

FORM B: ENVIRONMENTAL (SEPA) CHECKLIST

Date Checklist Prepared: 02/13/23

332304-9084, 332304-9098,
Parcel No. 332304-9127, 332304-9100,
332304-9038, 332304-9133

A. BACKGROUND

1. Name of proposed project: JIFFY PARK EXPANSION

2. **Applicant:**

Name: HB Jiffy Park, LLC, ATTN: Matt Breiner
Mailing Address: 18836 International Blvd, SeaTac, WA 98188
SeaTac, WA 98188
City State Zip
Phone: (301) 395-5459 Fax: _____
Alt. Phone: _____ Email: mattb@jiffyseattle.com
Status: (Owner, Lessee, Agent, Etc.) Lessee

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

Name: HB Jiffy Park, LLC, ATTN: Matt Breiner
Mailing Address: 18836 International Blvd, SeaTac, WA 98188
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City State Zip
Phone: (301) 395-5459 Fax: _____
Alt. Phone: _____ Email: mattb@jiffyseattle.com

4. Agency requesting checklist: CITY OF SEATAC.

5. Proposed timing or schedule (including phasing): SPRING 2023.

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

NO.

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

Geotechnical/Infiltration study, Traffic Concurrency, Traffic Trip Generation Analysis

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

Explain:

Lot Boundary Adjustment/Lot Consolidation Application.

9. List any government approvals or permits that will be needed for your proposal. City of Seatac SEPA, Site Plan, building permit and lot boundary adjustment approval.

10. 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.

106,013 square foot expansion (2.43 acre) expansion of existing commercial parking operation east of existing parking lot. Previously site was occupied by houses which were demolished by prior owner in 2016.

11. 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.

Jiffy Park is located at 18836 International Blvd S. The proposed expansion is east of the existing parking operation and it constrained on the east side by 32nd Ave. S.

B. ENVIRONMENTAL ELEMENTS

1. Earth:

- a) General description of the site (article one): (Flat) rolling, hilly steep slopes, mountainous, other _____

- b) What is the steepest slope on the site (approximate percent slope?)
20% (east driveway to 32nd Ave S.)

- 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.

Geologic map of the Des Moines 7.5' quadrangle (Booth et al, 2004) shows glacial till (Map Unit Qvt). Existing test boring logs in the project area confirm the presence of glacial till soils consisting of silty sand with gravel. USDA soil mapping is Alderwood Complex, 0 to 5 percent slopes, very gravelly sandy loam.

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

No.

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

Approximately 7,600 cubic yards of cut and fill (total combined) is anticipated to construct the new parking lot.

- f) Could erosion occur as a result of clearing, construction, or use? Generally describe:
Yes. During grading of the new parking lot soils will be exposed.

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

Approximately 80% of site will be impervious surfaces after construction.

- h)** Proposed measures to reduce or control erosion, or other impacts to the earth, if any. Construction erosion control measures will be implemented in accordance with City and State standards.

2. Air:

- a)** What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? Generally describe and give approximate quantities if known:

Construction equipment emissions will occur during construction. Vehicle emissions will be normal after construction is completed and cars use the parking area.

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

NO.

- c)** Proposed measures to reduce or control emissions or other impacts to the air:
NONE.

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.

NO.

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

NO.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

NONE.

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

NO.

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

NO.

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

NO.

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.

NO.

- 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.

NONE.

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:

Stormwater runoff from the finished asphalt parking surface will be collected in catch basins and will drain into a private water quality treatment and flow control (detention) management system.

- 2) Could waste materials enter ground or surface waters? Generally describe. Yes, heavy metals, grease and oil typical of automobiles could enter the municipal storm drainage system.
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- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

NO.

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

Stormwater runoff from the finished asphalt parking surface will be collected in catch basins and will drain into a water quality treatment system meeting state standards and flow rates from the site will be controlled in a stormwater detention system.

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?

Trees and shrubs typical of the prior residential neighborhood will be removed from the site. Existing trees and shrubs adjacent to 32nd Ave S. will be largely retained.

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

NONE KNOWN.

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

A professional landscaping design will be prepared and implemented on the completed site. Native trees shrubs and groundcovers will be used in the design of all planting areas.

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

NONE KNOWN.

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_____

Mammals: Deer Bear Elk Beaver Other_____

Fish: Bass Salmon Trout Herring Shellfish Other_____

- b) List any threatened or endangered species known to be on or near the site:
NONE KNOWN.

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

UNKNOWN.

- d) Proposed measures to preserve or enhance wildlife:

NONE.

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

NONE KNOWN.

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 for parking lot lighting.

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

Generally describe:

NO.

- 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:
LED Energy-Efficient Parking Lot Lighting.

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:

None known.

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

None known.

- 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.

b) Noise:

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

None.

- 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.

Noise typical of earth moving equipment will occur during construction. Long term there will be noise typical of vehicle parking and movement.

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

None.

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 FORMER SINGLE FAMILY HOME SITE - DEMOLISHED IN 2016.

North APARTMENT COMPLEX.

South EXISTING JIFFY PARK PARKING LOT & SINGLE FAMILY HOMES.

East 32ND AVENUE SOUTH

West EXISTING JIFFY PARK PARKING LOT.

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.

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:

NO.

d) Describe any structures on the site:

THERE ARE NO EXISTING STRUCTURES ON THE SITE AS THEY WERE DEMOLISHED IN LATE 2016. THERE IS APPROXIMATELY 29,500 SF OF EXISTING ASPHALT PAVING AND HOUSE FOUNDATION ROCK REMAINING ON THE SITE.

e) Will any structures be demolished?

NO STRUCTURES WILL BE DEMOLISHED. THERE ARE CURRENTLY NO RESIDENTIAL USES ON THE SITE. THERE WERE PREVIOUSLY 8 SINGLE FAMILY HOMES ON THE PROPERTY THAT WERE DEMOLISHED BY A PREVIOUS OWNERSHIP GROUP IN LATE 2016/2017 BY PREVIOUSLY APPROVED DEMO PERMIT. THE CURRENT OWNERSHIP/LAND LESSEE GROUP AQUIRED THE LAND RIGHTS IN 2020.

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

CB-C. Community Business Urban Center.

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

CB-C. Community Business Urban Center.

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

THE SITE DOES NOT FALL WITHIN A SHORELINE MASTER PROGRAM. ANGLE LAKE HAS A DESIGNATED SHORELINE MASTER PROGRAM. THE PROPOSED PROJECT SITE IS ABOUT 1,700 FEET AWAY FROM ANGLE LAKE AT THE CLOSEST POINT.

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

NO.

- k) Approximately how many people would reside or work in the completed project?
POSSIBLY 2 NEW EMPLOYEES. HOWEVER, FACILITIES FOR THE NEW EMPLOYEES WOULD BE LOCATED ON THE EXISTING LOT TO THE WEST.

- l) Approximately how many people would the completed project displace? NONE

- m) Proposed measures to avoid or reduce displacement impacts:
NONE.
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- n) Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

THE PROJECT DESIGN INTENDS NO ACCESS THROUGH 32ND AVENUE SOUTH TO MINIMIZE IMPACT TO THE RESIDENTIAL NEIGHBORHOOD TO EAST. A ROBUST LANDSCAPING BUFFER IS PROVIDED ALONG 32ND AVENUE SOUTH INCLUDING EXISTING TREES AND NEW LANDSCAPE SHRUBS.

9. Housing:

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

NONE.

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

NO STRUCTURES WILL BE DEMOLISHED. THERE ARE CURRENTLY NO RESIDENTIAL USES ON THE SITE. THERE WERE PREVIOUSLY 8 SINGLE FAMILY HOMES ON THE PROPERTY THAT WERE DEMOLISHED BY A PREVIOUS OWNERSHIP GROUP IN LATE 2016/2017 BY PREVIOUSLY APPROVED DEMO PERMIT. THE CURRENT OWNERSHIP/LAND LESSEE GROUP AQUIRED THE LAND RIGHTS IN 2020.

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

NONE.

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?

30' TALL PARKING LOT LIGHTS.

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

NONE.

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

NONE.

11. Light and Glare:

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

Parking Lot lighting is proposed at night.

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

UNLIKELY. FULL "CUT-OFF" PARKING LOT LIGHTS WILL DIRECT LIGHT DOWNWARD ONTO THE PARKING LOT.

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

NONE.

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

Parking lot lighting will meet City standards and will be "full cut-off" downward facing luminaire reflectors.

12. Recreation:

- a) Would the proposed project displace any existing recreational uses? Describe:
NO.

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

NONE.

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

NONE.

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

NO.

- 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.

- 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.

14. Transportation:

Identify public streets and highways serving the site, and describe proposed access

- a) to the existing street system. Show on site plans. |

International Blvd S. and 32nd Ave South. Access to the parking expansion area will be only from International Blvd S. Access to the parking expansion from 32nd Ave S. will be available only for emergency vehicles.

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

Yes, there is public transit on International Blvd South.

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

297 additional new parking spaces proposed. No stalls will be eliminated.

- 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):

NO. THE PROPOSED PROJECT DOES NOT REQUIRE IMPROVEMENTS TO EXISTING ROADS IN ORDER TO FUNCTION.

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

NO. HOWEVER, FOR AIR TRAVELERS AT SEATAC AIRPORT THE PARKING LOT PROVIDES ADDITIONAL PARKING.

- 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?

25-30 vehicles per day. These trips are spread out throughout the day. Current Jiffy Park operating data for two operating parking lots was used to prepare this estimate.

- g) Proposed measures to reduce or control transportation impacts:
NONE.

- 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

NO.

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:

Yes, it is possible that the addition of 297 parking stalls could increase the need for police and fire protection services due to fire or burglary of vehicles.

- b) Proposed measures to reduce or control direct impacts on public services:
NONE.

16. Utilities:

- a) Check utilities currently available at the site:


Electricity Natural Gas Water Refuse Service Telephone
 Sanitary Sewer Septic System Other STORM AND FIBER.

- 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:

Stormwater runoff from the finished asphalt parking surface will be collected in catch basins and will drain into a private water quality treatment system and flow control (detention) system.

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.

	Jay D. Decker	02/13/23
Signature	Printed Name	Date Submitted
Printed Name	Position and Agency/Organization	Date Submitted