

SEPA ENVIRONMENTAL CHECKLIST

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.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: **Leading Edge Jet Center**
2. Name of applicant: **7023 Perimeter Road, LLC**

3. Address and phone number of applicant and contact person: **8555 Perimeter Road S, Seattle, WA 98108**
4. Date checklist prepared: **15 April, 2021**
5. Agency requesting checklist: **King County**
6. Proposed timing or schedule (including phasing, if applicable): **Construction beginning 4/1/2022, ending 6/1/2023**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **None.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
**Stormwater Site Plan, CG Engineering.
Geotechnical Report, Shannon and Wilson, Inc.**
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. **King County Building and Grading Permit, FAA 7460-1, FAA 7460-2, CATEX.**
10. List any government approvals or permits that will be needed for your proposal, if known. **We will require CATEX, FAA 7460-1 and 2, King County Construction Permits.**
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 project entails the demolition of three existing buildings on the King County International airport (Boeing Field), and the construction of a new building with hangar, office and FBO spaces. The new facility will be entirely on the paved portion of the airport.**
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 at 8555 Perimeter Road S., Seattle, WA. The project will also take in the buildings at 8535 and 8600 Perimeter Road S. The project site is located on the King County Airport which one large property with APN – 282404-9007, and within QSTR – SE-28-24-4.**

B. Environmental Elements [\[HELP\]](#)

1. **Earth** [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____ (Site is Flat)

b. What is the steepest slope on the site (approximate percent slope)? **Slopes in redevelopment area generally in 0.5%-2.0% range, consistent with the rest of existing site.**

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. **River Alluvium and Fill.**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **There has been historical records of earthquake-induced soil liquefaction along the west runway of the airport. According to the project Geotechnical Engineer, it is expected that liquefaction on site would cause about 5" of differential settlement.**

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. **The proposed grading activities will require approximately 940 CY of excavation and 140 CY of filling. The grading material will meet the King County specifications for fill material.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Erosion control BMPs are proposed for the project and included in the plan set by CG Engineering.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **>95%**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Sediment trap systems are proposed for the project to control the flow of sediment during construction. Other BMPs were selected according to the Department of Ecology (DOE) Construction Stormwater Pollution Prevention (SWPP) requirement.**

2. Air [\[help\]](#)

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. **Automobiles and typical construction machines will be used during construction. Automobiles and Airplanes will be present and operating during building operation.**

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **None known.**

c. Proposed measures to reduce or control emissions or other impacts to air, if any: **All engines will be properly maintained so full efficiencies are experienced and emissions minimized.**

3. **Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 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. **None known.**

- 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 near waters is proposed.**

- 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? If so, note location on the site plan. **No.**

- 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.**

b. Ground Water: [\[help\]](#)

- 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. . . ; 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 Anticipated.**

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. **Site runoff as well as a large portion of runoff from the taxiway to the west of the site will flow into site catch basins. From here, stormwater is treated for water quality and discharged into the Duwamish River through an existing drainage system.**
- 2) Could waste materials enter ground or surface waters? If so, generally describe. **All runoff from pollution generating hard surfaces (PGHS) will be treated for enhanced basic water quality prior to discharge.**
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **No, existing drainage patterns will be generally maintained. The project will discharge into two separate sub-basins of the KCIA drainage system.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **Runoff Treatment BMPs will be used.**

4. **Plants** [\[help\]](#)

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

- 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? **None.**

c. List threatened and 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, if any: **Any new landscaping will include native plants. A full landscape plan will be prepared for any landscaped areas.**

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

5. Animals [\[help\]](#)

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

Examples include:

birds: hawk, heron, eagle, songbirds, other:

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

fish: bass, salmon, trout, herring, shellfish, other _____

None have been observed. Also, none are encouraged by the airport.

- b. List any threatened and endangered species known to be on or near the site. **None.**

- c. Is the site part of a migration route? If so, explain. **Yes, various birds are known to migrate through the Puget Sound Basin.**

- d. Proposed measures to preserve or enhance wildlife, if any: **None Proposed.**

- e. List any invasive animal species known to be on or near the site. **None known.**

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. **Electricity will be used for power and cooling. Some electricity may be generated by solar panels on site. Natural gas will be used for heat.**

- 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: **Full compliance with WA Energy Code.**

7. Environmental Health [\[help\]](#)

- 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. **None Anticipated.**

- 1) Describe any known or possible contamination at the site from present or past uses.
Aviation fuel and oils used for the aircraft.
- 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 Anticipated. A nominal amount of fuel and lubricants will be on site to operate construction equipment and later aircraft. Otherwise, no toxic or hazardous chemicals are expected to be stored or used in the new building**
- 4) Describe special emergency services that might be required. **This is a typical aviation project. No special services should be necessary.**
- 5) Proposed measures to reduce or control environmental health hazards, if any: **Building Management will have operational measures to limit and control hazards.**

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-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. **Construction Equipment will be utilized during construction. Construction work shall be performed within county approved daytime work hours. Noise from construction activities will no approach the noise levels of airplanes from adjacent sites. Long term noise will be from airplanes during their operation.**
- 3) Proposed measures to reduce or control noise impacts, if any: **The project wil comply with King County Noise Control ordinance and code.**

8. Land and Shoreline Use [\[help\]](#)

- 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. **Currently, the site is used as an airport hangar, FBO, office and ramp. Adjacent sites include taxiways, additional ramp space and hangars.**
- 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.**
- 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 structures on site two hangar, office, FBO structures and one support building.**
- d. Will any structures be demolished? If so, what? **All three structures will be removed as part of the project.**
- e. What is the current zoning classification of the site? **IG2 U/85**
- f. What is the current comprehensive plan designation of the site? **None.**
- 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? **0 residents, 20-25 employees will work at the site.**
- j. Approximately how many people would the completed project displace? **None**

- k. Proposed measures to avoid or reduce displacement impacts, if any: **No displacements will occur. No measures in place.**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **The project has been designed to be consistent with county requirements pertaining to land use and complies with the Airport Master and Layout Plan.**
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **None. There are no agricultural or forest lands in the vicinity.**

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? 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. **None.**
- c. Proposed measures to reduce or control housing impacts, if any: **No impact on housing.**

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **The building will be +-42'-0" at it's highest point and will be clad with metal siding.**
- b. What views in the immediate vicinity would be altered or obstructed? **No.**
- b. Proposed measures to reduce or control aesthetic impacts, if any: **Exterior design and materials will be consistent with other nearby buildings.**

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Walkway lighting will light the ground in pedestrian areas at night.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **No, all light will be directed toward the ground and be shielded to avoid spillage.**
- c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:
Exterior lighting will be directed downward to minimize off-site impacts.

12. Recreation [\[help\]](#)

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

Museum of Flight is located across the runway from subject project.

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: **None.**

13. Historic and cultural preservation [\[help\]](#)

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. **The buildings being removed were built in 1955, 1964, and 1975. None are listed or eligible for any preservation register nor are they of notable historic value.**

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 proposed.

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 measures proposed.

14. Transportation [\[help\]](#)

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 site is served by Airport Way South and Perimeter Road South.

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? **There is a transit stop at approx. E. Marginal Way S and S Norfolk Road which is approximately one mile to the south of the project.**

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **Parking is proposed to be the same as the existing site.**

- 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). **No.**

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **This project is on the airport and will facilitate air transportation. There are rail lines directly across Airport Way S. to the east.**

- 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? **Please see attached Memo from Gibson Traffic.**

- 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. **No.**

- h. Proposed measures to reduce or control transportation impacts, if any: **No measures have been taken. We do not expect there to be any transportation related impacts from our project.**

15. Public Services [\[help\]](#)

- 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. **No.**

- b. Proposed measures to reduce or control direct impacts on public services, if any. **The building will have fire sprinklers which are required and which will be an aid to the fire department. The building will also have a security alarm system, which will be an aid to the police department.**

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
 electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
 other _____ **Electricity, Natural Gas, Water, Trash, Telephone and Sewer will be on site.**

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. **Seattle City Light, PSE, Water and Sewer from Seattle.**

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____  _____

Name of signee _____ Martin Reimers _____

Position and Agency/Organization _____ Concept Architecture _____

Date Submitted: _____ 8/26/2021 _____

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet 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?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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?

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

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?

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

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

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

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