

SEPA Environmental Checklist

Project:

International Boulevard SeaTac

Prepared by:

BCRA

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Tacoma, WA 98402
(253) 682-8556

October 29, 2022

SEPA Environmental Checklist

A. Background

1. Name of proposed project, if applicable:

International Boulevard SeaTac

2. Name of applicant:

BCRA on behalf of Llewellyn Real Estate

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

Meghan Howey, BCRA Planner

2106 Pacific Ave., Suite 300

Tacoma, WA 98402

(253) 682-8556

mhowey@bcradesign.com

Llewellyn Real Estate

618 South 223rd Street, Suite 2

Des Moines, WA 98198

(253) 852-1898

4. Date checklist prepared: **October 29, 2022**

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

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

The applicant will submit land use permits October of 2022. Construction to begin Spring 2023.

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

There are no known plans for future additions, expansion, or further activity related to or connected with this proposal.

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

Limited Phase II Subsurface Investigation and Geophysical Survey by Riley Group; January 2022

Boundary and Topographic Survey by Sitts & Hill; April 2022

Traffic Impact Analysis by Transpogroup; October 2022

Geotechnical Engineering Report by Riley Group; December 2021

Boundary and Topographic Survey by Sitts & Hill; April 2022

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.

The applications submitted to permit this site will be pending.

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

- **Building Permit - City of SeaTac**
- **Site Plan Review – City of SeaTac**
- **Boundary Line Adjustment – City of SeaTac**
- **FAA Height Approval – Federal Aviation Administration**
- **Approval of trash and recycling enclosures - Recology Cleanscapes**
- **Grading and Drainage Report – City of SeaTac**
- **Right-of-Way Use Permit – City of SeaTac**
- **Frontage Permits - WSDOT**

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.)

Three vacant lots will be consolidated for the proposed development. The total lot size, after lot line adjustment, will be 78,518 square feet. The development proposal includes three buildings with ancillary parking, drive through lanes, landscaping, pedestrian access, utility and roadway improvements.

Two of the buildings are defined as “restaurant, fast food” establishments – 2811 square feet and 2500 square feet. The third building will be 9,550 square feet and used for retail.

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.

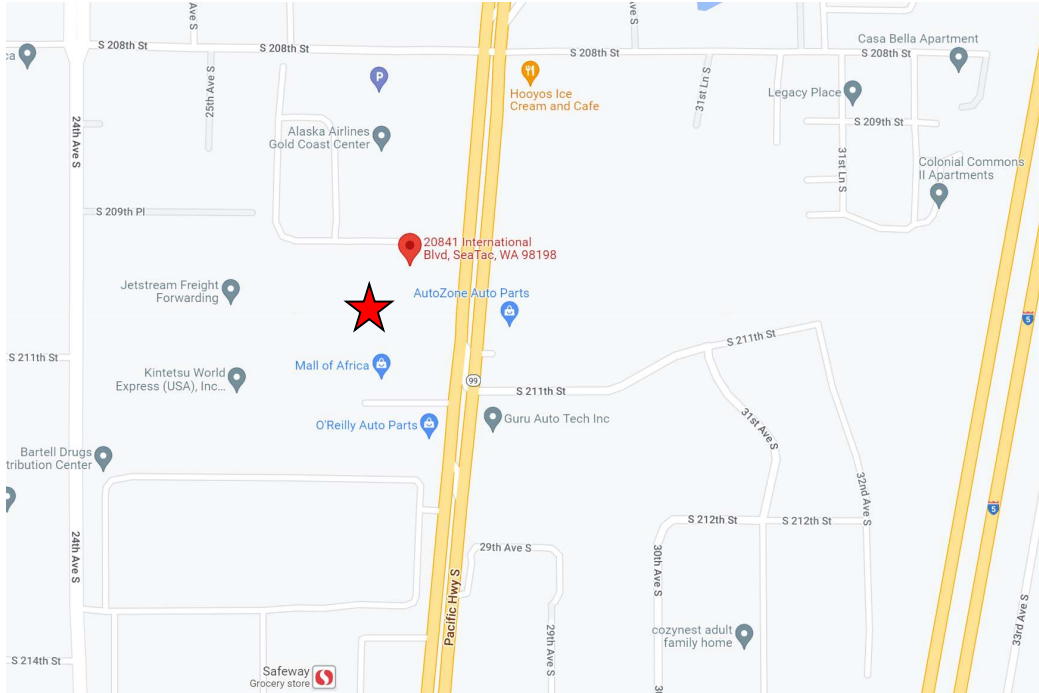
**Addresses: 21011 International Blvd, SeaTac, WA 98198;
21001 International Blvd, SeaTac, WA 98198;
20841 International Blvd, SeaTac, WA 98198**

**Parcels: 0922049041;
0922049351;
0922049352**

Area: 78,518 square feet after lot line adjustment

**Legal Description: LOT 3 AS DELINEATED PER CITY OF SEATAC LOT LINE ADJUSTMENT NO
LLA-0003-96 RECORDING NO 9806249018;
LOT 4 AS DELINEATED PER CITY OF SEATAC LOT LINE ADJUSTMENT NO
LLA-0003-96 RECORDING NO 9806249018;
LOT 2 AS DELINEATED PER CITY OF SEATAC LOT LINE ADJUSTMENT NO
LLA-0003-96 RECORDING NO 9806249018**

Vicinity Map



B. Environmental Elements

1. Earth

a. General description of the site:

(circle one): **Flat** rolling, hilly, steep slopes, mountainous, other:

Site topography is comprised of an east-facing slope along the western property line that descends about 15 feet in elevation to the remainder of the site, which is relatively level. Total elevation change across the site is about 20 feet.

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

The site is relatively flat. However, a small area long the western edge of the subject site contains natural slopes of approximately 60% (6-foot grade change over 10 feet) according to the Preliminary Topographic Survey.

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.

Review of the USDA National Resources Conservation Service (NRCS) web soils survey shows that the site is mapped as Alderwood gravelly sandy loam. According to the Limited Phase II Subsurface Investigation and Geophysical Survey, soil conditions were described as glacial till (a dense mixture of silt, sand, and gravel).

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

There is no known slope instability or soil movement at the site or in the immediate vicinity. King County's online mapping tool shows a "Moderate or Higher Susceptibility" layer on the eastern portion of the parcels along International Blvd.

- 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.

**Excavate or Cut - Approximately 2800 CY
Fill/Backfill - Approximately 2700 CY**

All fill placed beneath building and pavements will be adequate for required compaction and should consist of a good quality, granular soil, free of organics and other deleterious material. Fill will consist of both native soils and structural fill. Off-site fill, if required, will be provided from an approved source.

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

Erosion along the rear of the property could occur as a result of clearing, construction, or use.

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

The parcels are undeveloped. Approximately 80.42% of this site is proposed to be covered in impervious surfaces, as a result of this development.

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

A temporary erosion and sediment control (TESC) plan will be prepared and implemented during the construction phase in accordance with City Development Standards. TESC measures will include a temporary construction entrance, filter fabric fence, temporary drainage ditches, straw bales and catch basin inlet protection.

2. Air

- 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.

Emissions during construction are anticipated as a direct result of the construction workers' use of personal, company and/or subcontractor vehicles to and from the site, and construction equipment. Once the buildings are occupied, automobile exhaust from customers and employees entering and leaving the site, and emissions from building systems, will be the main sources of emissions.

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

Off-site emissions will be from traffic on International Blvd. and neighboring commercial uses. These emissions are not expected to affect this proposal in part due to some vegetation which will partially remain around portions of the development.

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

All emissions standards are required to be met with building systems and industry standard energy efficient models will be utilized. Dust during construction activities will be managed by the contractor with industry standard best practices.

3. Water

- a. Surface Water:

- 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.

There is no surface water body on or in the immediate vicinity of the site. The City of SeaTac's Wetland Map, prepared 10/22/2019, shows a wetland area mapped approximately 420' feet away from the subject site. Commercial development and International Blvd. separate the subject site from the wetland.

- 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.

The project will not require work over, in, or adjacent to any water since there are no known waters within 200 feet.

- 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.

There is no fill or dredge material that will be placed in or removed from surface water or wetlands.

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

The proposal will not require surface water withdrawals or diversions.

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

The subject site is not within an identified 100-year floodplain.

- 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.

The proposed project does not involve discharges of waste materials into 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.

Water will be provided through the public utility. No onsite well.

- 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.

The subject property is served by public sanitary sewers and stormwater systems. It is anticipated that no waste materials will enter the ground from the subject site.

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.

The source of runoff will be storm water runoff from building roof tops, concrete walks, asphalt pavement areas, and landscaping. It is intended that stormwater runoff will be collected and conveyed to stormwater treatment vaults or bioretention cells for treatment and removal of pollutants prior to being discharged into underground infiltration tank facilities.

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

It is not anticipated that waste materials will enter ground or surface waters. The site is served by public sewer and stormwater systems.

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

Drainage patterns will generally be maintained in the vicinity of the site.

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

During the construction phase, temporary erosion control measures, ongoing maintenance, soil stabilization, and other best management practices will be implemented to help reduce and control impacts from the project. Permanent measures to reduce and control runoff from the completed project will include catch basins, underground conveyance pipe, detention and water quality treatment as determined necessary.

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
- Orchards, vineyards or other permanent crops.
- Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other:
- Water plants: water lily, eelgrass, milfoil, other
- Other: overgrown with weeds in untended areas.

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

Site will be cleared of most vegetation within development construction zone. See site plans.

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

There are no known threatened or endangered species on or near the site. WDFW Priority Habitats and Species online mapping tool does not indicate the presence of any priority habitats on or in close proximity to this site.

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

Landscape islands with trees, shrubs and ground cover will be provided within parking areas and along property boundaries where required by current City municipal code. Native plants will be used wherever possible. Street trees will be installed in required right-of-way improvement areas.

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

Blackberry, English Ivy, Scots broom and other invasive shrubs and grasses may be located on site but are not known.

5. Animals

- 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:

birds typical of a remnant urbanized environment such as jays, crows, sparrows, junco, etc. are likely to be seen on or near site.

mammals: deer, bear, elk, beaver, other:

Small mammals typical of remnant urbanized environment may be seen on site.

fish: bass, salmon, trout, herring, shellfish, other. **None.**

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

None known to be on or near the site. WDFW Priority Habitats and Species online mapping tool does not indicate the presence of any priority habitats or species on or in close proximity to this site.

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

This area is within the Pacific Flyway for migratory birds. Migrating species of geese and ducks can be found in waterways in the area.

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

There are no proposed measures to preserve or enhance wildlife.

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

There are no known invasive animal species 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.

Electric energy is available on International Blvd.

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

The proposed project would not affect use of solar energy due to the setback of the buildings from property lines and low height of the proposed buildings.

- 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:

Washington State Energy Code requirements will be met when designing building shell, lighting, heating, and ventilation equipment.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, which could occur as a result of this proposal? If so, describe.

A Limited Phase II Subsurface Investigation and Geophysical Survey was prepared for this report due to known issues as outlined in the report and below.

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

A potential UST on the north side of the property was identified and investigated in the report. The findings are outlined in the Limited Phase II Subsurface Investigation and Geophysical Survey.

The report also investigated the property's location within the area known to have been affected by the former Tacoma Smelter Plume, and potential concentrations of arsenic and lead in the soil.

- 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.

Please reference the Limited Phase II Subsurface Investigation and Geophysical Survey conducted by Riley Group on January 21, 2022.

“Based on the laboratory results, it does not appear that the historic Tacoma Smelter Plume has impacted shallow soil at the Property at the locations and depths tested. No further actions associated with the historic Tacoma Smelter Plume are recommended at this time.”

“Arsenic concentrations ranging from 20.1 to 40 parts per million (ppm) have been found in soils tested near the Property. No known arsenic testing has been conducted at the Property.”

Various concentrations of arsenic and lead were reported in the soil samples analyzed; however, all concentrations were below the applicable MTCA Method A cleanup levels for arsenic and lead.”

- 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.

New buildings will likely have various chemicals for on-going use such as maintenance and cleaning, and they would be expected to be present in quantities typical to the building activities. Overall, any chemicals should be used as necessary, and any un-used or waste materials properly recycled or disposed of.

- 4) Describe special emergency services that might be required.

None anticipated.

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

As recommended by the Limited Phase II Subsurface Investigation and Geophysical Survey conducted by Riley Group on January 21, 2022, “If during the course of future site development/construction activities, a UST is encountered, RGI recommends it be properly decommissioned and removed in accordance with the applicable city, county, and/or state requirements. As a component of such decommissioning activity, it would be RGI’s further recommendation that soil and/or groundwater samples be obtained by a licensed professional from appropriate localities within such a tank excavation and submitted for laboratory analysis in an effort to

ascertain whether or not subsurface environmental conditions at the time of removal are consistent with WDOE cleanup standards in effect at that time.”

Depending upon future use of the Property, if the geophysical anomaly/concrete vault feature identified on the northern portion of the Property is no longer needed, RGI would recommend that such feature be removed, and the concrete material disposed of at an appropriate facility.

b. Noise

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

Traffic noise from local streets, and noise from adjacent businesses such as Prologis Park SeaTac, Mall of Africa & Restaurant, Alaska Airlines Gold Coast Center, and other restaurants/retail, are the main source of noise in the area. This does not affect the project.

- 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.

Short-term noise would result from construction activities. In the long term, noise is anticipated to return to pre-construction levels and would be related to commercial activities existing on site.

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

There are no proposed measures to reduce or control noise impacts.

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.

The parcels are currently vacant. Adjacent properties are commercial. The proposal will not affect current land uses or nearby properties.

- 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?

The project site is comprised of multiple small lots that are vacant.

- 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:

There are no working farmlands or working forest lands in the vicinity.

- c. Describe any structures on the site.

There are no existing structures on the site.

- d. Will any structures be demolished? If so, what?

No structures will be demolished.

- e. What is the current zoning classification of the site?

The current zoning classification of the site is Community Business in Urban Center (CB-C).

- f. What is the current comprehensive plan designation of the site?

The current comprehensive plan designation of the site is Commercial High Density (CH).

- g. If applicable, what is the current shoreline master program designation of the site?

There is no shoreline master program designation of the site.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

There are no critical areas on site.

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

There are no residential units proposed at this site, so no one will reside in the completed project. Two fast food restaurants and a retail building are proposed on the subject site. The number of employees is unknown at this time but will be consistent with these uses.

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

The completed project will not displace anyone.

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

There are no proposed measures to avoid or reduce displacement impacts.

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

There are no proposed measures to ensure the proposal is compatible with existing and projected land uses and plans because it already is compatible. Restaurants and most types of retail are permitted uses in this zone.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

There are no proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance because there are no impacts.

9. Housing

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

No housing units will be provided by this project.

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

No housing units will be eliminated.

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

There are no proposed measures to reduce or control housing impacts.

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?

Structure height complies with code requirements for the zone contained in SMC 15.400.200, which states "Limited by FAA and Fire Department regulations." The principal exterior building material will be commercial grade. Exact materials are to be determined.

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

Views of International Blvd from commercial spaces behind the proposed development will shift to the retail space and restaurants proposed. Landscaping that is part of the adjacent development already largely obscures this view.

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

Aesthetics will be controlled by City of SeaTac development and design standards. This project is required to undergo a Site Plan Review process. This includes landscaping and other aesthetic measures.

11. Light and Glare

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

Proposed buildings will include code-compliant lighting for safety. Low-level lighting for buildings and parking lots would occur in the evening until morning.

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

It is not anticipated that light or glare will create a safety hazard or interfere with views.

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

Streetlights and lighting from adjacent commercial uses will remain consistent and will not affect this project.

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

Light standards will be installed in locations that minimize the amount of light encroachment on to adjacent properties.

12. Recreation

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

Steven J. Underwood Memorial Park is located approximately 0.7 miles away and offers significant recreational opportunities.

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

The project will not displace any existing recreational uses.

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

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

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 on the site that are over 45 years old or eligible for listing. On the Department of Archaeology and Historic Preservation's online interactive map, two inventory points with "no determination" are shown several parcels to the north of the site:

- **A C Unlimited Used Cars and Trucks (Property ID 41706)**
- **Pacific Auto Brake and Muffler (Property ID 41707)**

- 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.

There are no landmarks or other evidence of Indian or historic use on the site.

- 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.

Research utilizing the Washington Information System or Architectural & Archaeological Records Data (WISAARD) system website for this property and nearby areas.

- 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 proposed.

14. Transportation

- 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.

Public Streets serving the site include International Blvd.

- 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?

The site is currently served by public transit via Sound Transit. Nearest bus stops are available approximately 700 feet from the property on International Blvd and S 208th. Another stop exists at International Blvd and S 216th.

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

The completed project will include a total of 75 parking stalls. The project will not eliminate existing parking spaces.

- 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).

The project will require street improvements to International Blvd and include extension of utilities, pavement widening and installation of asphalt curb.

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

The proposed project does not require the use of, nor will it occur in the immediate vicinity of water, rail or air transportation systems. The SeaTac Airport is close enough to require a FAA approval which will be submitted with this SEPA checklist and the Site Plan Review application.

- 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

As indicated in the Traffic Impact Analysis and corresponding Multimodal Transportation Concurrency Application, the project would generate approximately 1,699 net new weekday daily trips with 142 trips occurring during the weekday AM peak hour and 141 trips occurring during the weekday PM peak hour.

Intersection operations analyses at the study intersections were evaluated using the Highway Capacity Manual (HCM) 6th Edition, Transportation Research Board methodology using the Synchro software version 11. Level of service (LOS), based on Highway Capacity Manual (6th edition) and Highway Capacity Manual (2000) methodology. Trip generation rates based on ITE Trip Generation Manual (11th Edition, 2021).

- 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.

Agricultural and forest product movement does not occur in this area and therefore no impacts are expected.

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

There are no proposed measures to reduce or control transportation impacts.

15. Public Services

- 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.

All public services would be required as is typical for restaurants and retail spaces.

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

Traffic mitigation fees will be assessed as recommended/required by the City of SeaTac.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

All utilities are currently available to the site

- 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.

The proposed buildings will require all common utilities to either be extended or upgraded to serve the proposed development.

Electricity – Puget Sound Energy

Natural Gas – Puget Sound Energy

Water service – Highline Water District #7

Sanitary Sewer – Midway Sewer District

Refuse Service – City of SeaTac

Telephone/Communication – Xfinity Comcast and Century Link

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.

Signature:

Prepared by: Meghan Howey

Position and Agency/Organization: Planner, BCRA

Date: October 29, 2022

Accepted by:


Signature

October 29, 2022
Date