

# SEPA<sup>1</sup> Environmental Checklist

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## Purpose of checklist

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

## Instructions for applicants

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

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

## Instructions for lead agencies

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

## Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

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<sup>1</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

## A. Background

[Find help answering background questions<sup>2</sup>](#)

**1. Name of proposed project, if applicable:**

*SeaTac Maintenance Facility*

**2. Name of applicant:**

*Daniel Podoll (ARC Architects), Mike Fitzpatrick (City of SeaTac Deputy Parks & Rec Director)*

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

*119 S Main St, #200 206.276.6066*

**4. Date checklist prepared:**

*04/01/24*

**5. Agency requesting checklist:**

*City of SeaTac Permitting Department*

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

*Currently planning for start of construction 10/15/24*

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

*No – this application captures the full 40 year expansion plan*

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

*N/A*

**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.**

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<sup>2</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

*A separate lot boundary combination/adjustment led by the City*

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

*SEPA, Site Plan Review, Building Permit, Grading & Drainage Permit, ROW Use Permit, Surface Water Drainage Review*

**11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

*The existing office building (5,124 sf) requires minimal updates to accompany the new 2,052 sf addition, which hosts additional offices and a new staff training room. A separate building used for covered storage and salt storage is to be partially enclosed for secure small equipment storage (1,548 sf). A new salt storage building is to be constructed (1,548 sf). The existing propane tanks are to be shifted and newly covered. Additional coverage is to be constructed for the existing storage areas. Site elements include: reoriented ramps for material dumping, reoriented rear entry, updated secure fencing at the property perimeter, and expanded parking.*

**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.**

*2000 S 136<sup>th</sup> St., SeaTac, WA 98168*

## **B.Environmental Elements**

### **1. Earth**

[Find help answering earth questions<sup>3</sup>](#)

**a. General description of the site:**

The site is an existing Maintenance and Operations yard and building, adjacent to housing and community parkland.

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<sup>3</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

Circle or highlight one: **Flat**, rolling, hilly, steep slopes, mountainous, other:

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

*<5% maximum, average grade change of <2%*

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 site and immediate surrounding area are mapped near the intersection of two geologic units, glacial recessional outwash and glacial till.*

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. *No*

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.

*Excavation/Fill – 2,052 SF Building Addition, 9,837 SF New Parking, 1,945 New Fuel Area, 2,660 SF New steel outdoor structure (shelter)*

*Source of Fill Select fill material will be imported from off-site.*

f. Could erosion occur because of clearing, construction, or use? If so, generally describe. *Erosion may occur because of construction activities. Soil will be disturbed during construction which could be transported due to wind or water transport. A site-specific erosion control plan and construction stormwater pollution prevention plan have been prepared outlining mitigation measures to prevent erosion.*

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

*44,270 SF Pervious Area / 213,444 SF Total Site Area = 21% Pervious, 79% Impervious*

- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.** *Silt fence, catch basin inlet protection, stone dikes, and temporary seeding and mulching are proposed to reduce or control erosion.*

## 2. Air

[Find help answering air questions](#)<sup>4</sup>

- 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.**

*It is anticipated that there might be a temporary increase in air emissions typical from construction machinery emissions, dust, will increase during active construction. Upon completion, emissions will return to pre-project conditions*

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

*There are no known emissions/odors that will affect this project.*

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

*Standard emission control devices, in conformance with federal and state air quality standards for the specific class and type of equipment, will be utilized during project activities. In addition, standard BMPs will be utilized as needed for dust control (e.g. spraying).*

## 3. Water

[Find help answering water questions](#)<sup>5</sup>

- a. **Surface:**

[Find help answering surface water questions](#)<sup>6</sup>

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.**

*Existing Detention Pond for existing stormwater treatment*

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<sup>4</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

<sup>5</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

<sup>6</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

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.

*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.

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

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

*No surface water withdrawals or diversions will be required.*

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

*No.*

6. Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

*No waste materials proposed to be discharged to surface waters. Storm water will be collected and treated per applicable standards prior to discharge. The dumpster area has a catch basin connected to sanitary sewer that will be conveyed to the existing municipal sanitary sewer system.*

**b. Ground:**

[Find help answering ground water questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater)<sup>7</sup>

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 a general description, purpose, and approximate quantities if known.

*No*

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<sup>7</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.

*Not applicable.*

**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 primarily be from impervious roof areas, site asphalt and concrete, and paved hardscape. Runoff will be collected by a series area drains, and roof downspouts. Runoff from pollution generating hard surfaces will receive water quality treatment in accordance with City of SeaTac requirements. Stormwater from the existing facility will continue to be discharged into the existing stormwater detention facility and a second underground detention system will accumulate stormwater after it has been treated and will be discharged to the existing municipal storm drainage system in S 136th Street. No infiltration of stormwater is proposed.*

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

*We will recommend that if not already existing, that the City of SeaTac Parks should have a spill prevention plan in place that addresses this. No new hazards are being introduced by this project.*

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

*The existing drainage patterns in the vicinity of the site are maintained.*

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

*Surface water will follow predeveloped drainage patterns. Surface water runoff from pollution generating hard surfaces (e.g. parking lot and driveway) will be routed through water quality treatment devices in accordance with City of SeaTac requirements. Surface water runoff from hard surfaces will be conveyed to stormwater detention facilities and discharged to the existing municipal storm drainage system at predeveloped rates in accordance with City of SeaTac requirements.*

## 4. Plants

[Find help answering plants questions](#)

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

- deciduous tree: alder, maple, aspen, other**
- evergreen tree: fir, cedar, pine, other**
- shrubs**
- grass**
- pasture**
- crop or grain**
- orchards, vineyards, or other permanent crops.**
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- water plants: water lily, eelgrass, milfoil, other**
- other types of vegetation**

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

*(See Landscape drawings)*

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

*None that are known*

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

*(See Landscape drawings)*

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

*None that are known*

## 5. Animals

[Find help answering animal questions](#)<sup>8</sup>

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

*Songbirds and Deer*

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<sup>8</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>



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

*Unknown*

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

*Unknown*

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

*Retainage and replacement of existing trees*

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

*Unknown*

## 6. Energy and natural resources

[Find help answering energy and natural resource questions](#)<sup>9</sup>

- 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.

*The completed project will use electricity from the grid*

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

*Adherence to current 2021 WSEC*

## 7. Environmental health

[Health Find help with answering environmental health questions](#)<sup>10</sup>

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<sup>9</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

<sup>10</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-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 because of this proposal? If so, describe.**

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

*The site is a Public Works Maintenance property, which is known to be handling salt/brine handling, a fueling area, washdown areas, and vehicle/material storage.*

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.**

*There are existing utility lines being coordinated with the new construction, which are planned to be avoided. The Oil/Waters separators located throughout the site will not be disturbed and will continue to function as-is. No known hazardous liquid or gas transmission lines exist within the project area.*

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.**

*Road salt brine, Fuel, other Operations/Maintenance-dependent materials. During construction, standard construction materials, cleaning agents, and adhesives will be used on-site. Low VOC products will be used at all interior spaces.*

4. **Describe special emergency services that might be required.**

*Construction activities typically involve some risk. Emergency medical services could be required in the event of a construction accident. Once the facility is open, the standard medical and fire emergency response will be required.*

5. **Proposed measures to reduce or control environmental health hazards, if any.**

*There are no known health hazards that will result from this project other than the use of fuels for equipment and construction vehicles. BMPs will be used as needed and will be developed in accordance with the Island County regulations/guidelines.*

**b. Noise**

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

*SeaTac International Airport air traffic overhead*

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)?**

*Temporary noise typical of construction activities is expected during construction.*

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

*Noise standards generally exempt construction noise impacts between the hours of allowable daytime construction hours. Short term impacts due to construction are expected. Nighttime construction is not anticipated for this project.*

## 8. Land and shoreline use

[Find help answering land and shoreline use questions](#)<sup>11</sup>

- 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.**

*Current use is Public Works Maintenance/Operations for the City of SeaTac. The proposed use is the same, only expanded/improved.*

- 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 because 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*

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?**

*No*

- c. **Describe any structures on the site.**

*Existing Office/Admin Building, Covered Material Storage, Vehicle Workshop, Salt & Brine Containment, Ramps/Lifts for Unloading material/waste*

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

*Partial demolition for new building addition and site element reorientation*

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<sup>11</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

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

*AVC*

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

*AVC*

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

*N/A*

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

*No*

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

*125 – 150 maximum occupants*

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

*0*

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

*N/A*

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

*Project is to be reviewed by the City of SeaTac, and meets previous requirements*

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

*The project will not affect agricultural or forested lands and therefore there are no measures proposed.*

## 9. Housing

[Find help answering housing questions](#)<sup>12</sup>

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

*N/A*

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

*N/A*

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

*N/A*

## 10. Aesthetics

[Find help answering aesthetics questions](#)<sup>13</sup>

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

*23-9"*

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

*None*

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

*Introduced vegetation, entry features, contextual material selection*

## 11. Light and glare

[Find help answering light and glare questions](#)<sup>14</sup>

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

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<sup>12</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

<sup>13</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

<sup>14</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

*Slightly more than previous – winter mornings/evenings*

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

*No*

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

*N/A*

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

*Reintroduced vegetation*

## 12. Recreation

[Find help answering recreation questions](#)

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

*Adjacent Park, mountain bike track, skatepark*

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

*No*

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

*N/A*

## 13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)<sup>15</sup>

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

*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.**

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<sup>15</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

*No known landmarks or evidence of culturally significant artifacts.*

- 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.**

*Existing property/parcel is almost entirely developed already*

- 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.**

*N/A*

## 14. Transportation

[Find help with answering transportation questions](#)<sup>16</sup>

- 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.**

*S 134<sup>th</sup> St, S 136<sup>th</sup> (SeaTac, WA) serve the frontage and back access*

- 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?**

*Within ½ a mile*

- c. **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).**

*Not Required*

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

*No*

- e. **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**

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<sup>16</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

*Traffic Plan is not required for this project unless TUP is required*

- f. 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*

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

*N/A*

## 15. Public services

[Find help answering public service questions<sup>17</sup>](#)

- 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.

*Increased fire protection*

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

*Will ideally optimize public services*

## 16. Utilities

[Find help answering utilities questions<sup>18</sup>](#)

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

*Water is provided by the King County Water District #125. Sanitary sewer is provided by Valley View Sewer District. Storm drainage is the City of SeaTac municipal storm drainage system. The planned scope of utility work is primarily on-site where relocation of an existing fire hydrant, relocation of an existing fire sprinkler line, and connection of the dumpster area drain to sanitary sewer are proposed. Storm drainage collection and conveyance will be added on-site, and one line is proposed to cross S 136<sup>th</sup> Street to connect to the existing municipal storm drainage system. Electrical utilities will be upgraded to meet standards of current requirements for minor renovation and new addition to building #1. The site will add (2) new lighting fixtures*

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<sup>17</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

<sup>18</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>



*for expanded parking will future proof (rough ins) for (2) level 2 electrical vehicular charging stations. The emergency generator will be moved from the existing location and upgraded. Other site amenity upgrades will support low voltage upgrades for fire alarms and gate controllers at existing entrances to the site.*

## C. Signature

[Find help about who should sign](#)<sup>19</sup>

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.

X 

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Type name of signee: Daniel Podoll

Position and agency/organization: Principal, ARC Architects

Date submitted: 06/03/2024

## D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet](#)<sup>20</sup>

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

*Slight increased to occupant load (more waste and water discharge)*

- **Proposed measures to avoid or reduce such increases are:**

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<sup>19</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

<sup>20</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

*Efficient fixtures as required by 2021 WSEC*

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

Removed planting to be replaced as much as possible

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

*Tree/Vegetation Protection during construction*

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

*Construction materials, equipment fuel consumption*

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

*Specifying efficient assemblies and clear construction documents*

**4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

*N/A*

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

*N/A*

**5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

*N/A*

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

*N/A*

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

*N/A*

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

*N/A*

**7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

*Beholden to a combination of City of SeaTac and 2018 ILA Agreement with the Port of Seattle – which are beholden to STIA Landscape Design Standards*