d) Describe any structures on the site:

The existing structures on site include a freestanding fuel canopy, an enclosed convenience store, and an enclosed car wash.

- e) Will any structures be demolished?

The project will demolish all structures within the subject site.

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

The site is currently zoned as Community Business in Urban Center (CB-C) with the City Center Overlay District.

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

The site is currently designated as Commercial High zone.

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

The subject site is not located within the Shoreline Master Program.

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

According to the City of SeaTac's Wetland, Stream, and Shorelines Map, the site is not located on or nearby an environmentally sensitive area.

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

Following project completion, the development will likely employ between 2 to 5 people. The project does not include residential units and no one will reside on the site.

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

There are no existing residential units on site and no people would be displaced as a result of the project.

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

There are no proposed measures to avoid or reduce displaced people.

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

The proposed project does not change the existing use of the site. There are no measures proposed. The project is subject to various levels of City-level review to ensure compatibility and compliance with applicable zoning regulations and code.

9. Housing:

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

The project does not propose residential units.

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

There are no existing residential units at the project site.

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

There are no identifiable impacts to housing and no measures are required.

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?

The height of the tallest building is 23 feet.

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

The project is designed to comply with applicable City setback, height, and sight clearance requirements. No significant views of the immediate vicinity are expected to be altered or obstructed as a result of the project.

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

No aesthetic impacts have been identified and no mitigation measures are required or proposed. The project will undergo a land use review with the City's Planning Division and will be reviewed against applicable design guidelines and standards to reduce any aesthetic impacts that may otherwise occur.

11. Light and Glare:

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

The completed project will result in exterior lighting fixtures and vehicle headlines. The project will utilize fixtures that help minimize the possibility of glare and spillover affecting adjacent prosperities. Lighting impacts from on-site activities would occur during operational hours.

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

No issues related to lighting have been identified as a safety hazard or visual obstruction.

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

No off-site sources of light or glare will affect the proposal.

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

The project will be in conformance with the City's lighting standards. The lighting fixtures will likely be shielded or recessed and will play a major role in reducing light and/or glare.

12. **Recreation:**

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

The project does not display existing recreational areas. There are no recreational areas in the immediate vicinity of the site.

- b) Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant:

There are no proposed measures to reduce or control impacts on recreation.

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

The nearest recreational opportunity is located approximately 3,000 feet northeast of the site at McMicken Heights Park.

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

There are no buildings or structures located on the site that is older than 45 years old. The existing structures were built in 1998.

- 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

To the best of our knowledge, there are no landmarks, features, or other evidence of indigenous or historic uses or occupations.

- 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.

The methods used to determine the existence, or lack thereof, of any historical or cultural importance associated with the project site was studying historical maps and registries provided by King County and Washington State.

- 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

To the best of our knowledge, there are no cultural or historical features associated with the project site. There are no proposed measures to avoid, minimize, or compensate changes to cultural or historical features.

14. Transportation:

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

The project site is bound by public rights-of-way along the west property line, Pacific Highway South, and along the south property line, South 170th Street. The project continues to provide full access to 170th Street. The project includes a new right-in/right-out driveway from Pacific Highway South.

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

The site is currently served by light rail and bus services. The nearest light rail stop is 1,820 feet southwest of the site. The nearest bus stop is 15 feet north of the site.

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

The project results in seven (7) parking stalls. The project eliminates no parking stalls.

- 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):

Improvement scope has yet to be confirmed at this time and will be reviewed by the City during Site Plan Review.

- e) Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? Generally describe:

The project is not in the immediate vicinity of water or rail use. The project is in the vicinity of the Seattle Tacoma Airport.

- 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?

Based upon the 10th Edition of the ITE Trip Generation Manual, the project is expected to result in approximately 277 daily trips. The removal of the existing gasoline service station with six (6) multi-product dispensers and a 1,103-square-foot convenience store will offset the increase in trips for the proposed new improvements with considerations to shared internal trips between uses and the significant pass-by percentage that is typically captured for automotive service station uses and car washes.

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

There are no proposed measures to reduce 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

The project will not interfere with any surrounding working farming lands and/or forest land's transportation movements.

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:

The project will not result in an increased need for public safety services such as police and fire protection beyond the typical service provided for a project of this scale.

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

No mitigation measures are required or proposed.

16. Utilities:

- a) Check utilities currently available at the site:

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

All utilities are existing on site, except septic system.

- 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:

- *Electrical. Electrical service will be provided by Puget Sound Energy. There will be power lines throughout this project. Electrical conduit will be installed underground.*
- *Water. Water service will be provided by Highline Water District No. 75. There is an existing service on South 170th Street. Trenching on site is anticipated.*
- *Sanitary Sewer. Sanitary sewer service will be provided by Valley View Sewer District. There is an existing side sewer service on site. Trenching on site is anticipated.*
- *Storm Sewer. Storm sewer lines will be constructed to carry runoff into the public conveyance system. A connection to the storm system in the right-of-way may be required.*
- *Natural Gas. Natural gas service will be provided by Puget Sound Energy. There is an existing service on Pacific Highway South. Trenching to the proposed building is anticipated.*

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.

Kulwinder Sangha
Signature Printed Name Date Submitted

Owner, Panjabi Corporation
Printed Name Position and Agency/Organization Date Submitted