

ENVIRONMENTAL CHECKLIST
Seattle-Tacoma International Airport (SEA)
Port Construction Services (PCS) Facility Improvements

A. BACKGROUND

1. Name of proposed project, if applicable:

Port Construction Services (PCS) Facility Improvements project

2. Name of applicant:

Port of Seattle (Port)

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

Port of Seattle
P.O. Box 68727
Seattle, WA 98168

Contact: Steve Rybolt, Senior Environmental Program Manager
Telephone/Email: (206) 787-5527, Rybolt.S@portseattle.org

4. Date checklist prepared: September 29, 2023

5. Agency requesting checklist: Port of Seattle – SEPA File Number 2023-02

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

Construction of the PCS Facility Improvements project (Project) at Seattle-Tacoma International Airport (SEA) is expected to begin in November 2023 and be completed in January 2024.

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

This SEPA checklist describes improvements to PCS facilities at SEA to address immediate and short-term facility needs over the next 5 years. Future improvements to PCS facilities are anticipated in order to address long-term needs including a new administrative field office, expansion of mechanical shops, and expansion of areas for laydown and storage. The scope and timing of these future improvements has not been developed.

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

No environmental information has been prepared or is planned for this proposal.

9. Do you know whether applications are pending for governmental approvals or other proposals directly affecting the property covered by your proposal? If yes, explain.

Port staff received Port Commission authorization for construction of the Project on May 9, 2023; [Item 8d](#). No other applications or proposals are pending for the property.

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

Yes, government approvals will be required in advance of Project commencement. These approvals include the following:

- Port of Seattle Grading and Building Permits
- Demolition Permit
- City of SeaTac Haul Permit

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 Port proposes to improve an existing graded and paved logistics yard in order to address immediate PCS Facility needs. The existing facility is on Port-owned property just southeast of the airport terminal and is approximately 2.9 acres in size (Figure 1). The site currently includes two administrative field office trailers, carpenter/mechanic shops and portable temporary equipment/work shelters, laydown and storage areas, and parking for work vehicles, equipment, and employees. A Clean Energy fueling station also operates on Port-owned property just west of the existing PCS facility (Figure 2).

The improvements are needed to provide adequate facilities for a growing number of service vehicles, additional maintenance equipment, and additional employees working to maintain critical airport functions. The Port will reconfigure the site to implement the improvements as described below and within Figure 3.

- Remove Clean Energy facilities, including overhead canopy, natural gas fueling islands¹, and wall).
- Extend site fencing across existing Clean Energy driveway and relocate existing manual gates from existing PCS Facility to the newly designated driveway.
- Provide new automatic gate with secure access control (airport badge) at PCS Facility entrance.
- Remove existing site fencing between PCS Facility and Clean Energy site.
- Provide PCS fleet vehicle, employee, and visitor parking (75 total parking stalls), including restriping. Provide lighting and landscaping improvements in parking area as required per standards. Provide two CCTV cameras on light poles for site security.
- Relocate logistics support equipment to perimeter. Provide additional oversized parking stalls for PCS work trucks, trailers, and equipment (20 total stalls).
- Install new 36-foot by 64-foot (triple-wide) trailer adjacent to site fence. Install stairs and accessibility ramp.
- Provide three van accessible parking spaces in front of new PCS trailer.
- Remove existing PCS trailer and stairs/ramps.
- Extend sidewalk to PCS Facility site.

Additional details on the existing and planned capacities for employee office space are provided in Table 1, and for airport vehicle parking in Table 2.

¹ Puget Sound Energy (PSE) has removed the high pressure natural gas service to the site and capped the fuel line.

Table 1. Existing and Planned Office Crew Capacity

Facility	Existing	Planned
Open/Meeting Area	15 people	48 people
Locked Storage Area	120 SF	144 SF
Restrooms	1	3
Shower	None	1
Locker/Mud Room	None	48 lockers
Supervisor Shared Office	2	6
Crew Hot Desks	4	Up to 6

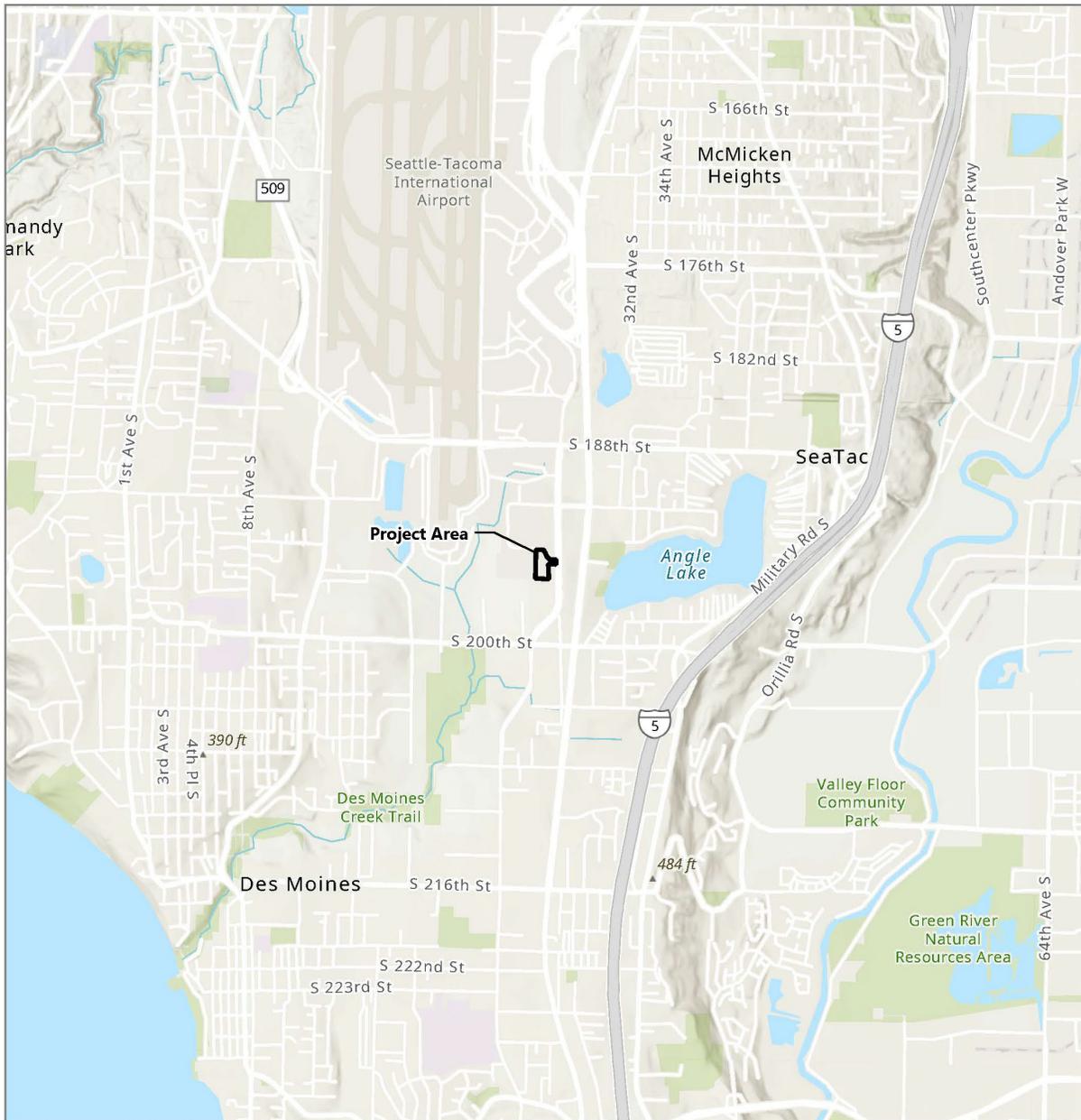
Note:
 SF: square feet

Table 2. Existing and Planned Vehicle Parking Stall Capacity

Parking Function	Existing		Planned	
	Regular	Oversize	Regular	Oversize
Fleet/Equipment	15	11	15	20
Crew	14	n/a	50	n/a
Visitors	0	n/a	7	n/a
ADA ¹	1	n/a	3	n/a
Total Parking	30	11	75	20

Notes:
 1. ADA requirement with 51 to 75 parking spaces: 3 total accessible parking spaces, 1 of which must be van accessible.
 ADA: Americans with Disabilities Act

Figure 1. Vicinity Map



LEGEND:
[Black Outline] Project Area

NOTE:
1. Base map: Esri World Topographic Map

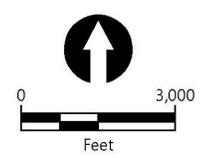


Figure 2. PCS Facility: Existing Site Layout



Figure 3. PCS Facility: Future Site Layout



PCS Facility Improvement (Preliminary Site Plan, 1" = 70 ft)

Interim Parking Expansion (Phase 1, to be implemented after 4/1/2023)

- 01 Provide interim parking along fence line between Clean Energy and PCS Yard. This provides 22 additional stalls for employee/visitor parking. Install R7-3 signage on fencing (see detail below).
- 02 Existing employee/visitor parking (5 total stalls)
- 03 Existing ADA employee/visitor parking (1 stall)
- 04 PCS Vehicle parking (16 total stalls)
- 05 PCS Large Vehicle/Trailer/Equipment parking (9 oversized stalls)
- 06 Logistics support area (no longer PCS Vehicle parking)
- 07 Convert existing PCS Vehicle parking stall to ADA employee/visitor parking stall with appropriate striping, pavement marking, and signage

ADA Parking Requirements

(based upon 2010 ADA Standards for Accessible Design)

Existing Employee/Visitor Parking: 6 stalls
 Interim Parking Expansion: 24 stalls
 Total Employee/Visitor Parking: 30 stalls

For 26-50 parking spaces in a facility 2 accessible parking spaces required.
 At least 1 for every 6 accessible parking spaces must be van accessible.

Requirement: 2 total accessible parking spaces, 1 of which must be van accessible.

R7-3 (Mod) No Parking Signage



Revise to read
 EXCEPT
 AUTHORIZED
 VEHICLES

*See appendix for standard arrow details
 Designate left, right, or both.

DIMENSIONS (MILLIMETERS)				
A	B	C	D	E
300	450	25C	75B	75C

DIMENSIONS (INCHES)				
A	B	C	D	E
12	18	1C	3B	3C

COLORS
 LEGEND - RED
 BACKGROUND - WHITE (REFL)

- 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.**

The Project will be located on Port-owned property, south of SEA. The physical address is as follows:

Seattle-Tacoma International Airport
19425 28th Avenue South
SeaTac, WA 98188
Section 4, Township 22 North, Range 04 East

The Project location is shown in Figure 1.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one):** Flat rolling, hilly, steep slopes, mountainous, other

The topography of the Project area is flat, sloping slightly downward on the western side of the site.

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

The steepest slope is a 4 percent grade on the western side of the site that slopes gently to the south.

- 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.**

Underlying soil consists of pre-existing glacial till (i.e., Vashon till) and associated outwash sediments or imported sand, gravel, and pre-existing fill that was graded and compacted during original site use.

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

There are no steep slopes or other indications of unstable soils at the site, or history of soil instability.

- 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.**

Some minor excavation and grading may be conducted along the perimeter of the site to support installation of stormwater infrastructure (e.g. bioswales) and landscape plantings.

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

Because most of the site is already paved and no clearing is planned, there is low potential for erosion from the Project construction or use. However, best management practices (BMPs) for erosion control will be implemented during installation of stormwater infrastructure and vegetation planting to minimize that potential, per the Project's stormwater pollution prevention and temporary erosion and sediment control plans.

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

The Project site is almost completely covered with impervious surfaces. The Project will reduce impervious surface by approximately 0.3 acres or 13 percent.

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

During construction, a temporary erosion and sediment control plan (TESC 01 57 13) will be in place to prevent erosion at the site; this is a requirement of the Port's Master Specifications.

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.

During construction, emissions will be generated from construction vehicles, equipment, and workers traveling to and from the Project area. Construction activities will also result in short-term, construction-related air emissions such as dust and vehicle exhaust. These short-term impacts will be minimized to the best extent practicable (e.g., water trucks to suppress dust, use of new equipment).

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

There are no off-site sources of emissions that will affect the Project.

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

All work during construction of the Project will be conducted per Port Master Specifications, including maintaining and repairing all equipment in a manner that meets state regulations and reasonably minimizes emissions.

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.

No surface waterbodies are in the immediate vicinity of the Project site. The nearest mapped waterbodies are wetlands located more than 1,300 feet west of the Project area on the former Tye Valley Golf Course property.

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 work is required near waterbodies.

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 surface waters or wetlands.

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

No, the Project 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 Project area does not lie within a 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.

No waste materials will be discharged 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.**

Groundwater will not be withdrawn, nor will water be discharged to groundwater for this Project.

- 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.**

Waste materials will not be discharged into the ground from a septic system or other source.

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 only source of runoff in the Project area is from stormwater that drains to the northwest to an asphalt concrete overlay (ACP)-lined ditch before draining to three bioswales that include oyster shells, and ultimately discharges to Des Moines Creek. In the future, the ACP-lined ditch will be replaced with newly stormwater infrastructure on the western side of the site and on the north side of the site, providing water treatment before draining to the Port's existing stormwater collection system.

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

Project design and construction management will prevent discharge of waste materials to ground or surface waters through existing and upgraded stormwater BMPs as required by the current *Stormwater Management Manual for Western Washington* and SEA's individual National Pollutant Discharge Elimination System permit. The Aviation Environmental spill plan will be updated to include the improvements at this location.

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

No, the Project will not alter or otherwise affect drainage patterns in the vicinity of the site.

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

Stormwater BMPs will be implemented as described previously to control impacts to surface water, groundwater, runoff water, and drainage patterns.

4. Plants

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

- deciduous tree: , , aspen, other:
- evergreen tree: , cedar, pine, other
- shrubs: Himalayan blackberry
- 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
 - _____ crop or grain
 - _____ orchards, vineyards or other permanent crops
 - _____ wet soil plants: bittersweet nightshade, stinging nettles, lady fern water plants:
 - _____ other types of vegetation

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

Some existing grassy areas at the perimeter of the north and western sides of the property may be revegetated with native plant species as part of the bioswale installations. No trees will be removed.

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

No threatened or endangered plant species are known to be on or near the Project site.

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

Areas disturbed by project construction will be revegetated with native plant species, consistent with Port Landscape Standards.

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

Invasive species such as white poplar (*Populus alba*) and Himalayan blackberry (*Rubus armeniacus*), are present in areas adjacent to the Project.

5. Animals

a. List any birds and animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: , heron, , , other: , , ,

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

Fish: bass, salmon, trout, herring, shellfish, other: steelhead

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

No threatened or endangered animal species are known to occur on or near the Project site.

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

SEA property and lands are not part of any known migration routes.

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

No preservation or enhancement measures are proposed. The Project is not expected to attract wildlife.

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

Rock pigeons (*Columba livia*) and European starlings (*Sturnus vulgaris*) are the only invasive animal species known to exist near the Project 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.**

The completed Project will continue to use electricity for operation of the administrative offices, security system, and machine shops.

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

The Project is not expected to affect 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, if any:**

Energy conservation features such as LED lighting are included in the Project.

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? If so, describe.**

No. PSE has removed the high pressure natural gas service to the site and capped the fuel line.

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

There are no known contaminated soils at the site. Plans (Contaminated Soil Specification 02 61 13 Handling Contaminated Soil) will be in place to handle contaminated soil if encountered during Project construction, and all pertinent regulations will be followed in accordance with Port standard construction specifications.

- 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 no known hazardous chemicals/conditions that might affect the Project. If contaminated chemicals/conditions are encountered that might affect the Project, plans will be in place to handle hazardous chemicals/conditions when and if they are encountered in accordance with relevant local, state, and federal regulations.

- 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.**

No toxic or hazardous chemicals are planned to be stored, used, or produced on site. If necessary, any toxic or hazardous chemicals will be stored in compliance with applicable regulations and Port standard construction specifications.

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

No special emergency services are expected as a result of implementing the Project. The Port maintains its own police force and firefighting and rescue units as well as a trained response team available to respond at all times in case of an emergency.

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

No known environmental health hazards have been identified. If encountered, local, state, and federal regulations regarding safety and handling of hazardous materials will be followed and enforced.

b. Noise

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

equipment, operation, other)?

In general, the dominant source of noise in the airport vicinity is generated by aircraft.

- 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 is anticipated from the use of equipment during construction activities associated with removal of the Clean Energy facility, and from installation of the new triple-wide trailer. Construction is anticipated to occur during daytime hours and adhere to the City of SeaTac Municipal Code requirements. Long-term noise is not anticipated as a result of the Project.

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

Mitigation from short-term noise from construction activities is not anticipated because work will be completed in accordance with local noise standards. No long-term noise mitigation measures are proposed.

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 Project site is currently used as an SEA PCS Logistic Yard and a Clean Energy fuel station. Adjacent properties consist of parking lots, a U.S. Border Control office, and commercial businesses. The Project will not affect current land uses on nearby or adjacent 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 already developed and no working farmland or working forest land will be converted.

- 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 surrounding working farms or forestlands near the Project site.

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

Five structures are currently on the Project site:

- Two administrative field offices: modular trailers at 840 square feet (SF; 12 by 70 feet) and 1,560 SF (24 by 65 feet)
- Two carpenter/mechanical shops: 1,200 SF (30 by 40 feet) and 2,500 SF (25 by 100 feet)
- One Clean Energy fueling station: canopy cover is approximately 3,000 SF (50 by 60 feet)

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

The Clean Energy fueling station canopy and pumps (3,000 SF) will be demolished.

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

The current zoning classification of the Project site is designated by the City of SeaTac as Aviation Commercial (AVC). The land use designation will not change as a result of the Project, and there is no expected impact to nearby or adjacent land uses and properties.

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

The current comprehensive plan designation of the site by the City of SeaTac is Airport, within “*Subdistrict 4: Port of Seattle Properties*” of the Angle Lake Station Area Boundary.

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

The Project site is not within a designated shoreline area.

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

No part of the site has been classified as a critical area.

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

The PCS Facility will accommodate up to 48 Port employees.

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

The completed Project will not displace any people.

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

There will be no displacement impacts as a result of the Project; therefore, no measures are proposed.

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

No measures are proposed because there will be no changes to existing or projected land use as a result of the Project.

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 nearby agricultural or forestlands; therefore, no measures are proposed.

9. Housing

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

The Project does not include the construction of any housing.

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

The Project does not include the elimination of any housing.

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

There will be no housing impacts as a result of the Project; therefore, no measures to reduce or control housing impacts are proposed.

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?

The new administrative field office modular trailer would be approximately 14 feet tall.

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

The Project will not alter or obstruct any views in the vicinity of the Project.

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

No measures are proposed because no aesthetic impacts are expected from the Project.

11. Light and glare

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

The Project would provide an additional 4 light poles for a total of 14 lights within the parking areas on the site for worker safety and site security. These light poles would be on all times of day and night.

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

This project will adhere to the City of SeaTac/Port of Seattle Interlocal Agreement pertaining to light and glare. Light and glare are not expected to be a safety hazard or interfere with views.

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

There are no known existing off-site sources of light or glare that may affect the Project proposal.

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

No measures are proposed because no light or glare impacts are expected from the Project.

12. Recreation

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

There are no designated or informal recreational opportunities in the immediate vicinity of the Project.

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:

No impacts to recreation, including recreation opportunities, are anticipated.

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, structures, or sites located on the site that are over 45 years old and eligible for preservation registers. The nearest historic structure was Angle Lake Elementary School about 0.25 mile to the north of the Project site, but portions of the school burned down, and the remains were demolished. Also located about 0.25 mile away (to the southeast) is the Hambach Family Compound, which has also been demolished. The nearest archaeological sites are two Salish canoes found in Angle Lake (45KI422, 45KI423), about 0.35 mile southeast of the Project site.

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.

The Project site was part of an analysis of archaeological potential that concluded that there is low potential for precontact or historic archaeological materials (Iverson et al. 2005). The Project site has been heavily modified and filled, and the limited excavation for the Project will occur within the footprint of existing infrastructure. No structures older than 45 years will be modified or demolished. Therefore, no impacts to cultural resources are expected.

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 Project was reviewed by a qualified professional archaeologist. Sources consulted included previous research, historic and modern maps and photographs, and geotechnical information.

- 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.**

No impacts are expected, and no mitigation is 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.**

The Project is located at the intersection of South 196th Street and 28th Avenue South, a four-lane arterial running north-south on the east side of the Project site. Access to the Project site is provided directly from an entrance off of South 196th Street (Figures 2 and 3).

- 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 Project site is not specifically served by public transportation, but SEA is served by public transportation. The nearest public transportation site is located near North Airport Expressway (i.e., Sound Transit Link light rail and King County Metro) a quarter mile east of the Main Terminal adjacent to the SEA parking garage. Sound Transit’s Angle Lake Light Rail Station is also a third of a mile south of the Project site.

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

As shown in Table 2, the Project would provide an additional 45 regular parking spaces, and 9 additional oversized parking spaces. The existing parking spaces would be reconfigured on site; no parking spaces would be eliminated.

- 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 plans to extend the sidewalk from 28th Street South along the south side of South 196th Street to the entrance of the PCS Facility. The Project does not require any new or improvements to existing local roads, streets, or bicycle or state transportation facilities.

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

The Project will not require the use of water, rail, or air transportation. The Project will occur in the vicinity of air transportation for SEA.

- 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?**

Although the Project will accommodate a greater number of PCS employees, the removal of the Clean Energy fueling station will eliminate vehicular trips to the site, as summarized in Table 3. Oversize truck/equipment trips are not expected to change from the current average of two trips per day.

Table 3. Existing and Planned Daily Vehicular Trips

Trip Originator	Existing	Planned
PCS Employees and Visitors	14	50
Clean Energy Customers ¹	44	0
Total	58	50

Note:

1. Information from Clean Energy Site Transactions Data Report, July 2022

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.

The Project will not interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area.

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

No transportation impacts are expected as a result of the Project, so no measures are proposed.

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.

The Project will not require a need for public services beyond what is currently available at SEA.

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

There are no measures proposed to reduce or control direct impacts on public services.

16. Utilities

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

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.

No additional utilities are proposed for the project. PSE will be responsible for decommissioning the existing fuel line for the Clean Energy station.

References

Clean Energy, 2022. *Clean Energy Site Profile and Transaction Report*. July 2022. Provided to Port of Seattle on March 13, 2023.

Ecology (Washington State Department of Ecology), 2019. *Stormwater Management Manual for Western Washington*. Washington State Department of Ecology, Water Quality Program. Publication Number 19-10-021. July 2019.

Iverson, David, Leonard A. Forsman, Dennis E. Lewarch, and Lynn L. Larson, 2005. *Port of Seattle, Seattle-Tacoma International Airport Master Plan, Proposed third Runway Archaeological Resources and Traditional Cultural Places Assessment*. On file at the Department of Archaeology and Historic Preservation, Olympia, Washington.

APPENDIX A

**Greenhouse Gas Emissions Worksheet
Supplemental Information for SEPA Environmental Checklist**

GHG Emission Sources (CO ₂ , CH ₄ , N ₂ O, HFCs, PFCs, SF ₆) ¹	What sources are likely from the proposal? <i>List specific type of activities and duration of emissions</i>	What is the quantitative or qualitative assessment of those emissions?	What available mitigation will avoid or reduce those emissions?
On-Road Mobile Sources	Not applicable	Not applicable	
Non-Road Mobile Sources	Not applicable	Not applicable	
Stationary Combustion	Not applicable	Not applicable	
Industrial Processes	Not applicable	Not applicable	
Fugitive Emissions	Not applicable	Not applicable	
Agricultural Emissions	Not applicable	Not applicable	
Land Disturbance	Limited temporary impacts to vegetated areas where excavation and backfill will occur.	Approximately 4,300 square feet of land will be temporarily disturbed.	All areas disturbed by Project construction will be revegetated with native plant species.
Purchased Electricity and Steam	Not applicable	Not applicable	
Construction	Construction vehicles and equipment.	Temporary and short-term use associated with construction-related emissions are not expected to be significant.	Contractor performing construction will be required to maintain and repair all equipment in a manner that reasonably minimizes emissions.
Extraction of Purchased Materials	Not applicable	Not applicable	
Processing of Purchased Materials	Not applicable	Not applicable	
Transportation of Purchased Materials	Not applicable	Not applicable	

GHG Emission Sources (CO ₂ , CH ₄ , N ₂ O, HFCs, PFCs, SF ₆) ¹	What sources are likely from the proposal? <i>List specific type of activities and duration of emissions</i>	What is the quantitative or qualitative assessment of those emissions?	What available mitigation will avoid or reduce those emissions?
New Facility Operations	Not applicable	Not applicable	
Other Mobile Emissions	Not applicable	Not applicable	
Water Use and Wastewater Disposal	Not applicable	Not applicable	
Waste Management	Not applicable	Not applicable	
Product Use – New Pavement	Not applicable	Not applicable	

**Calculated via City of Seattle Department of Planning and Development SEPA GHG Emissions Worksheet.*

CH₄	Methane	Landfills, production and distribution of natural gas and petroleum, fermentation from the digestive system of livestock, rice cultivation, fossil fuel combustion, etc.
N₂O	Nitrous Oxide	Fossil fuel combustion, fertilizers, nylon production, manure, etc.
HFCs	Hydrofluorocarbons	Refrigeration gases, aluminum smelting, semiconductor manufacturing, etc.
PFCs	Perfluorocarbons	Aluminum production, semiconductor industry, etc.
SF₆	Sulfur Hexafluoride	Electrical transmissions and distribution systems, circuit breakers, magnesium production, etc.