

SEPA¹ 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>

A. Background

[Find help answering background questions](#)²

1. Name of proposed project, if applicable:

Solidarity House

2. Name of applicant:

Estelita's Library

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

241 Martin Luther King Jr Way S

Seattle, Washington 98144

415-342-9009

Edwin Lindo, Co-founder

4. Date checklist prepared:

April 9, 2026

5. Agency requesting checklist:

Washington State Department of Ecology

Toxics Cleanup Program

Northwest Regional Office

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

- Phase 1: Auto Repair Materials Disposal, July 2026 (1 week event)
- Phase 2: LNAPL Removal, July 2026 to July 2027 (monthly, 2 day events)
- Phase 3: Remedial Excavation of Petroleum-Contaminated Soil, Cap Construction, Vapor Intrusion Mitigation System Construction, April 2027 to January 2028 (estimated)

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

Nothing planned at this time.

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

Black River Environmental's *Agency Review Draft Interim Action Work Plan* dated January 23, 2026

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.

None at this time.

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

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

All phases of work require approval by the Washington State Department of Ecology Toxics Cleanup Program prior to implementation; and:

- Phase 1: Auto Repair Materials Disposal—no government permits required
- Phase 2: LNAPL Removal—no government permits required
- Phase 3: On-Property Cleanup during Redevelopment—work will be performed under the forthcoming City permit(s) for redevelopment construction at the property that will occur concurrently with the on-Property cleanup. It is anticipated that a separate SEPA submittal specific to redevelopment construction will be submitted in 2027.

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 proposal is for Interim Actions at the site, in accordance with Prospective Purchase Consent Decree (PPCD) no. 25-22-17319-4 between Estelita's Library and the Washington State Department of Ecology. Interim Actions are described in Black River Environmental's *Agency Review Draft Interim Action Work Plan* dated January 23, 2026 and include:

- Phase 1: Auto Repair Materials Disposal—containers (drums containing unknown fluids, former used oil aboveground storage tank) remaining from historical property use as an auto repair facility will be profiled and transported from the property to an authorized disposal facility. An out-of-use oil/water separator will be decommissioned. No use changes are associated with this phase.
- Phase 2: LNAPL Removal—LNAPL in Site wells will be removed using manual methods during approximately monthly events and transported to an off-site treatment and disposal facility. No use changes are associated with this phase.
- Phase 3: On-Property Cleanup during Redevelopment—Concurrently with redevelopment of the Property for construction of Solidarity House, cleanup activities will be performed including:
 - Remedial excavation of petroleum-contaminated soil on the Property and disposal of petroleum-contaminated soil at an off-site disposal facility.
 - Capping of residual petroleum-contaminated soil on the Property with pavement or similar surface covering.
 - Installation of a vapor intrusion mitigation system during construction of the new building foundation.

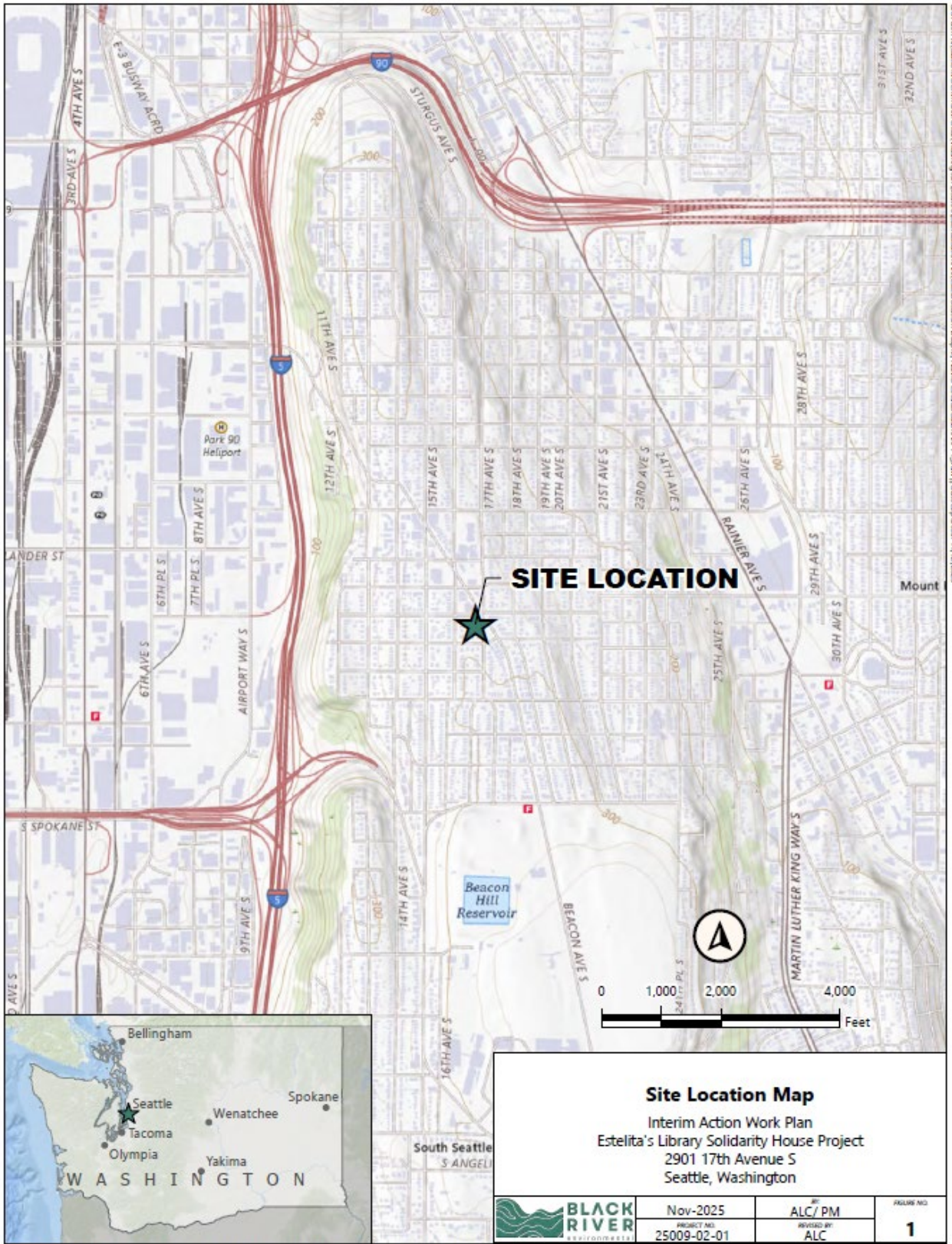
No use changes are specifically associated with the on-Property cleanup activities; however, the Property redevelopment will occur concurrently and will result in a

change of use from commercial to mixed-use. It is anticipated that a separate SEPA submittal specific to redevelopment construction will be submitted in 2027.

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 Interim Action activities will occur at the Property located at 2901 17th Avenue South & 1615 South Forest Street, Seattle, King County, Washington, Township 24 North, Range 4 East, and Section 9 and in adjoining rights-of-way sidewalks. The Property comprises two parcels totaling 120,000 square feet in size, according to tax assessor records (King County parcel nos. 308600-3356 and 308600-3355). Legal description:

- The East 60 feet of Lot 5 and the North 40 feet of Lot 6, Block 53, T. Hanford's Addition to South Seattle, according to the plat thereof recorded in Volume 1 of Plats, page 141, in King County, Washington
Situating in the City of Seattle, County of King, State of Washington.
- Lot 5, Block 53, T. Hanford's Addition to South Seattle, according to the plat thereof recorded in Volume 1 of Plats, page 141, records of King County, Washington;
Except the East 60 feet thereof.
Situating in the City of Seattle, County of King, State of Washington



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structure Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USGS Road data; National Earth Data; U.S. Department of State Hill NOAA National Centers for Environmental Information, Data retrieved October 27, 2025; CHS, Esri, Garmin, NaturaVie, Esri, GEBCO, Garmin, NaturaVie, Sources: Esri, U.S. Department of Commerce, Census Bureau; U.S. Department of Commerce (DOC), National Oceanic and Atmospheric Administration (NOAA), National Ocean Service (NOS), National Geodetic Survey (NGS)

B.Environmental Elements

1. Earth

[Find help answering earth questions](#)³

a. General description of the site:

The Property comprises two parcels totaling 120,000 square feet in size (King County parcel nos. 308600-3356 and 308600-3355) developed with a 2,254-square foot commercial building and a 920-square foot residence with detached garage. The residence building has been used as a multi-tenant residential rental since the early 2000s, but is currently unoccupied. The commercial building is currently used by Estelita's Library as a community gathering space. Other areas of the Subject Property are asphalt or concrete paved or lawn/landscaped.

The Property is surrounded primary by residential properties, with the exception of the Seattle Public Library Beacon Hill Branch to the north across S Forest Street. Adjacent to the west across the alley ROW are single-family residences. Adjoining on the south is a multi-family retirement facility. To the east, across Beacon Avenue S is a mixed use apartment building with ground-floor retail. Also to the east across 17th Avenue S is Stevens Place Park.

The Property immediate area has relatively flat topography at approximately elevation 295 feet. Within several blocks to the east and west, topography transitions to steep slopes downward to the Duwamish Waterway (approximately 1.5 miles to the west) and Lake Washington (approximately 1.3 miles east). These are the nearest surface water bodies to the Subject Property.

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

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

1%

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.

Soil includes shallow fill soil overlying glacial till to the maximum depths explored at that property (60 feet bgs). Fill soil generally consisted of brown to gray silty sand with occasional gravel from the ground surface to approximately 5 to 10 feet bgs. Glacial till consists of very dense silt, sand, and gravel.

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 Interim Action activities include removal of on-Property soil to estimated depth of 15 to 25 feet.

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

No.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

The Interim Action activities include remedial excavation and off-site disposal of on-Property petroleum-contaminated soil. Excavation will occur on-Property only (lot-line to lot-line, except for a 5-foot setback from the western Property boundary) and to depths ranging to 15 to 25 feet bgs. Excavation total quantity is estimated at 3,100 cubic yards of petroleum-contaminated soil.

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

Yes, during excavation activities the existing surface pavement will be removed and underlying soils exposed temporarily. During excavation activities, erosion will be controlled in accordance with the Temporary Erosion and Sediment Control Plan or similar for the overall Property redevelopment construction, to be prepared during upcoming building permit pursuit, anticipated for 2027.

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

Estimated 99% after Property redevelopment.

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

During excavation activities, erosion will be controlled in accordance with the Temporary Erosion and Sediment Control Plan or similar for the overall Property redevelopment construction, to be prepared during upcoming building permit pursuit anticipated for 2027.

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.**

None planned at this time.

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

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

None.

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

Not applicable as there are no air emissions anticipated at this time.

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.**

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.**

Not applicable.

- 4. Will the proposal require surface water withdrawals or diversions? Give a 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.**

None planned at this time.

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>

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.**

Environmental groundwater monitoring wells have been installed on the property and in the adjacent rights-of-way to a maximum depth of 40 feet bgs for environmental assessment purposes. Small quantities of water (<1 gallon per sampling event) will be withdrawn from these wells up to four times annually and sent for laboratory analysis. This groundwater is not used for drinking or any other public use.

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

Not applicable.

c. Water Runoff (including stormwater):

- 1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Runoff may include stormwater from precipitation events. During excavation, water runoff will be controlled under a National Pollutant Discharge Elimination System (NPDES) permit and Administrative Order obtained for the overall Property redevelopment, anticipated for 2027. Additional detail will be provided in the separate SEPA submittal specific to redevelopment construction that will be submitted at that time.

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

During excavation, water runoff will be controlled under a National Pollutant Discharge Elimination System (NPDES) permit and Administrative Order obtained in 2027 for the overall Property redevelopment. Additional detail will be provided in the separate SEPA submittal specific to redevelopment construction, anticipated for 2027.

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

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>

No.

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

During excavation, water runoff will be controlled under a National Pollutant Discharge Elimination System (NPDES) permit and Administrative Order obtained for the overall Property redevelopment, anticipated for 2027. Additional detail, including the water collection, treatment, and discharge plan, will be provided in the separate SEPA submittal specific to redevelopment construction that will be submitted at that time.

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:** Lawn and residential landscaping

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

Approximately 500 square feet of residential lawn and landscaping area will be removed.

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.

None planned at this time.

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

None known.

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, other:
- **Mammals:** deer, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

Urban birds and mammals have been observed: crows, pigeons, other urban birds, and squirrels

- 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.**

None known.

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

None planned at this time.

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

None known.

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.**

None planned at this time.

- 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 planned at this time.

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>

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.**

Yes, the Interim Actions include remedial excavation of petroleum-contaminated soil. During excavation petroleum-contaminated soil will be exposed at the surface. Access to petroleum-contaminated soil will be managed by establishing exclusion zones accessed only by personnel with appropriate training.

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

Historical operation of gasoline stations and auto repair at the Property from the 1930s until 2012 have resulted in petroleum-contamination to soil and groundwater at the Property and adjoining rights-of-way (S Forest St, 17th Avenue S, and Beacon Ave S).

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.

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.

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

None.

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

All work for the Interim Actions will be performed in accordance with Ecology-approved Work Plans, and all personnel onsite are required to prepare and adhere to site-specific Health and Safety Plans. All personnel working onsite will have appropriate training for working with contaminated media, such as OSHA's 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) training.

b. Noise

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

None.

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>

- 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 noise may occur during remedial excavation activities during the Interim Actions. Hours will be established based on feedback from Seattle Department of Construction Inspections during construction permit pursuit.

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

None planned at this time.

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 Property is developed with a 2,254-square foot commercial building and a 920-square foot residence with detached garage. The residence building has been used as a multi-tenant residential rental since the early 2000s, but is currently unoccupied. The commercial building is currently used by Estelita's Library as a community gathering space.

The Property is surrounded primarily by residential properties, with the exception of the Seattle Public Library Beacon Hill Branch to the north across S Forest Street. Adjacent to the west across the alley ROW are single-family residences. Adjoining on the south is a multi-family retirement facility. To the east, across Beacon Avenue S is a mixed use apartment building with ground-floor retail. Also to the east across 17th Avenue S is Stevens Place Park. The Interim Actions will not affect current land uses on nearby or adjacent properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses 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?**

Not applicable, the site has never been used as working farm or forest lands.

- 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?**

Not applicable.

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

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>

The Property is developed with a 2,254-square foot commercial building and a 920-square foot residence with detached garage.

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

Yes, all structures on the Property will be demolished to facilitate remedial excavation.

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

The site is zoned "NC2P-55 (M)", or "Neighborhood Commercial 2".

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

Urban Center.

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

Not applicable.

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?

Not known at this time.

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

None; the existing residence is unoccupied and the existing commercial gathering space will be replaced.

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

Not applicable.

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

The property is not currently slated for any zoning changes and the zoning will not be altered as a consequence of the Interim Action.

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

Not applicable.

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.

Housing will not be constructed as a part of the Interim Actions. Overall Property redevelopment includes construction of housing. Additional detail will be provided in

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>

the separate SEPA submittal specific to redevelopment construction, anticipated for 2027.

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

No housing units currently exist at the property.

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

Not applicable.

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 structures are proposed as a part of the Interim Action.

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

Not applicable; no structures are proposed as a part of the Interim Action

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

Not applicable; no structures are proposed as a part of the Interim Action

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?**

Not applicable; no structures are proposed as a part of the Interim Action

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

Not applicable; no structures are proposed as a part of the Interim Action

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

Not applicable; no structures are proposed as a part of the Interim Action

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

Not applicable; no structures are proposed as a part of the Interim Action

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>

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>

12. Recreation

[Find help answering recreation questions](#)

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

Stevens Place, a public park, is located southeast adjacent to the property. All other properties are residential or commercial.

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

No, the property is not used recreationally.

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

Not applicable, recreational use in the area will not be affected.

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.

- 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 at this time.

- 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.**

In accordance with Executive Order 21-02, Ecology will facilitate a Cultural Resources Consultation with the Department of Archaeology and Historic Preservations and the Tribal Nations listed above. All work performed at the Site during the Interim Action will be done in accordance with the project Inadvertent Discovery Plan (IDP), outlining the plan and procedures for the discovery of cultural resources and human skeletal remains.

- 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

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>

consultation with the Department of Archaeology and Historic Preservation and potentially affected Tribes. Recommendations from the consultations will be implemented at the site. At a minimum, an inadvertent discovery plan (IDP) will be developed for the proposed project prior to ground disturbance associated with remedial excavations or other activities associated with this project. Should evidence of cultural remains, either historic or prehistoric, be encountered during implementation of the CAP, 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.**

Adjacent streets and highways or access to them will not be changed or affected by Interim Action work.

- 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?**

King County Metro Bus Route 36 has stops along Beacon Ave S in the vicinity of the project area (Beacon Ave S and Lander St stop) and Sound Transit Light Rail – Beacon Hill station is two blocks north of the property.

- 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).**

No.

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

No.

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

Not known at this time.

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

No.

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>

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

Not applicable.

15. Public services

[Find help answering public service questions¹⁷](#)

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.

Not applicable.

16. Utilities

[Find help answering utilities questions¹⁸](#)

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

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Utility hook-ups on the property may be disconnected prior to mass excavation activities. Other utility changes or additions beyond that are not known.

C. Signature

[Find help about who should sign¹⁹](#)

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

X Edwin Lindo
Edwin Lindo (May 7, 2026 12:03:16 PDT)

Type name of signee:

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>

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

Position and agency/organization:

Date submitted:

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²⁰](#)

Do not use this section for project actions.

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

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

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

Increased discharge to water, emissions to air, release of hazardous substances, or production of noise are not anticipated outcomes of the project.

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

Not applicable.

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

No anticipated effect.

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

Not applicable.

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

No anticipated effect.

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

Not applicable.

- 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?**

No effect. None of these areas are present within the footprint of the Interim Action implementation work area.

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

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

Not applicable.

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?

No anticipated effect.

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

Not applicable.

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

No anticipated effect.

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

Not applicable.

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

No anticipated conflict. Interim Action work is being conducted in accordance with Prospective Purchase Consent Decree (PPCD) no. 25-22-17319-4 between Estelita's Library and the Washington State Department of Ecology.






SEPA Environmental Checklist_05-2026

Final Audit Report

2026-05-07

Created:	2026-05-07
By:	Hannah Cohen (hannah@blackriverenv.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAqwbBMnOTmFRdpavULFwVYfifJZ5gWhcJ

"SEPA Environmental Checklist_05-2026" History

-  Document created by Hannah Cohen (hannah@blackriverenv.com)
2026-05-07 - 6:57:12 PM GMT
-  Document emailed to Edwin Lindo (edwin@estelitas.org) for signature
2026-05-07 - 6:57:18 PM GMT
-  Email viewed by Edwin Lindo (edwin@estelitas.org)
2026-05-07 - 6:57:30 PM GMT
-  Document e-signed by Edwin Lindo (edwin@estelitas.org)
Signature Date: 2026-05-07 - 7:03:16 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
-  Agreement completed.
2026-05-07 - 7:03:16 PM GMT