

# ENVIRONMENTAL CHECKLIST

## Sea-Tac International Airport (STIA)

### Rent-A-Car (RAC) Quick-Turn-Around (QTA) Area Deactivation and Remediation Project

#### A. BACKGROUND extension

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

Rent-A-Car (RAC) Quick-Turn-Around (QTA) Area Deactivation and Remediation

**2. Name of applicant:**

The Port of Seattle and AECOM on behalf of the Rent-A-Car (RAC ) companies at Sea-Tac International Airport.

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

Port of Seattle  
P.O. Box 68727, Seattle WA, 98103  
Contact: Steve Rybolt  
Telephone: 206-787-5527

AECOM  
710 Second Ave, Seattle WA, 98104  
Contact: Merv Coover  
Telephone: 206-624-9349

**4. Date checklist prepared:** April 10, 2012

**5. Agency requesting checklist:** Port of Seattle – SEPA File Number No. 12-01

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

The deactivation and remediation of the RAC QTA will be conducted in four phases. Phase I will remove all tenant improvements (including furniture, equipment, trade fixtures, and personal property) and the decommissioning of the underground storage tanks (UST) and removal of the fuel dispensers. Phase II will demolish the administrative building, car wash building, fueling canopies and islands, and supporting utilities. Phase III will remove the five 12,000-gallon double-walled fiberglass USTs, remove and remediation VOC-contaminated soil, and restore the site to grade. Phase IV will install a soil vapor extraction (SVE) and air sparging (AS) system to reduce residual contaminant mass from the subsurface.

Phase I will occur in May/June, Phase II in July/August, Phase III in September/October, and Phase IV in November/December. The SVE/AS system may operate for up to 3 years.

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

Yes, the Comprehensive Development Plan identifies the sites as a future parking garage expansion. This site is also one alternative for a proposed hotel. Both of these projects would require environmental review.

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

The following environmental documents have been prepared regarding this site and proposal, and have been submitted to Washington Department of Ecology:

- *QTA Facility Environmental Baseline Investigation Report* (Landau 2004)
- *Phase II – Additional Site Assessment Report (QTA)* (RETEC 2004)
- *Quarterly Groundwater Monitoring Reports* (RETEC, ENSR, AECOM 2004 through 2010).

- *Seattle-Tacoma International Airport Parking Facilities Expansion, Draft Environmental Impact Statement (Port of Seattle 1998)*
- *Seattle-Tacoma International Airport Parking Facilities Expansion, Final Environmental Impact Statement (Port of Seattle 1998)*
- *Sea-Tac International Airport Hotel, Draft Environmental Impact Statement (Port of Seattle, 1995)*
- *Sea-Tac International Airport Hotel, Final Environmental Impact Statement (Port of Seattle, 1995)*
- *Seattle-Tacoma International Airport Comprehensive Development Plan, POS SEPA No. 07-09, Environmental Review, NEPA Environmental Assessment (Port of Seattle, 2007)*
- *SEPA Mitigated Determination of Non-Significance (MDNS) of Proposed Action, Seattle-Tacoma International Airport, Remote Consolidated Rental Car Facility (SEPA No. 04-09) (Port of Seattle, 2004)*

**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.**

No other applications are known to be pending.

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

Department of Ecology – Underground Storage Tank (UST) decommissioning requirements  
Puget Sound Clean Air Agency – Notice of Construction

**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 site is RAC QTA facility located at Sea-Tac International Airport (STIA). The site is approximately 65,000 square feet (Figure 1). The RAC QTA facility is located at the northern end of the main Sea-Tac parking garage and is used for fueling and washing rental cars owned by RAC companies. Four fuel-dispensing islands with two dispensers per island are located beneath the northern canopy area, and five fuel-dispensing islands with two dispensers per island are located beneath the southern canopy area. Fuel for the dispensing operations comes from five 12,000-gallon double-walled fiberglass underground storage tanks (USTs) located at the northeastern corner of the facility. Car washing occurs between the northern and southern canopies.

Petroleum hydrocarbons released to subsurface soil originated from the UST remote fill devices.

The QTA facility is scheduled to be vacated in the spring of 2012 with the opening of a new off-site Consolidated Rental Car Facility (CRCF). In addition to removing all above-ground and below ground utilities and equipment, soil and groundwater remediation work will be conducted. The scope of remediation work will consist of: 1) decommissioning of underground fueling system; 2) removal of underground storage tanks (USTs) and VOC-contaminated soil, 3) site restoration to grade, and 4) installation of the SVE/AS system to reduce residual contaminant mass from the subsurface.

Fueling system decommissioning and tank removal will be accomplished employing detailed work plans which will rely upon established industry standards for underground storage tank (UST) cleanout procedures (ANSI/API RP 2016 and 2015). Following removal of the USTs and appurtenances, contaminated soil adjacent to the UST area will be excavated and disposed off-site. Contaminated soil will be removed as accessible without shoring.

Excavated soil will be stockpiled, characterized and trucked to a permitted landfill for disposal. The excavation will be backfilled to grade using soil/aggregate from a clean source.

Installation of the SVE/AS system will involve construction of SVE and AS wells, laying pipe in trenches to interconnect well locations to the process equipment, and installing a pre-engineered metal building that houses the process equipment.

Once the project is complete and the SVE/AS equipment installed, the site, including the two parking garage floors vacated by the RAC companies will be used for public 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.**

The site is located at the Sea-Tac International Airport.

17801 Pacific Highway South  
Seattle, WA 98158  
Township - 23N, Range - 4E, Section - 28

The site is located at the north end of the main parking garage, south of Arrivals Drive and west of Airport Expressway/International Blvd South. The site is the RAC QTA area for refueling and washing of rental vehicles. See attached site vicinity map (Figure 1).

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

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

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

Approximately 9%

**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 prime farmland.**

Thin layer of fill which overlies a glacial till layer underlain by an advance outwash deposit. The fill is encountered at the surface and directly below the pavement and generally consists of brown sand and gravel mixture. The glacial till extends from below the fill to a depth of 5 to 25 feet below ground surface (ft-bgs) and is present across the site.

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

No

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

Excavation of underground storage tanks, fuel lines and approximately 5,000 cubic yards of soil. The excavation will be backfilled to grade with clean structural fill and compacted.

Excavated soil will be stockpiled, characterized, and trucked to a permitted disposal facility.

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

No.

**About what percent of the site will be covered with impervious surfaces after project construction**

**(for example, asphalt or buildings)?**

100%. Existing site is currently all impervious.

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

Conventional erosion prevention and control measures will be adopted as part of the design to preclude soil mobilization and stormwater runoffs (e.g., silt fencing, stockpile covers). All excavations will be benched to prevent erosion and expansion of the excavation beyond its intended limits.

## 2. Air

- a. **What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke, and greenhouse gases) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. (See Attachment 1 - Greenhouse Gases Worksheet)**

Emissions are expected from the following sources: VOC emissions from contaminated soil during excavation and well installation; exhaust from automobiles, and gas powered generators; dust from excavation; VOC emissions during remediation system operation.

An estimated 500 to 1,000 pounds of total VOCs vapors could be removed during the first 6 months of the remediation system operations. The system will be equipped with emissions control equipment (thermal oxidizer or activated carbon adsorption).

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

No.

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

Fugitive dust will be controlled using best management practices.

During excavation and well installation air monitoring will be performed. Air removed from the ground using the remediation system will be treated with a thermal oxidizer or granular activated carbon before release to the atmosphere. Odors during tank clean-out will be managed using ventilation blowers and activated carbon filters, as necessary. During excavation, odor mitigation will consist of covering stockpiles with 10-mil thick plastic sheeting. If necessary, odor control foam will be deployed to suppress odors in stockpile areas and excavations as needed.

## 3. Water

- a. **Surface:**

**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.

- 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.**

N/A

- 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:**

- 1) Will ground water be withdrawn, or will water be discharged to ground water? 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.

**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 site surface runoff is directed to a series of existing catch basin that drain to the Airport's Industrial Wastewater System (IWS). Interior portions of the site drain to the sanitary sewer system. In general, site stormwater during and after construction will continue to be collected, conveyed and treated by the IWS. The sanitary sewer collection system will be removed.

As noted below, the site surface will be excavated at various locations. Runoff entering the excavations will be collected separately and transported off-site for treatment/disposal. Once excavations are complete, the area will be repaved with runoff directed to IWS.

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

No. During excavation work, stormwater within the excavation and allowed to infiltrate, whereas stormwater outside of the excavation area will be conveyed to IWS. Any stormwater that needs to be removed because it contains free-phase hydrocarbons or to otherwise aid in the excavation and grading work will be transported off-site for treatment/disposal.

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

Storm drains will be protected with drain guard inserts and filtration berms to protect against sediment and other pollutants entering the stormwater during excavation activities.

#### 4. Plants

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs (*these are landscape plants*)
- grass (*these are landscape plants*)
- pasture
- crop or grain
- 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?**

Landscape shrubs and grasses in a small area (~850 square feet) within the excavation prism will be removed.

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

None

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

None

#### 5. Animals

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

birds:  red-tailed hawk, heron, eagle, songbirds, other:  starlings, crows, gulls, pigeons  
mammals: deer, bear, elk, beaver, other: rodents (Norway rat, tree rat), small mammals  
fish: bass, salmon, trout, herring, shellfish, other:

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

None

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

No

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

None

#### 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.**

Electrical power will be needed to run the soil remediation system.

**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:**

None.

**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.**

- Exposure to hydrocarbon contaminated soil.
- Risk of spills and fires associated with use of equipment that operates on hydrocarbon fuels.

**1) Describe special emergency services that might be required.**

Response by fire and/or emergency medical service.

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

- Prepare and abide by project health and safety plan
- All site workers HAZWOPER trained
- Air monitoring
- Spill kits
- Excavated soil that is found to be contaminated will be disposed of off-site in a manner approved by regulatory authorities

**b. Noise**

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

Airport traffic, vehicle traffic, equipment, operation of adjacent light rail.

**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.**

Heavy equipment during business hours during excavation and construction phase of work. Operation of the blower for the soil remediation system 24 hours per day for the 18 months to 3 years of system operation.

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

Normal OSHA workplace noise guidance assumed to apply during construction. Ear protection will be required in locations where noise levels of 90 decibel A-weighting (dBA) or greater are normally expected to occur. The AS/SVE blower and compressor building will be designed such that sound levels outside of the building will be less than 85 dBA during simultaneous operation of the blower and compressors with all building penetrations closed.

**8. Land and shoreline use**

- a. **What is the current use of the site and adjacent properties?**

Sea-Tac International Airport.

- b. **Has the site been used for agriculture? If so, describe.** No.

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

Gas filling stations, carwashes, canopies, bathroom and break room facilities.

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

All existing structures will be demolished. This includes all tenant improvements and equipment, Port owned facilities and equipment, all utilities, and USTs.

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

Aviation Operations (AVO)

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

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

NA

**h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.**

No

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

Approximately 2 engineers from AECOM would occasionally work at the site during SVE/AS to perform routine operations and maintenance.

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

None

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

None

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

The proposed project is part of STIA's plans to transition rental car operations to the new facility.

**9. Housing**

**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:** NA

**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 proposed temporary SVE/AS enclosure would not exceed 12 feet in height

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

None

**c. Proposed measures to reduce or control aesthetic impacts, if any:** None



**11. Light and glare**

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

None

- 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?**

None

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

NA

**12. Recreation**

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

None

- 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:**

NA

**13. Historic and cultural preservation**

- a. **Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

No

- b. **Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**

NA

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

NA

**14. Transportation**

- a. **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**

The site is located on an adjacent roadway to the main rental car return facility located on airport property. The site is accessed through the rental car return garage, or through gates off the access road to the airport parking garage or rental car return car garage. (See Figure 1)

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

NA

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

NA

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). No

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

The project will occur on airport property but will not require the use of water, rail, or air transportation

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Site visits by field engineers (2) will be performed weekly or monthly as needed.

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

None

#### 15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No.

b. Proposed measures to reduce or control direct impacts on public services, if any. None

#### 16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other (airport's industrial water system).

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.

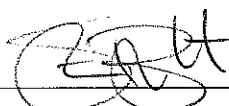
Electrical utilities for service equipment and lighting

#### C. SIGNATURE

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

Signature: 

Merv Coover, AECOM

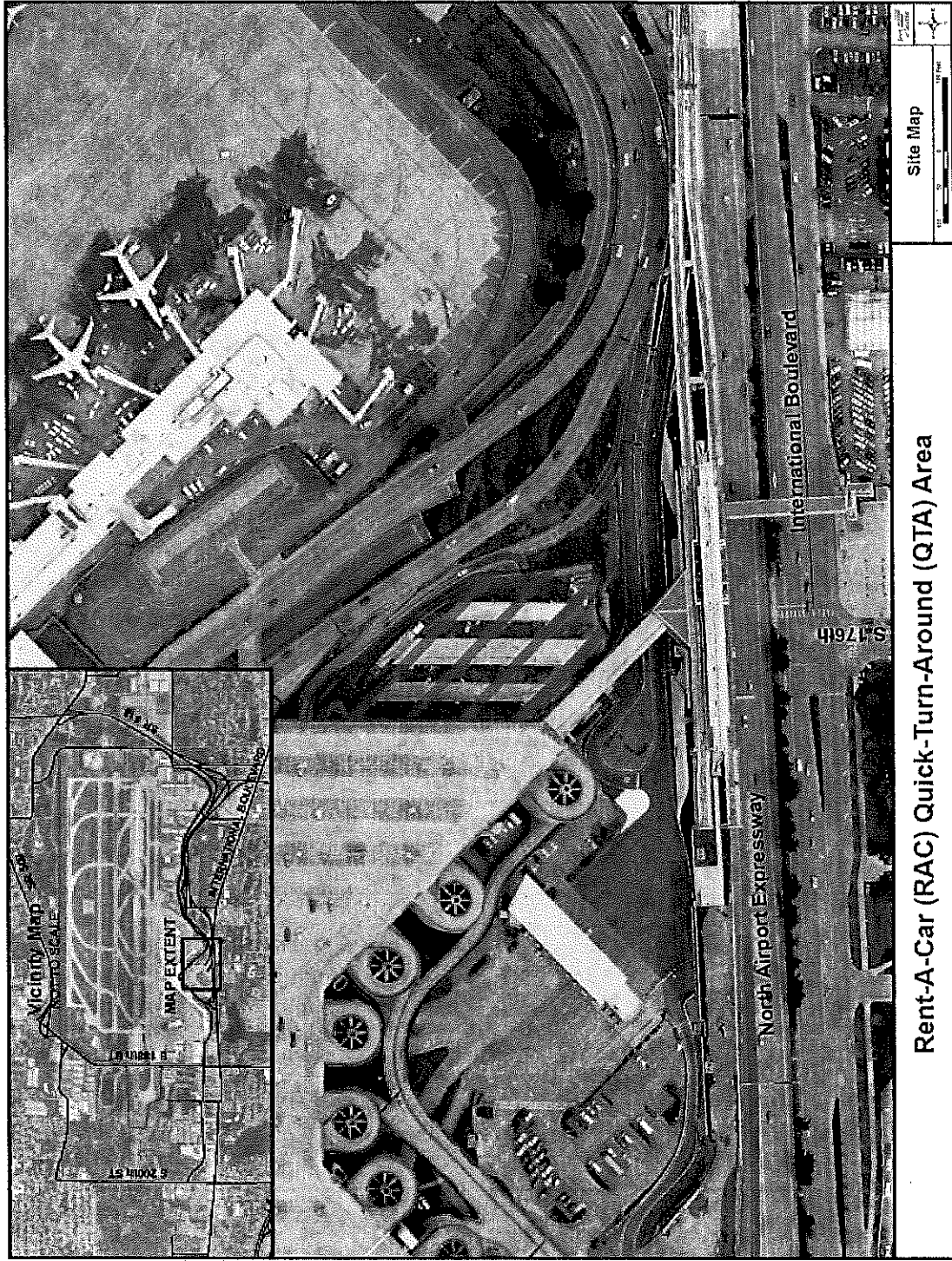
Signature: 

Steve Rybolt, Port of Seattle

Date Submitted: 4/17/12

Date Submitted: 4/17/12

FIGURE 1 – SITE MAP



Rent-A-Car (RAC) Quick-Turn-Around (QTA) Area

## ATTACHMENT 1 – GREENHOUSE GAS (GHG) EMISSIONS WORKSHEET

### Supplemental Information for SEPA Environmental Checklist

GHG Emission Sources (CO <sub>2</sub> , CH <sub>4</sub> , N <sub>2</sub> O, HFCs, PFCs, SF <sub>6</sub> ) <sup>1</sup>	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	Vehicle and motorized construction and drilling equipment	Moderate emissions from daily use of vehicles and equipment during 60 day anticipated project construction period.	Turn off vehicle when not in use. Accessible by public transportation.
Non-Road Mobile Sources	None		
Stationary Combustion	None		
Industrial Processes	None		
Fugitive Emissions	None		
Agricultural Emissions	None		
Land Disturbance	Drilling, excavation equipment for 60 days of project construction	Moderate emissions from daily use of equipment during 60 day anticipated project construction period.	Turn off vehicle when not in use.
Purchased Electricity and Steam	Electricity for blower, pump, and other system equipment	Moderate emission associated with system operation for 1.5 to 3 years.	Energy efficient equipment will be used where possible. Equipment will be turned off when not in use. System performance will be evaluated frequently to optimize treatment and decrease system run duration to the extent possible.
Construction	Drilling, excavation equipment for 60 days of project construction	Moderate emissions from daily use of equipment during 60 day anticipated project construction period.	Turn off vehicle when not in use.
Extraction of Purchased Materials	None		

GHG Emission Sources (CO <sub>2</sub> , CH <sub>4</sub> , N <sub>2</sub> O, HFCs, PFCs, SF <sub>6</sub> ) <sup>1</sup>	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?
Processing of Purchased Materials	None		
Transportation of Purchased Materials	Transportation of remediation system equipment for delivery to the site.		Use locally sourced materials when possible.
Employee Commute	Daily commute during excavation and construction	Minimal emissions from travel to site by vehicle. Travel distance is less than 13 miles for employee commute	Accessible by public transportation
Other Mobile Emissions	None		
Water Use and Wastewater Disposal	Waste water disposal to airport industrial water system (IWS) if permitted, or disposed of offsite.	Waste water will be treated prior to discharge to IWS, or disposed of offsite so emissions are expected to be insignificant.	Water will be treated before discharge of disposed of offsite.
Waste Management	Offsite disposal of soil and hydrocarbon product	Emissions associate with this waste disposal are insignificant	Excavate soil will be disposed of properly
Product Use			

<b>CH<sub>4</sub></b>	Methane	Landfills, production and distribution of natural gas & petroleum, fermentation from the digestive system of livestock, rice cultivation, fossil fuel combustion, etc.
<b>N<sub>2</sub>O</b>	Nitrous Oxide	Fossil fuel combustion, fertilizers, nylon production, manure, etc.
<b>HFC's</b>	Hydrofluorocarbons	Refrigeration gases, aluminum smelting, semiconductor manufacturing, etc.
<b>PFC's</b>	Perfluorocarbons	Aluminum production, semiconductor industry, etc.
<b>SF<sub>6</sub></b>	Sulfur Hexafluoride	Electrical transmissions and distribution systems, circuit breakers, magnesium production, etc.