

# ENVIRONMENTAL (SEPA) CHECKLIST

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## **Purpose of Checklist**

The State Environmental Policy Act (SEPA), Chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from your proposal, if it can be done) and to help the agency decide whether an EIS is required.

## **Instructions for Applicants**

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

## **Use of Checklist for Nonproject Proposals**

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply". IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D). For nonproject actions, the references in the checklist to the words

"project", "applicant", and "property or site" should be read as "proposal", "proposer", and "affected geographic area", respectively.

## **A. BACKGROUND**

1. Name of proposed project, if applicable:

**South Park Property Development, LLC (SPPD) Interim Action (Interim Action).**

2. Name of applicant:

**South Park Property Development LLC (SPPD), contact Rob Howie**

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

**165 NE Juniper Street #100  
Issaquah, WA 98027  
425-837-9720**

4. Date checklist prepared: **March 28, 2013**

5. Agency requesting checklist:

**Washington State Department of Ecology**

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

**The South Park Landfill Site (South Park Landfill Site) is generally located at 8100 & 8200 2<sup>nd</sup> Avenue South, Seattle (County Assessor's Parcel Numbers 7328400005 & 3224049005), Remedial investigation work under Agreed Order No. DE 6706 began at the Site in 2009, and is ongoing. Under terms of the Agreed Order, the Parties to that Order (SPPD and City of Seattle) will complete a Remedial Investigation, Feasibility Study and draft a Cleanup Action Plan.**

**An amendment to the Agreed Order is being proposed in order to perform an Interim Action at the site. The Interim Action addressed in this checklist, and detailed in the Interim Action Work Plan (IAWP), will be performed on a portion of the South Park Landfill Site including the 19.4-acre property owned by SPPD (SPPD Property) and small portions of adjacent City rights-of-way. More specifically, the Interim Action Area will include the 19.4 acre SPPD Property and those areas contiguous with the SPPD Property where solid waste from the South Park Landfill operation is believed to extend beneath rights-of-way at 5th Avenue South, 2nd Avenue South, and South Sullivan Street (collectively, the "Interim Action Area"). (See figures 1 and 2, attached.) The Interim Action will be made an enforceable component of Agreed Order DE. 6706 by amendment to that Order.**

In mid 2013, Ecology will publish the SEPA checklist, Agreed Order Amendment, and IAWP for public comment. Next, Ecology will review and consider any comments on the Interim Action received during the 30-day comment period and will make changes to the IAWP if appropriate. Finally, the Interim Action Amendment will be executed by SPPD, the City of Seattle and Ecology. The Interim Action will commence shortly following full execution of the Amendment, with elements of the Interim Action phased with potential development elements (reviewed under a separate SEPA process) over the course of about one year.

The future cleanup process will include finalizing a Cleanup Action Plan and completing remaining remedial actions throughout the site. Public comment periods will occur at key milestones.

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

Following, or in conjunction with the Interim Action, the SPPD Property will be redeveloped for industrial use. A final determination of the specific industrial uses of the property has not been made but a City of Seattle Master Use Permit (MUP) for the SPPD Property was issued January 24, 2012 (MUP Project). The MUP Project includes the construction of three buildings on the SPPD Property once it is capped, which buildings will include space for office and shop uses. A bus base on the property with parking spaces for 185 buses is also part of the MUP Project and required parking for each building would be provided. A Determination of Non-Significance was issued in conjunction with the MUP Project.

Final industrial uses of the SPPD Property will be selected by SPPD based on market considerations. The potential environmental impacts of any future development projects at the SPPD Property will be reviewed at such time as there are sufficient plans and details available for meaningful evaluation of such impacts.

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

Soils reports prepared by King County Dept. of Natural Resources.

Wetlands report prepared by Barghausen Consulting Engineers, Inc.

A number of reports and investigations have been done for this former landfill over the years. Additional information concerning potential contamination has been gathered as part

**of the Remedial Investigation conducted under the Agreed Order. See Attachment A, Environmental Information, for references to historical environmental studies related to the property.**

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.

**See Response to Question A.8.**

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

**As indicated above, a Master User Permit was issued on January 24, 2012. In addition, a Grading Permit was issued August 20, 2012. The Interim Action will also require a Seattle Department of Transportation street use authorization, Seattle side-sewer and electrical service approvals, a Notice of Construction Permit from the Puget Sound Clean Air Agency, an Ecology Construction Stormwater General Permit, and final Ecology approval of the IAWP. Portions of the Interim Action and possibly development elements such as stormwater collection may involve City of Seattle right-of-way authorizations. Approval is needed from the Seattle Department of Transportation for construction in its right-of-way.**

**In addition to the approval/permits referenced above, additional agency action is being taken by the City of Seattle Public Utilities Department (“SPU”) in that SPU is funding a portion of the interim action through a partial MTCA Cost Allocation Settlement Agreement with SPPD.**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project. 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 SPPD Property, the focus of this Interim Action proposal, is a 19.48-acre portion of the former landfill that was previously owned by King County. The solid waste is partially covered by a soil cap. A portion of the Interim Action proposal involves portions of City rights-of-way property at the boundaries of the SPPD Property. The Interim Action will facilitate industrial reuse of SPPD Property, although a final decision on use of the SPPD Property has not yet been made.**

Generally, the proposed Interim Action provides for the cleanup of a portion of the South Park Landfill Site and reduces a threat to human health and the environment by addressing impacts to a portion of the Site. The Interim Action will include a) a landfill gas collection system, b) capping of the entire site with either an asphaltic concrete or low-permeability membrane system, c) stormwater controls including capture, treatment, and conveyance to City storm drain system, and d) institutional controls. As part of the Interim Action, geotechnically unsuitable materials along the west margin of the work will be solidified with Portland cement prior to construction of stormwater system components in a ditch along the western edge of the property (West Ditch). The invert elevations of West Ditch north and south of the stormwater treatment bioswale will be raised so that conveyance piping is buried. The IAWP details the remedial action to take place within the Interim Action Area. Performing the Interim Action will result in a faster and more cost effective cleanup of a portion of the South Park Landfill Site because the Interim Action will be performed in conjunction with development.

According to WAC 173-340-430 (1), an Interim Action is distinguished from a cleanup action in that an Interim Action only partially addresses the cleanup of a site. An Interim Action is:

- A remedial action that is technically necessary to reduce a threat to human health or the environment by eliminating or substantially reducing one or more pathways for exposure to a hazardous substance at a facility;
- A remedial action that corrects a problem that may become substantially worse or cost substantially more to address if the remedial action is delayed; or
- A remedial action needed to provide for completion of a site hazard assessment, remedial investigation / feasibility study or design of a cleanup action.

Agreed Order No. DE 6706 provides for completion of a Remedial Investigation / Feasibility Study (RI/FS) of the Site and development of a draft Cleanup Action Plan. An Agreed Order Amendment will add the Interim Action to the Agreed Order's scope of work. SPPD will implement the IAWP.

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.

**8249 5<sup>th</sup> Avenue South, Seattle, WA (vicinity map with legal description is attached)**

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

- a. General description of the site (circle one):

Flat, rolling, hilly, steep slopes, mountainous, other:

**The majority of the site is flat, but there are areas of steep slope at the perimeter of the former landfill.**

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

**40%.**

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

**Gravel, sand, silty sand, and silt.**

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

**The project is located 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, and approximate quantities of any filling or grading proposed. Indicate source of fill.

**The purpose of the proposed grading and filling within the Interim Action Area is to reduce threats to human health or the environment. The project will eliminate or substantially reduce the pathways for exposure to hazardous substances through capping, excavation and disposal, and stabilization of the project area.**

**To implement the Interim Action, approximately 110,000 cubic yards of documented clean and geotechnically-suitable silt, sand, and gravel from various sites in King County will be required as import to the property. A more precise estimate of the volume of fill required for the Interim Action will be determined upon final construction design.**

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

No, the project will include standard construction erosion control measures in the design documents and 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, effective January 1, 2011-December 31, 2015 (Construction General Stormwater Permit). The General Permit requires that the Permittee prepare and properly implement an adequate site-specific stormwater pollution prevention plan (SWPPP) including implementation of best management practices (BMPs) preventing erosion.

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

**Following Interim Action construction, the upper level portion of the SPPD Property, approximately 16 acres (or approximately 80% of the SPPD Property), will be covered with an impervious asphaltic concrete cap. The remaining side slopes will be covered with a low-permeability membrane cap.**

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

**See City of Seattle Construction Stormwater Control Technical Requirements Manual for BMP details.**

## **2. Air**

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

**During Interim Action activities, there may be a small increase in exhaust emissions from construction vehicles and equipment and a temporary increase in fugitive dust due to earthwork. Potential quantities of airborne contaminants would be expected to be minimal and short term. Dust suppression will be conducted per the construction erosion and sedimentation control plan to be included in the design documents.**

**Following completion of the Interim Action, the landfill gas collection system will operate between 250-450 cubic feet per minute and is anticipated to contain very low concentrations of landfill gas. Landfill gas emissions will be regulated in accordance with PSCAA. Emissions will be**

**treated by granular activated carbon per PSCAA regulations.**

**Also, under the approved MUP Project, which has already been reviewed under a separate SEPA process, cars, trucks and buses may enter, exit and re-fuel at the SPPD Property. This will result in an increase in vehicle-related emissions from the SPPD Property.**

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

**None known.**

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

**Implementation of the Interim Action will be conducted in compliance with Department of Ecology requirements designed to minimize the potential for airborne transport of contaminants. The general contractor or remediation contractor will implement best management practices for particulate control.**

**Measures that could be incorporated during construction to minimize impacts to air quality include: BMP's to reduce airborne dust generation including construction truck wash down, as required.**

**If industrial development of the SPPD Property proceeds in accordance with the approved MUP Project any tenant fueling station will include protective measures in accordance with the Seattle Municipal Code and PSCAA.**

**Emissions from the landfill gas collection system will be treated by granular activated carbon per PSCAA regulations.**

### **3. Water**

- a. Surface:

- 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 ditch on the west side of the parcel (West Ditch) collects surface water year-round. The U.S. Army Corps of Engineers has determined that this feature is not jurisdictional waters of the United States.**

- 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 will be work in the West Ditch. This work will involve solidifying up to several feet of organic-rich, high-liquid-content West Ditch material situated above and below the water table with portland cement to the depth of native soil interface using long-arm track-hoe, auger, or other mixing equipment. Following solidification to achieve geotechnical stability, work will include construction of a stormwater treatment bioswale and potential removal of landfill material along the east bank of the West Ditch and re-interment with approval from the Washington State Department of Ecology .**

- 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.

**In constructing the bioswale in the West Ditch (see description above), approximately 5,000 cubic yards of clean fill will be used. The source of this clean fill has not yet been determined but will be documented clean and geotechnically-suitable silt, sand, and gravel from one or more sites in Western Washington.**

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

**Work in the West Ditch will occur during the dry season when ponded water levels are lowest and water flow is negligible or not occurring. Some ponded water in the West Ditch may require removal immediately prior solidification of the underlying material to be conducted for geotechnical purposes prior to construction of some stormwater system components. Work will include reconfiguring drainage that currently captures stormwater flows from other adjacent parcels to the West Ditch. Construction will include installation of a new storm drain line to be installed along the west right-of-way of Occidental Avenue South.**

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

**No.**

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**No.**

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

**No.**

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

**NA.**

c. Water Runoff (including storm water):

- 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.

**Overland flow will be collected in catch basins within the Interim Action Area. Subsurface storm drain piping will convey stormwater through a treatment bioswale, which will discharge to a newly constructed City of Seattle stormwater line. The drain will connect with an existing City of Seattle storm drain which will continue to discharge to an existing constructed wetland by State Route 509. During construction, runoff water will be managed according to BMPs documented in a site-specific SWPPP and per the Construction General Stormwater Permit.**

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

**The purpose of this project is to reduce threat of exposure to solid waste by human and ecological receptors. Hazardous material concentrations that could pose a risk of leaching to groundwater will be stabilized to reduce their mobility or toxicity by installing a landfill cap system, landfill gas controls, and stormwater controls. Therefore, waste materials will not enter ground or surface waters.**

**During construction, BMPs, documented in a site-specific SWPPP and per the Construction General Stormwater Permit, will be implemented to mitigate the potential for construction-related waste materials to enter ground or surface waters.**

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

**Two stormwater bioswales will be constructed to treat stormwater and to reduce runoff. Additional BMPs will be applied at the parcel during construction under a Stormwater Pollution Prevention Plan developed in accordance with NPDES construction stormwater permit requirements and with the applicable stormwater manual. Post-Interim Action, BMPs may vary depending on the final industrial uses of the SPPD Property.**

#### 4. Plants

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

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

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

**All vegetation will be removed. Vegetation includes blackberries, scrub brush, cotton wood trees, and some Alder, and Maple.**

- c. List threatened or 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:

**Grass (fescue) and clover will be planted on sloped areas around perimeter of parcel.**

#### 5. Animals

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

birds: hawk, heron, eagle, songbirds,

other: \_\_\_\_\_

mammals: deer, bear, elk, beaver,

other: \_\_\_\_\_

fish: bass, salmon, trout, herring, shellfish,  
other: \_\_\_\_\_

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

**None known.**

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

**No.**

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

**None.**

## 6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

**Not applicable. The purpose of this project is to reduce threats to human health and the environment. Clean up efforts require no long-term energy needs. Electricity will be used to run the landfill gas collection system and a nominal amount of petroleum fuel will be necessary during operation and maintenance of the remediation system and performance monitoring.**

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

**Not applicable. The purpose of this project is to reduce threats to human health and the environment. The completed project will have no effect on 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:

**The purpose of this project is to reduce threats to human health and the environment. Opportunities for energy conservation and sustainable approaches will be explored through all aspects of the planning and design of the remediation plans.**

## 7. Environmental Health

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

**The purpose of the Interim Action Project is to reduce threats to human health and the environment. The Interim**

Action will be conducted in compliance with Department of Ecology requirements, designed to minimize the potential for transport of contaminants.

The Site is a former landfill. A landfill gas control system and landfill cap will be employed to mitigate exposure.

Site grading and ground work could potentially unearth contaminated soils or solid waste and could lead to exposure of construction personnel and potentially the nearby public. Potential exposure to contaminants would be expected to be minimal. Standard BMPs for ground work and cleanup and a construction health and safety plan per WAC 173-340-810, *Worker Safety and Health*, which provides general provisions and requirements for health and safety plans for work at MTCA sites will be implemented. Construction practices will be conducted per the Occupational Safety and Health Act (OSHA) of 1970 and the Washington Industrial Safety and Health Act (WISHA) as established in WAC 296-62, *General Occupational Health Standards for the State of Washington*.

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

**Construction efforts 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 in the event of a construction accident. Otherwise, none.**

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

**Several measures will be used to reduce or control environmental health hazards. The Interim Action will be conducted in compliance with Department of Ecology requirements, designed to minimize the potential for transport of contaminants. Interim Action work elements include capping, landfill gas collection, and stormwater controls are designed to reduce exposure to solid waste, reduce stormwater infiltration and contact with solid waste, and prevent mobility of hazardous constituents to protect human health and the environment. Clean-up efforts will be conducted by personnel who are trained in, and specialize in, contaminant removal. Standard stormwater BMPs will be implemented during construction per the Construction General Stormwater Permit and during operation of the redeveloped property. The Interim Action will include capture of all stormwater from paved**

**surfaces and routing it through a bioswale and all stormwater runoff from the Interim Action Area will be conveyed to a City of Seattle storm drain system. Access to the property will be controlled with fences and locking gates.**

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 site.

**Short term construction noise (tractors, backhoes) under normal business and construction hours during construction phase. Long-term, operation of the landfill gas collection system may require blowers which will be housed in noise-reducing structures. Post-construction, traffic noise from potential bus operations with peak hours of: 6 am, 12 pm, and 4 pm.**

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

**Noise-reducing housing around gas collection system blowers.**

**8. Land and Shoreline Use**

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

**Site is a vacant parcel of land (formerly a landfill). Adjacent to the northeast is the Seattle South Recycling and Disposal station. Adjacent to the north are the Kenyon Industrial Park parcels where a variety of commercial and light industrial operations occur. Occidental Avenue South borders the west side of the site, South Sullivan Street the south side, and 5<sup>th</sup> Avenue South the east side.**

- b. Has the site been used for agriculture? If so, describe.

**No.**

- c. Describe any structures on the site.

**None.**

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

**No.**

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

**IG2 U/65, IB U/45.**

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

**No change, industrial.**

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

**NA.**

- h. Has any part of the site been classified as an “environmentally critical” area? 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 and has some small areas of steep slope.**

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

**The purpose of this project is to reduce threats to human health and the environment. No people will reside within the Interim Action Area after completion of this project. Except in conjunction with future industrial uses at the SPPD Property, no people will work within the Interim Action Area.**

**If the existing MUP Project is implemented the proposed buildings may be occupied by the following numbers of workers:**

**Work: Building A: 231**

**Building B: 108**

**Building C: 65**

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

**None. The Interim Action Area is currently vacant.**

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

**NA.**

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

**Not applicable. The purpose of this Interim Action is to reduce threats to human health and the environment. The Interim Action will allow for the redevelopment of the SPPD Property, under the current MUP or under a future permitted industrial use.**

## **9. Housing**

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

**None.**

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

**None.**

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

**NA.**

#### 10. Aesthetics

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

**Not applicable. No structures are proposed as part of the Interim Action.**

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

**None.**

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

**Aesthetic impacts are not anticipated; therefore, mitigation measures are not proposed.**

#### 11. Light and Glare

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

**Not applicable. No lighting is proposed as part of this project.**

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

**No.**

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

**None.**

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

**None proposed.**

#### 12. Recreation

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

**None.**

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

**None.**



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

**NA**

### **13. Historic and Cultural Preservation**

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

**Per the SPPD and King County 2005 Purchase and Sale Agreement, and using the Washington Department of Archaeology and Historical Preservation website, an investigation of the near-adjacent property to the east of the site and 5<sup>th</sup> Avenue South was performed on December 10, 2007 for properties listed on the Washington Heritage Register and the National Register of Historic Places. The near-adjacent project location was also checked using the Seattle Department of Planning and Development website (City of Seattle 2007) for City of Seattle landmarks on December 10, 2007. No listed or known eligible historic resources were identified. With regard to the site, no such resources have been identified.**

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

**Per the SPPD and King County 2007 purchase and sale agreement, and using the Washington Department of Archaeology and Historical Preservation archaeological and ethnographic database on January 10, 2008, an investigation of the near-adjacent parcel to the east of the site and 5<sup>th</sup> Avenue South was performed. No landmarks or evidence of historic, archaeological, scientific, or cultural importance were identified. With regard to the site, no landmarks or evidence of historic, archaeological, scientific, or cultural importance have been identified.**

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

**Based on a review performed for the adjacent site to the east, the project is located in an area of the Duwamish River valley which was used by native people over time, as indicated by numerous ethnographically recorded geographic locations with native place names, many within 1/2 mile of the project, and a village site within a mile of the project (Ruby 2008).**

**As required by City ordinance, appropriate additional investigation and precautionary measures will be**

**undertaken to reduce and control project. Should evidence of cultural remains, either historic or prehistoric, be encountered during excavation, 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 would be made at that time.**

#### **14. Transportation**

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

**State Hwy 509, 5<sup>th</sup> Avenue South, West Marginal Way. New site access is proposed on 5<sup>th</sup> Avenue and Occidental Avenue**

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

**Approximately 1/4 mile to a stop at 5<sup>th</sup> Ave S. and Cloverdale to the south of the project site.**

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

**Not applicable. The purpose of the Interim Action is to reduce threats to human health and the environment. No parking is proposed and none will be eliminated.**

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

**The Interim Action will require no new roads, streets, or road improvements. Road improvements as part of an associated development, already reviewed under a separate SEPA process, include full street improvements to Occidental Ave. and Sullivan St. Half street improvements to 5<sup>th</sup> Ave. South.**

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

**No.**

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

**The purpose of this project is to reduce threats to human health and the environment. No vehicle trips will be generated by the completed project.**

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

**Long-term transportation impacts are not anticipated; therefore, mitigation measures have not been developed.**

### 15. Public Services

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

**Fire protection.**

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

**None.**

### 16. Utilities

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

- 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 immediate vicinity which might be needed.

**Utilities provided will include electricity (Seattle City Light), natural gas (Puget Sound Energy), water (City of Seattle), refuse service (City of Seattle), telephone (to be determined), sanitary sewer (City of Seattle). General construction activities, per permitted construction documents, will include general trenching, grading, and re-surfacing as-necessary using small-scale construction equipment.**

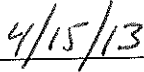
**C. SIGNATURE**

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

Signature:

A handwritten signature in black ink, appearing to be 'RMM', written over a horizontal line.

Date submitted:

The handwritten date '4/15/13' written in black ink over a horizontal line.

## **D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS**

(Do not use this sheet for project actions)

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

4. How would the proposal be likely to use or affect environmentally critical areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

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

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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

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

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

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

## ATTACHMENT A: Environmental Information

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\_\_\_\_\_. 2012. *West Ditch Interim Action Effects Evaluation SPPD Property-Specific Work, Seattle, Washington*. Prepared for South Park Property Development, L.L.C. and the City of Seattle. May 16.

\_\_\_\_\_. 2013. *Interim Action Work Plan, South Park Landfill Site, Seattle, Washington*. Prepared for South Park

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Herrera Environmental Consultants, Inc. (Herrera). 2011. *South Park Landfill – Interim Gas Probe and Building Monitoring Plan*. Memorandum from Michael Spillane and Bruce Carpenter, to Teri Floyd, Floyd|Snider. April 8.

———. 2012. *Gas Probe and Indoor Air Quarterly Monitoring Results at South Park Landfill, Seattle, Washington*. Prepared for Teri Floyd, Floyd|Snider, and John Strunk, Aspect Consulting LLC. January 17.

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Washington State Department of Ecology (Ecology). 2009. E-mail Message Regarding South Park Landfill. From Richard Robohm, Wetland Specialist. To James H. Carsner, Senior Biologist, Grette Associates, LLC. March 23.

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———. 1992a, 1992b, 1993. Publication 9203.1-021, *Superfund Accelerated Cleanup Model Bulletins: Presumptive Remedies for Municipal Landfill Sites*, April 1992a, Vol. 1, No. 1, and February 1993, Vol. 2, No. 1, and *Superfund Accelerated Cleanup Model Bulletin Presumptive Remedies*, August 1992b, Vol. 1, No. 3.



**ATTACHMENT B: Location Information**



## Exhibit A

### Legal Description

#### **A Portion Of:**

##### PARCELA:

Portion of Government Lots 2 through 4, inclusive, and of the southwest quarter of the northwest quarter of Section 32, Township 24 North, Range 4 East, W.M., in King County, Washington, described as follows:

Beginning at a point on the west line of George Holts Donation Claim No. 51, as established by Superior Court Case No. 14450, 400 feet north of the southwesterly corner thereof;  
thence south along said west line 400 feet to the south line of said Donation Claim;  
thence east along said south line to the west line of A. Hograve's Donation Claim No. 37;  
thence south along the last described west line to the production west of the centerline of Sullivan Street;  
thence west along said produced line to the east line of 1st Avenue South, as established by Ordinance No. 21498;  
thence north along said east line 39.56 feet;  
thence north  $66^{\circ}52'24''$  east 562.14 feet;  
thence north  $16^{\circ}56'6''$  west 861.57 feet;  
thence north  $24^{\circ}43'54''$  east 35.17 feet;  
thence north  $64^{\circ}14'54''$  east 98 feet;  
thence easterly along a straight line to the point of beginning;  
EXCEPT portion thereof described as follows:

Beginning at the intersection of a line 794 feet west of and parallel with the west line of A. Hograve's Donation Claim No. 37 and the production west of the centerline of Sullivan Street;  
thence west along said produced line to the east line of 1st Avenue South, as established by Ordinance No. 21498;  
thence north along said east line 39.56 feet;  
thence north  $66^{\circ}52'24''$  east 562.14 feet;  
thence southeasterly along a straight line to the beginning;  
AND EXCEPT that portion conveyed to the City of Seattle by Quit Claim Deeds recorded as Recording Numbers 5947050 and 6240807;

AND EXCEPT that portion lying southwesterly of the northeasterly line of Occidental Avenue South (Road No. 51);  
AND EXCEPT that portion thereof described as follows:

That portion of Government Lot 4, Section 32, Township 24 North, Range 4 East, W.M., in King County, Washington, described as follows:

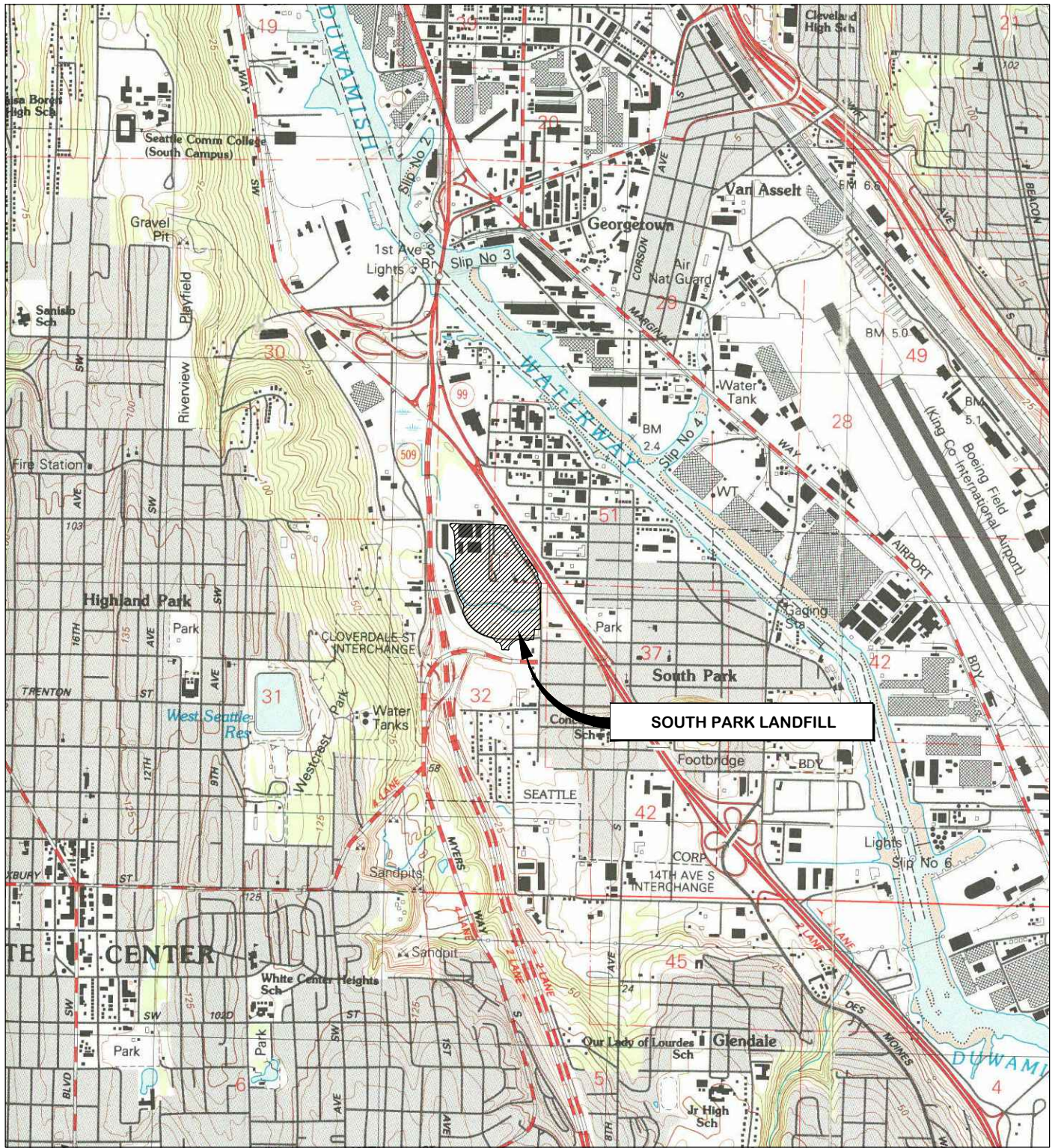
Beginning at a point on the west line of Geo. Holt Donation Claim No. 51, 516.36 feet south of the north line of Section 32, Township 24 North, Range 4 East, W.M., in King County, Washington;  
thence south  $2^{\circ}3'26''$  west along said line 400 feet;  
thence north  $89^{\circ}53'36''$  east along south line of said Donation Claim 73.16 feet;  
thence south  $0^{\circ}35'49''$  west along a line parallel to and 794 feet west of the west line of A. Hograve Donation Claim No. 37, 350 feet;  
thence westerly to a concrete monument on the east line of Chas. Prentice Tract;  
thence north  $16^{\circ}56'06''$  west 705.57 feet;  
thence north  $24^{\circ}43'54''$  east 35.17 feet;  
thence north  $64^{\circ}14'54''$  east 98 feet;  
thence easterly to the point of beginning.

PARCEL B:

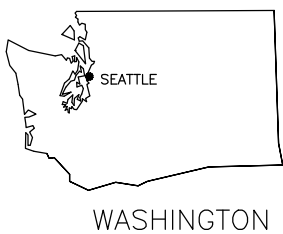
That portion of Government Lot 4, Section 32, Township 24 North, Range 4 East, W.M., in King County, Washington, described as follows:

Beginning at a point on the west line of Geo. Holt Donation Claim No. 51, 516.36 feet south of the north line of Section 32, Township 24 North, Range 4 East, W.M., in King County, Washington;  
thence south  $2^{\circ}3'26''$  west along said line 400 feet;  
thence north  $89^{\circ}53'36''$  east along south line of said Donation Claim 73.16 feet;  
thence south  $0^{\circ}35'49''$  west along a line parallel to and 794 feet west of the west line of A. Hograve Donation Claim No. 37, 350 feet;  
thence westerly to a concrete monument on the east line of Chas. Prentice Tract;  
thence north  $16^{\circ}56'06''$  west 705.57 feet;  
thence north  $24^{\circ}43'54''$  east 35.17 feet;  
thence north  $64^{\circ}14'54''$  east 98 feet;  
thence easterly to the point of beginning;  
EXCEPT any portion thereof lying within Occidental Avenue;  
AND EXCEPT that portion conveyed to the City of Seattle by Quit Claim Deed recorded as Recording Number 5947050.

END OF LEGAL DESCRIPTION



REFERENCE: 7.5 MINUTE USGS QUADRANGLE SEATTLE SOUTH, WASHINGTON. DATED 1953 AND PHOTOREVISED 1981



**FARALLON CONSULTING**  
 975 5th Avenue Northwest  
 Issaquah, WA 98027

**FIGURE 1**  
 SITE VICINITY MAP  
 SOUTH PARK LANDFILL SITE  
 SEATTLE, WASHINGTON

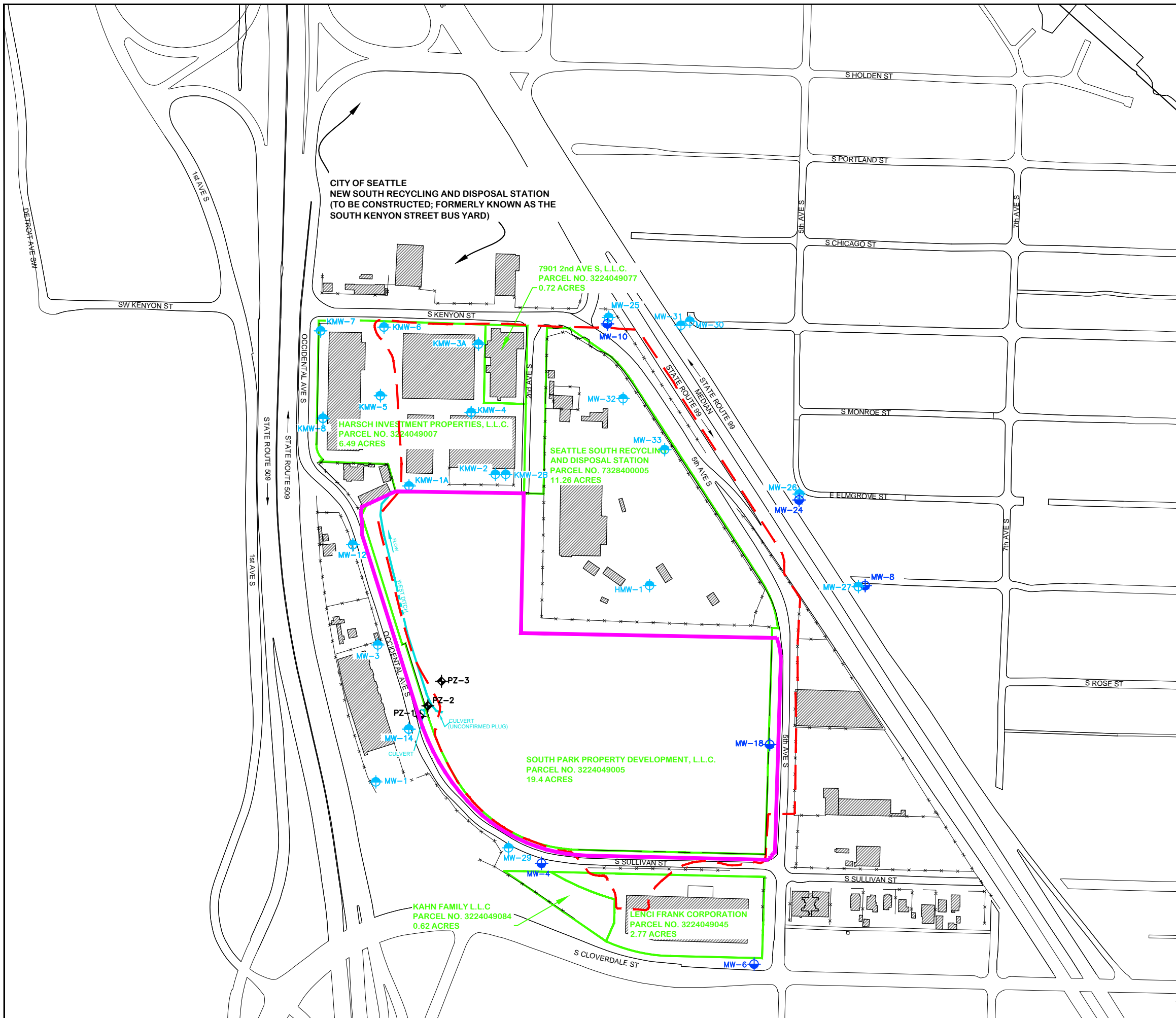
FARALLON PN: 408-002

Drawn By: DEW

Checked By: TC

Date: 5/1/12

Disk Reference: BASEMAPb



**FARALLON CONSULTING**  
975 5th Avenue Northwest  
Issaquah, WA 98027

**FIGURE 2**  
SITE MAP SHOWING INTERIM ACTION AREA  
AND PARCEL BOUNDARIES  
SOUTH PARK LANDFILL SITE  
SEATTLE, WASHINGTON

FARALLON PN: 408-002

Drawn By: DEW | Checked By: CS | Date: 2/15/13 | Disk Reference: BASEMAPb