SEPA[1] 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.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

Background

Find help answering background questions[2]

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

   Kenyon Industrial Park and 7901 2nd Ave. South Cleanup Action Plans

2. **Name of applicant:**

   Washington Department of Ecology, contact Ryan Gardiner

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

   Washington Department of Ecology
   Toxics Cleanup Program, Northwest Region
   Ryan Gardiner
   PO Box 330316
   Shoreline, WA 98133
   ryan.gardiner@ecy.wa.gov, (425) 681-5543

4. **Date checklist prepared:**

   June 18, 2025

5. **Agency requesting checklist:**

   Washington State Department of Ecology

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

   The requirements of the cleanup action plans (CAPs), including long-term monitoring and environmental covenants for each CAP, will become effective on the date that the Kenyon Industrial Park (KIP) and 7901 Parcel following a 30-day public comment period for agreed orders that are to be issued for each property; the effective date is anticipated to be October 2025. The full schedule of work and deliverables is outlined in the respective CAPs' Implementation Schedule.

Proposed Action	Commencement Date	Completion Date
Long-term monitoring of landfill gas and groundwater	Monitoring requirements begin 180 days after the effective date of the agreed order	The landfill gas and groundwater monitoring will continue in accordance with the requirements of the CAPs
Construction of the landfill cap on 7901 and KIP parcels	Approximately 18 months after the effective date of the agreed order	Construction duration TBD, expected duration 14 – 90 days

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

Environmental Covenant	Filed with the County Recorder within 180 days after the effective date of the agreed order	Environmental (Restrictive) In perpetuity

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

   There are no known future plans or activities related to this proposal.

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

   A list of key environmental documents prepared to implement this proposed project within the KIP Area and 7901 Parcel is provided below. This is not an exhaustive list of project files. These environmental documents and others are publicly available on Ecology's website: https://fortress.wa.gov/ecy/gsp/CleanupSiteDocuments.aspx?csid=1324.

Document	Date
South Park Landfill – Public Participation Plan	October 30, 2017
South Park Landfill - Remedial Investigation/Feasibility Study, Revised Final	February 2021
South Park Landfill, Kenyon Industrial Park – Agreed Order	Effective October 2025
South Park Landfill, 7901 Parcel – Agreed Order	Effective October 2025
South Park Landfill, Kenyon Industrial Park Cleanup Action Plan	September 2025
South Park Landfill, 7901 Parcel Cleanup Action Plan	July 2025

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.**

   There are no known applications pending for governmental approvals of other proposals affecting the KIP property or 7901 parcel.

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

    A Grading Permit from the City of Seattle will be required for construction-related activities.

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.)**

    Two Model Toxics Control Act cleanup actions will be conducted in the northern portion of the South Park Landfill Site in accordance with two Agreed Orders (which include Cleanup Action Plans) issued by the Washington Department of Ecology for the Kenyon Industrial Park (KIP) parcel and adjacent 7901 2nd Ave. South parcel. The South Park Landfill is defined

as the area where waste was placed as part of historical landfill operations. The project would also address potential contamination resulting from a former auto wrecking or used car sales lot and placement of cement kiln dust in a former north-south swale on the KIP parcel.

The cleanup actions consist of construction and monitoring activities to address soil and groundwater contamination. Activities will include construction and maintenance of a landfill cap in areas not covered by buildings (i.e. grading, some hauling of fill material, placement of clean fill, and paving with asphalt or concrete), monitoring of landfill gas and groundwater, recording of environmental covenants on each parcel, and contingency measures, if required.

The respective CAPs are similar and written according to the conditions of each property. The CAPs would require the following actions:

- Construction of a landfill cap (i.e. impervious surfaces such as asphalt) over the landfill portion of the site by replacing existing asphalt as required to bring existing infrastructure to the minimum functional standards outlined in the CAPs. Long-term monitoring, repair, and maintenance of the landfill cap will be required in perpetuity to minimize contamination exposure to human health and the environment.
- Monitoring of methane in buildings on and within 100 feet of the landfill Edge of Refuse to protect human health. Additionally, two landfill gas probes will be installed on the boundary of the KIP property to monitor landfill gas migration. Contingency measures will be implemented, if required.
- The KIP CAP includes groundwater monitoring at downgradient monitoring wells. Contingency measures will be implemented, if required.
- An environmental covenant on the KIP and 7901 parcels filed with King County and ongoing adherence to the requirements of those covenants in perpetuity.

For a full description of the requirements, refer to the respective CAPs for each parcel. The buildings, parking, and driveway configurations, and area of impervious surfaces are not anticipated to be impacted by this proposal. The selected cleanup action described in the KIP CAP and the 7901 parcel CAP each fulfills the requirements of the Model Toxics Control Act (MTCA). A separate CAP and SEPA have been developed for the southern portion of the South Park Landfill.

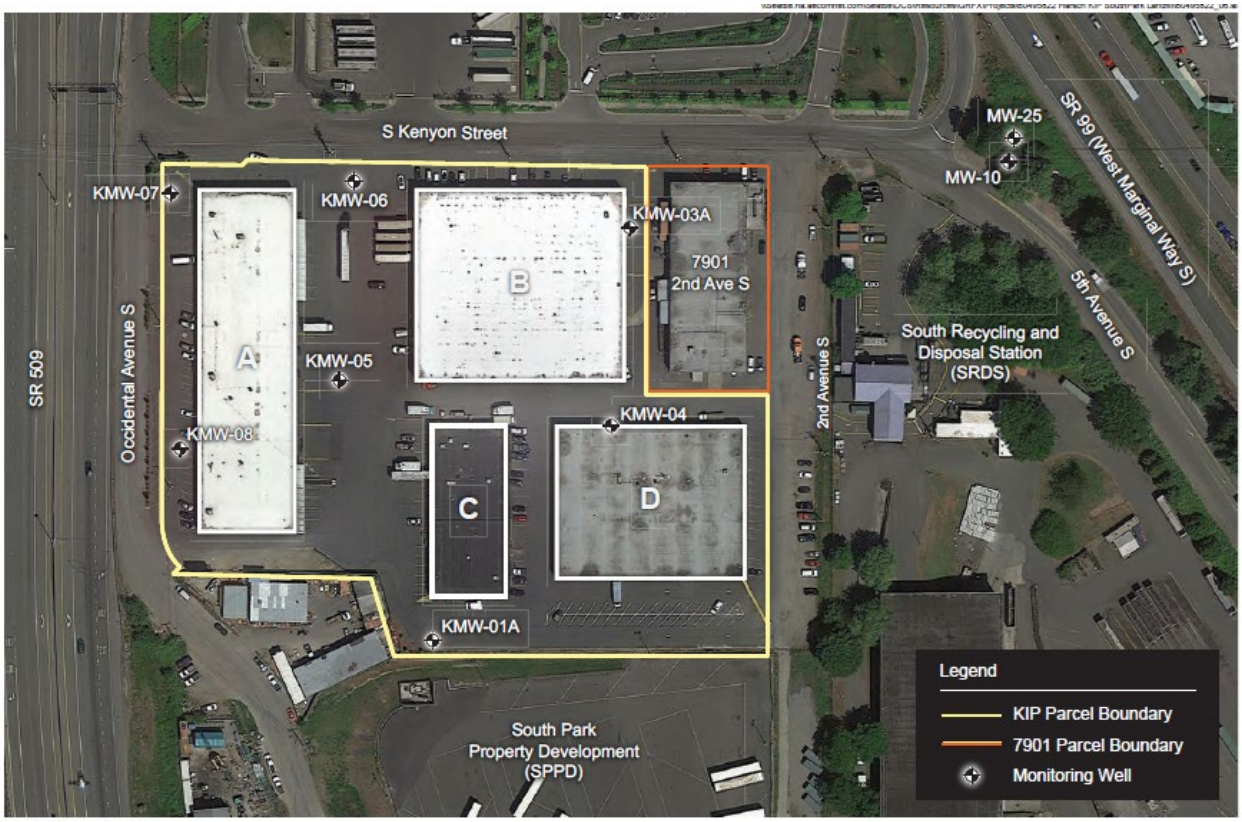
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). 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 proposed project includes two adjacent parcels located in the South Park neighborhood of Seattle, Washington. These parcels are in Section 32 of Township 24 North, Range 4 East.

The KIP Area has four buildings constructed on it and is generally located at 7900 Occidental Avenue South. It includes tax parcel 3224049007 and covers approximately 6.5 acres.

The 7901 parcel has one building and is located at 7901 2nd Ave South. It includes tax parcel 3224049077 and covers approximately 0.72 acres.


Legend
Edge of Refuse (July 2017)
KIP Area covered under this KIP CAP
Landfill Parcel
Adjacent Parcel
Building within Landfill Boundary
Building within 100 feet of Landfill Boundary
Street and Highway Right-of-Way within the Settlement Area
S HOLDEN ST
7901 2nd Ave S, LLC
S KENYON ST
SR 99
A
B
C
D
Kenyon Industrial Park (KIP)
2ND AVE S
W.G. Clark
1ST AVE S
OCCIDENTAL AVE S
SR 99 SW MARGINAL WAY S
5TH AVE S
South Recycling and Disposal Station (SRDS) (Buildings will Change During IA)
City of Seattle
Parcel Nos. 7328400005 and 3224049110
10.55 acres
South Park Property Development (SPPD)
Parcel No. 3224049005
21.0 acres
S SULLIVAN ST
S CLOVERDALE ST
Notes:
Figure prepared by Floyd|Snider.
Tax parcels and rights-of-way provided by King County Geographic Information Systems Center and WSDOT.
Orthoimagery provided by NearMap, September 27, 2015.
Abbreviations:
IA = Interim Action
WSDOT = Washington State Department of Transportation
N
0
125
250
500
Scale in Feet



Source: Google Earth

Environmental Elements

1. Earth

Find help answering earth questions[3]

a. General description of the site:

The proposed project occurs on land that is underlain by historically deposited alluvial sediments. The topography is relatively flat. The parcels are situated approximately one-third of a mile west of the Lower Duwamish Waterway.

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

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

The parcels are generally flat. A topographic survey of the properties is not available.

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.

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

The underlying soil type is primarily historical deposited alluvial sediments. Types of soil include gravel, sand, silty sand, and silt. Located at the site of a former landfill that operated from the 1930s to the 1950s, refuse from municipal, commercial, and industrial solid waste underlies the majority of the two properties. Portions of the properties also include fill material that was deposited from off-site sources. On the KIP property, this includes cement kiln dust that was deposited around the early 1970s to fill a north-south swale running through the western portion of the property.

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

The project is in an area of soil liquefaction and is also a former landfill. Soft and unstable soils present a high risk of seismic induced liquefaction.

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 purpose of implementing the CAPs is to reduce threats to human health and the environment and minimize the need for future maintenance. The project would eliminate or significantly reduce the pathways for exposure to hazardous substances through capping and ongoing monitoring on the two properties. Construction activities, including excavation and filling, would be required to replace existing asphalt and fill to bring the existing landfill cap up to the standards outlined in the CAPs. Additionally, landfill gas probes will be installed on the western edge of the KIP parcel for monitoring purposes. The proposed activities would not change the building footprints or area of impervious surfaces.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Soils could be exposed and subject to erosion during construction associated with replacement of the existing landfill cap and monitoring equipment. The project will include standard construction erosion control measures in the design documents. Construction will be conducted according to the Washington State Construction Stormwater General Permit, National Pollution Discharge Elimination System (NPDES) and State Waste Discharge General Permit for Stormwater Discharges Associated with Construction Activity (Construction General Stormwater Permit). The General Permit requires that the Permittee prepare and implement a site-specific stormwater pollution prevention plan (SWPPP) including implementation of best management practices (BMPs) to prevent erosion.

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

Except for small landscape areas at the perimeter of the parcels, the two properties are entirely covered with impervious surfaces (i.e. buildings, asphalt, and concrete) currently. The proposed activities would not change the area of existing impervious surfaces on site.

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

The project will include standard construction erosion control measures in the design documents. The General Permit requires that the Permittee prepare and implement a site-specific stormwater pollution prevention plan (SWPPP) including implementation of best management practices (BMPs) to prevent erosion.

2. Air

Find help answering air questions[4]

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 of the landfill cap and periodic ongoing monitoring and maintenance activities associated with the landfill cap, landfill gas equipment, and off-property groundwater wells, there would be a small and temporary increase in exhaust emissions from vehicles and equipment.

Methane gas associated with the former landfill and other past land uses may be present in the soils below the KIP and 7901 properties. As described in the CAPs, this proposed project would provide long-term indoor air monitoring of landfill gas within the buildings on the KIP and 7901 parcels.. Finally, two landfill gas probes will be installed on the western parcel boundary of the KIP parcel to further monitor landfill gas. The KIP CAP and 7901 CAP provide for corrective actions if landfill gas triggers are reached.

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

Landfill gas from off-site portions of the South Park Landfill Site could migrate onto these parcels. The indoor air monitors and landfill gas probes would detect migration of landfill gas from off-property sources. Corrective action will be taken if exceedances of landfill gas occur. Other landfill parcels operate and maintain landfill gas extraction systems. No other emissions or odors are known.

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

Project activities will be conducted in compliance with Department of Ecology's requirements to minimize the airborne transport of contaminants. The general contractor or remediation contractor will implement best management practices for particulate control during construction activities. If landfill gas exceedances are detected in buildings or landfill gas probes, mitigation measures will be implemented in accordance with the respective Landfill Gas Contingency and Monitoring Plan (an appendix to the CAP for each parcel) and local, state, and federal regulations.

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

3. Water

Find help answering water questions[5]

a. Surface:

Find help answering surface water questions[6]

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.**

   A north-south drainage swale in the western portion of the KIP parcel was filled with cement kiln dust (CKD) in the period between the mid-1960s and mid-1970s and therefore no longer exists. This swale once connected to and is downgradient of what is described as the former West Ditch that ran along the western boundary of the South Park Property Development (SPPD) parcel to the south. The ditch was part of the stormwater conveyance system for the landfill but was filled in and capped as part of the SPPD interim action and redevelopment. The U.S. Army Corps of Engineers determined that this feature was not a jurisdictional water of the United States.

   The KIP and 7901 parcels are approximately one-third mile west of the Lower Duwamish Waterway. A wetland (providing stormwater management) exists roughly 700 feet to the north of these parcels. No surface waters are within the immediate vicinity of the project. This proposed project would not require work within or adjacent to surface water bodies and would not require surface water withdrawals, diversions, or discharges.

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.**

   There are no surface waters on or within 200 feet of the KIP parcel or 7901 parcel.

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.**

   Not applicable. There are no surface waters on or within 200 feet of the proposed project.

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

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

The proposed activities would 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 proposed project is not 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.**

   The proposed project does not involve discharges of waste materials to surface waters.

b. Ground:

Find help answering ground water questions[7]

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

   The proposed activities would not require withdrawal of groundwater.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

   This project would not require discharge of waste material into the ground. Groundwater could encounter hazardous material from former landfill operations and other past uses. A core aspect of this project is to minimize the potential for migration of contamination via groundwater through construction of an impervious landfill cap and ongoing monitoring of the landfill cap and groundwater at downgradient wells in accordance with the requirements of the KIP and 7901 CAPs.

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 KIP Area and 7901 parcel are nearly entirely covered in impervious surfaces (i.e. buildings, asphalt and concrete). The percentage of impervious surfaces will remain the same following implementation of the CAP. Stormwater from the parcels is captured in catch basins and conveyed to the main stormwater lines that run through the properties. Stormwater entering the main stormwater line ties into the storm drain system on SR 509 that flows into the wetlands on the west side of SR

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

509. The impervious nature of the landfill cap is designed to ensure that stormwater and water runoff does not meet contaminated materials located below the cap.

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

   Former land uses, including landfill operations, deposition of CKD in the north-south swale on the KIP parcel, and past operations of an auto-wrecking or used car sales lot also on the KIP parcel could result in contamination of ground or surface waters. This proposed project is intended to mitigate potential impacts from these historic activities through construction of a landfill cap and ongoing monitoring of the cap groundwater and an inspection of the storm drain line beneath the KIP property.

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

   This KIP CAP and 7901 parcel CAP would not alter or otherwise affect drainage patterns in the vicinity of the property.

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

   As part of implementation of the KIP CAP, the main stormwater line within the CKD impact area on the KIP parcel will be inspected to ensure that groundwater below the landfill cap is not entering into the stormwater system. Additionally, ongoing groundwater monitoring will be conducted off-property at two monitoring wells at the eastern edge of the refuse boundary in coordination with all of the potentially liable persons for the larger South Park Landfill Site. Contingency action will be taken if groundwater is discovered in the KIP main stormwater line or pre-defined cleanup levels are exceeded in groundwater at the off-property monitoring wells.

   Implementation of the two CAPs under this proposal will be done in coordination with and oversight from the Washington Department of Ecology and completed in accordance with the Model Toxics Control Act (MTCA) and other local, state, and federal regulations.

4. Plants

Find help answering plants questions

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

   ☐ **deciduous tree: alder, maple, aspen, other**

   ☐ **evergreen tree: fir, cedar, pine, other**

   ☒ **shrubs**

   ☐ **grass**

   ☐ **pasture**

   ☐ **crop or grain**

   ☐ **orchards, vineyards, or other permanent crops.**

   ☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**

☐ **water plants: water lily, eelgrass, milfoil, other**

☒ **other types of vegetation**

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

The KIP and 7901 parcels support minimal vegetation due to the extensive impervious surfaces currently present. A limited amount of vegetation within the small, landscaped strips along the perimeter of the parcels could be removed or impacted during reconstruction of the landfill cap.

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

None known. According to the Washington Department of Fish and Wildlife's (WDFW) PHS on the Web interactive map, the nearest sensitive habitats include a wetland located roughly 700 feet to the northwest and a freshwater pond located approximately 800 feet to the north. Roughly 800 feet to the west of the KIP parcel is a biodiversity area and corridor. No threatened or endangered plant species are known to occur on or near the KIP or 7901 parcel.

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

None. The KIP and 7901 parcels are almost entirely covered with impervious surfaces. This project does not propose measures to preserve or enhance vegetation.

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

The KIP and 7901 parcels are almost entirely covered with impervious surfaces currently and supports little vegetation, including noxious weeds and invasive species.

5. Animals

Find help answering animal questions[8]

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

Examples include:

- **Birds: hawk, heron, eagle, songbirds, others:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

Wildlife typical of urban environments may be present such as crows, sparrows, racoons, and rats. According to WDFW's PHS on the Web interactive map, the nearest sensitive habitats include a wetland located roughly 700 feet to the northwest and a freshwater pond located approximately 800 feet to the north. Roughly 800 feet to the

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

west of the KIP parcel is a biodiversity area and corridor. Coho has been identified as occurring within the wetland habitat area; however, this proposed project is of sufficient distance from these sensitive habitats and coho that this project would not have an impact.

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

None known.

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

The KIP Area and 7901 parcel are part of the Pacific Flyway, a north-south bird migration route.

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

e. None. The KIP and 7901 parcels are almost entirely covered with impervious surfaces. This project does not propose measures to preserve or enhance wildlife.

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

None. No invasive animal species are known to occur on or near the site.

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

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 purpose of this project is to reduce threats of contamination to human health and the environment. The proposed implementation of the CAPs would have minimal ongoing energy needs. Electricity would be used to operate monitoring equipment and, if needed, a landfill gas collection system. A nominal amount of petroleum fuel for vehicle and equipment use will be necessary to monitor and maintain the landfill cap, conduct long-term monitoring of landfill gas and groundwater, and perform corrective action, if necessary.

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

The proposed actions in this SEPA Checklist would not 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.

Implementation of the CAP would have minimal energy requirements. Actions taken under this proposal would not increase energy consumption in such a way that energy conservation features would be warranted.

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

7. Environmental health

Health Find help with answering environmental health questions[10]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

It is not anticipated that this project would introduce new environmental health hazards. The purpose of this proposed project is to reduce threats to human health and the environment that resulted from historic operations through implementation of cleanup action plans (CAPs) on the Kenyon Industrial Park (KIP) Parcel and 7901 Parcel.

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

The KIP Parcel and 7901 Parcel are part of the larger South Park Landfill Site (cleanup site identification [CSID] 1324). Solid waste was disposed of in the eastern portion of the KIP Parcel and throughout the 7901 Parcel from the 1930s through around the early 1950s. Much of the waste was burned to reduce the volume. The contents of the landfill include municipal solid waste, burned waste and ash, and interbedded soil and general-purpose fill used as cover during operations and as fill during closure and post-closure activities. Because of the heterogeneous nature of the waste/fill and its presence within a closed landfill, limited characterization was performed during the RI. Based on 30 years of state and national experience with similar landfills, the waste/fill is presumed to contain one or more hazardous substances, some of which may be at concentrations greater than Model Toxics Control Act (MTCA) cleanup levels.

During the 1950s and 1960s, aerial photography indicates that the two parcels under this proposed project were used for auto-wrecking or a used vehicle sales lot. These operations continued on the parcel until at least 1969. The nature and extent of potential wastes from auto salvage operations is unknown. Common chemicals of concern associated with auto salvage yards include petroleum products, heavy metals, and chlorinated solvents.

In the early-1970s, the main stormwater line for the KIP Parcel was installed in the historical north-south swale running through the KIP property and then filled in. Subsequent investigation in this area confirmed that the swale was filled primarily with cement kiln dust (CKD). The four buildings on the KIP property today were constructed between the mid-1960s through mid-1970s. The building on the 7901 parcel was constructed in 1975.

The purpose of this proposed project is to reduce threats to human health and the environment resulting from these former land uses. Implementation of these CAPs will be implemented in accordance with MTCA and with oversight from Washington

[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

Department of Ecology's (Ecology) with the intent to minimize the exposure and transport of existing contaminants.

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.**

   As described above, the parcel is expected to have hazardous chemicals/conditions associated with past uses, including former landfill activities, former auto-wrecking or used auto sale operations and the filling of the historical swale on the KIP parcel with CKD. As previously noted, because of the heterogeneous nature of the waste/ fill and its presence within a closed landfill, extensive characterization was not investigated; however, based on 30 years of state and national experience with similar landfills, the waste/fill is presumed to contain one or more hazardous substances, some of which may be at concentrations greater than MTCA cleanup levels. Addressing potential methane gas emissions has been incorporated into the CAPs. In addition to the former landfill, contamination may have occurred from former auto salvage operations, such as release of petroleum products, heavy metals, or chlorinated solvents.

   This proposed project would implement CAPs on the KIP Area and 7901 parcel designed to minimize contaminant exposure to human health and the environment and, if necessary, take corrective action.

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.**

   Implementation of the CAPs would mitigate existing contamination resulting from former operations. Petroleum fuels would be used and possibly temporarily stored on-site for the purpose of constructing, monitoring, and maintaining the landfill cap and monitoring and maintaining landfill gas and groundwater equipment.

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

   Implementation of this proposed project will comply with all applicable fire codes and Occupational Safety and Health Administration (OSHA) regulations. Special emergency services beyond those currently employed at the site would not be required. 911 emergency services will be deployed in the event of an accident during construction, monitoring, and maintenance activities.

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

   The purpose of this proposed project is to reduce threats to human health and the environment that resulted from former land uses. These CAPs for the KIP Parcel and 7901 Parcel will be implemented in compliance with the Model Toxics Control Act (MTCA) and other local, state, and federal regulations. The work will be conducted with Ecology oversight with the intent to minimize exposure and transport of existing contaminants.

Measures taken to reduce or control environmental health hazards include construction, annual monitoring, and maintenance of a landfill cap (i.e. buildings, asphalt, and concrete) to provide an impermeable barrier to contamination located below the cap. Monitoring and maintenance of landfill gas detectors will be conducted regularly in accordance with the CAPs to detect the migration of methane gas. Groundwater would be regularly monitored at monitoring wells to the east as part of the larger South Park Landfill Site to detect potential migration of contamination. Corrective action will be implemented for landfill gas and groundwater exceedances, if required, per the standards outlined in the CAPs. Environmental (restrictive) covenants will be placed on the KIP Parcel and 7901 Parcel, filed and maintained in perpetuity to mitigate future exposure to contaminants to humans or the environment.

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)?**

   Temporary noise from vehicles and equipment may occur during construction of the landfill cap, ongoing monitoring and maintenance activities, and corrective action (if necessary).

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

   Noise-producing activities associated with implementation of the CAPs would occur during normal business hours.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

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 KIP Parcel and 7901 Parcel are privately owned and fully developed. The existing buildings are used for purposes consistent with industrial zoning. The parcels adjacent to the proposed project include the W.G. Clark Construction (W.G. Clark) and the South Park Property Development (SPPD) parcels located to the south and the Seattle Recycling and Disposal Station (SRDS) parcel to the east. The SPPD and SRDS parcels also overlie the South Park Landfill Site. Occidental Avenue South is to the west of the KIP parcel and South Kenyon Street is north of the KIP Parcel and 7901 Parcel. The W.G. Clark property is primarily used for equipment storage. This proposed project and all adjacent parcels are within Seattle's General Industrial 2 zone. This proposal does not

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

propose a change in use and is not expected to affect current land use on 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 because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The project parcels are not known to have been used as working farmlands or working forest lands. Historical landfill operations on the properties date back to the 1930s.

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?**

   The KIP property and adjacent parcels are within Seattle's General Industrial 2 zone. The proposal will not affect surrounding working farm or forest lands or associated operations.

c. Describe any structures on the site.

The KIP parcel contains four buildings. Three of the buildings overlie the landfill. The buildings are slab-on-grade construction and contain a mixture of office and manufacturing/warehouse space. The buildings include the following: a 32,000-square-foot building constructed in 1966, a 15,624-square-foot building constructed in 1973, 44,000-square-foot building constructed in 1970, and a 36,000-square-foot building constructed in 1973. The 7901 Parcel contains one 17,000-square-foot building constructed in 1975.

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

No structures will be demolished as part of this proposal.

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

The parcel is within Seattle's General Industrial 2 zone.

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

Industrial

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

Not applicable. The parcel is not near a shoreline.

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

The South Park Landfill Site is an environmentally critical area because it is a former landfill. In addition, the Site is in a liquefaction zone.

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

The number of people working on-site would not change as a result of this proposed project.

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

None.

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

No displacement impacts are anticipated to occur as a result of implementing the CAPs.

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

Implementation of the CAPs are not anticipated to change or affect the existing or projected land uses.

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

None proposed.

9. Housing

Find help answering housing questions[12]

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

None. Housing is not proposed.

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

None. No housing currently exists on the proposed project properties.

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

None proposed.

10. Aesthetics

Find help answering aesthetics questions[13]

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

Not applicable. No buildings or structures will be constructed because of the implementation of these CAPs.

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

No views would be altered or obstructed because of the implementation of these CAPs.

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics

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

None proposed.

11. Light and glare

Find help answering light and glare questions[14]

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

Lights from vehicles and equipment may be used for a temporary duration to perform construction and monitoring activities. In the long-term, the proposed actions would not produce new, different, or additional light or glare; nor would the project change such characteristics on the property.

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

The proposed actions would not produce new light or glare or change such characteristics within the project area.

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:

None proposed.

12. Recreation

Find help answering recreation questions

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

There are no designated or informal recreational opportunities on or immediately near the KIP Parcel or 7901 Parcel.

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

No existing recreational uses would be displaced.

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

None proposed.

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

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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

No buildings, structures, or sites of historic significance have been identified within the proposed project or immediately adjacent. The KIP parcel contains four buildings, while the 7901 Parcel has one building. All five buildings are of industrial-type construction and were built roughly 50 to 60 years ago. On the KIP Parcel, the buildings include the following: a 32,000-square foot building constructed in 1966, a 15,624-square foot building constructed in 1973, 44,000-square foot building constructed in 1970, and a 36,000-square foot building constructed in 1973. The 7901 Parcel building is 17,000 square feet and was constructed in 1975. According to the Washington Department of Archaeology and Historic Preservation map, none of these buildings have been identified as eligible for listing in their inventory.

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 proposed project is within the Duwamish River Valley, which was heavily utilized by indigenous peoples and thus has a high probability of intact archaeological remains. As a former landfill, the proposed project occurs on land that was subject to extensive fill and grading over several decades. Historic or cultural resources are not known to have been identified during previous ground-disturbing work.

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 Washington Department of Archaeology and Historic Preservation map was reviewed to assess current cultural resources conditions and risk of disturbing cultural or historic resources. Historical maps were reviewed during the remedial investigation of the site to identify past land uses.

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.

Prior to beginning any ground-disturbing activities, a cultural resources review will be completed, as required under MTCA (WAC 173-340-815). This review will include consultation with the Department of Archaeology and Historic Preservation and potentially affected Tribes. Recommendations from the consultations will be

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

implemented at the site. At a minimum, an inadvertent discovery plan will be developed for the proposed project prior to ground disturbance associated with construction of the landfill cap or other activities associated with this project. Should evidence of cultural remains, either historic or prehistoric, be encountered during implementation of the CAPs, work in the immediate area would be suspended, and the find would be examined and documented by a professional archaeologist. Decisions regarding appropriate mitigation and further action will be made at that time.

14. Transportation

Find help with answering transportation questions[16]

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 KIP Parcel and 7901 Parcel are served by a network of primary arterials, including State Route 99, and several collector arterials, including Occidental Avenue South, adjacent to the KIP parcel on the west and South Kenyon Street located to the north of these parcels. The parcels are also accessed from 2nd Avenue South along the east property boundaries. Any of these entry points may be used to access the property during construction, monitoring, and maintenance activities. Implementation of the CAPs is anticipated to have a nominal impact on vehicle traffic on-site and the surrounding street system. The proposed long-term monitoring and Environmental (Restrictive) Covenants would not affect the existing transportation system or the movement of goods on the transportation network, would not generate a measurable increase in traffic volumes, and would not require or utilize new modes of transportation.

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 parcels are not immediately served by public transit. There is a public transit stop approximately 0.2 miles to the northeast, near the intersection of S Holden St and 2nd Ave S. The proposed project will not have an impact on public transit or associated routes.

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The proposed project includes replacement of the landfill cap (i.e. pavement) within the driveway area on-site to bring the existing cover up to standard. It will not require new roads, streets, or road improvements.

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

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

The proposal will not require water, rail or air transportation.

e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?**

The purpose of this project is to reduce threats to human health and the environment. During construction of the landfill cap, installation of equipment, and monitoring and maintenance activities, there would be expected a small and temporary increase in vehicle use. The impact of this is anticipated to be nominal. Construction design will help inform cut/cover quantities and hauling impacts from the proposed work.

f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

The proposed project will not interfere with or affect transport of agricultural and forest products. Local land uses are primarily industrial.

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

None proposed.

15. Public services

Find help answering public service questions[17]

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 proposed construction activities, long-term monitoring and maintenance, and Environmental (Restrictive) Covenants would not result in an increased need for public services and would not adversely affect existing public services in the area.

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

None proposed.

16. Utilities

Find help answering utilities questions[18]

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

The KIP Parcel and 7901 Parcel are currently served by electricity, natural gas, water, telephone and other communications, and sanitary sewer. These existing utilities would not be affected by the implementation of this project with the exception of possible supporting and/or protective measures during earthwork.

[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services
[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities

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 new or extended utilities are proposed as part of this proposed project.

Signature

Find help about who should sign[19]

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.

_____

Type name of signee: Ryan Gardiner

Position and agency/organization: Northwest Region Site Manager

Date submitted: September 17, 2025

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