Lora Lake Apartments Site

Draft Cleanup Action Plan

Appendix A
SEPA Checklist

STATE ENVIRONMENTAL POLICY ACT (SEPA)
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)
FOR THE LORA LAKES APARTMENTS SITE CLEANUP PLAN

Description of proposal: Lora Lake Apartments Site Cleanup Plan

The preferred cleanup action of the Loral Lake Apartments Site (Proposal) is described in the SEPA Environmental Checklist. The proposed cleanup was prepared by the Department of Ecology (Ecology) acting in accordance with the Model Toxics Control Act, RCW 70.405D.010-.921 and the regulations promulgated thereunder at Chapter 173-340 WAC; and SEPA, Chapter 43.21C RCW.

The proposed cleanup action will involve excavation of more highly contaminated soil, capping of less highly contaminated soil, and rehabilitation of Lora Lake by converting it to a the wetland habitat that existed prior to peat mining that resulted in the lake. The cleanup will be conducted under a Consent Decree between the Washington State Department of Ecology and the Port of Seattle (Port).

Proponent: Port of Seattle.

Location of proposal, including street address, if any: 15001 Des Moines Memorial Drive, Burien, Washington. The proposed cleanup action is located immediately northwest of the Third Runway at the Seattle-Tacoma International Airport.

The Proposal consists of three parcels: (1) Lora Lake Apartments Parcel (LL Apartments Parcel), (2) Lora Lake Parcel (LL Parcel), and (3) 1982 Dredged Material Containment Area (DMCA). The Proposal straddles the boundary between the Cities of Burien and SeaTac, Washington.

The LL Apartments Parcel occupies approximately 8.3 acres of currently vacant land in the City of Burien that is bounded to the north by State Route 518 (SR 518), to the east and southeast by Des Moines Memorial Drive, to the west by 8th Avenue South, and to the south by an open area. The LL Parcel is located to the southeast of the LL Apartments Parcel, on the east side of Des Moines Memorial Drive. The LL Parcel consists of approximately 7.1 acres of laud, including the approximately 3-acre Lora Lake and a Port-constructed wetland aquatic habitat mitigation area. The LL Parcel is bounded to the north by the SR 518 highway interchange, to the east and south by Port-owned habitat mitigation area and the northern boundary of the airport operations area, and to the west aud northwest by Des Moines Memorial Drive. The DMCA is located adjacent to the LL Parcel, to the northeast, on Port property. The DMCA is located within the secured airport area within security fencing. The DMCA has an area of approximately 2.75 acres, based on review of aerial photographs. The eastern half of the DMCA is an approximately 1.5-acre vegetated area covered by a mixture of grasses and invasive and pioneering plant species. The remaining approximately 1.25 acres of land is the location of the Approach Lighting System for SeaTac International Airport.

Deseription of mitigation: Mitigation for the proposal is described in the attached Environmental Checklist. In general, mitigation will consist of working with the Port of Seattle, contractors, and

sub-contractors to ensure environmental regulations are followed and best management practices and principles applied. Mitigation will also consist of avoiding disturbance of plants in the shallow soil areas of the LL Parcel as described in Section B.4.b. in the attached Environmental Checklist.

Lead agency: Washington State Department of Ecology.

The lead agency has determined that this proposal, with mitigation described in the attached Environmental Checklist, will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

☐ There is no comment period for this DNS.

☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

☒ This MDNS is issued under WAC 197-11-340 and WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by

_____

Responsible official: Robert W. Warren

Position/title: Section Manager, Toxics Cleanup Program, Northwest Regional Office

Address: Washington State Dept. of Ecology, 3190 160th Avenue SE, Bellevue, WA 98008

Phone: 425-649-7054

Date: 8-28-13 **Signature:** 

(OPTIONAL)

☐ You may appeal this determination to (name):

_____

at (location) _____ no later than

(date)_____

by (method)

_____

You should be prepared to make specific factual objections.

Contact _____ to read or ask about the procedures for SEPA appeals.

☒ There is no agency appeal.

WAC 197-11-960

Environmental Checklist

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C 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 the 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.

Revised Text	Agency Evaluation
A. Background	
1. Name of proposed project, if applicable: Lora Lake Apartments Site Remedial Action	
2. Name of applicant: Port of Seattle	
3. Address and phone number of applicant and contact person: Port of Seattle Aviation/Environmental PO Box 68727 Seattle, WA 98168 Phone: (206) 787-4918 Contact: Don Robbins SEPA Checklist prepared by: Floyd|Snider 601 Union Street, Suite 600 Seattle, WA Contact: Megan McCullough, Project Engineer Phone: (206) 292-2078	
4. Date checklist prepared: August 2013	
5. Agency requesting checklist: Washington State Department of Ecology	
6. Proposed timing or schedule (including phasing, if applicable): The site cleanup is expected to occur in a phased approach, with remedial actions conducted at the Lora Lake Apartments Site (LL Apartments Parcel) and Dredged Material Containment Area (DMCA) in 2016 and remedial actions conducted at the Lora Lake Parcel (LL Parcel) in 2016 or 2017.	
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Following completion of remedial actions at the LL Apartments Parcel, the property is anticipated to be redeveloped into a commercial/light-industrial facility as part of the City of Burien's Northeast Redevelopment Area (NERA). Future site development at the LL Apartments Parcel is not associated with this cleanup action, and will be conducted under a separate process by the Port and the City of Burien. Restrictive covenants and local zoning designations prohibit any future development on the LL Parcel, which will be maintained in perpetuity as a protected wetland aquatic habitat area. FAA restrictions prohibit any future development on the DMCA, which will be maintained as a FAA-defined RPZ-Extended Object Free Area as long as Seattle-Tacoma International Airport (STIA) is an operating airport. The Ports planned future use of the DMCA is for airport-compatible uses such as equipment storage and temporary construction laydown that comply with the FAA RPZ restrictions.	

Revised Text	Agency Evaluation
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. The following documents have been prepared in support of this project, and are available on the Department of Ecology's project document repository (https://fortress.wa.gov/ecy/gsp/CleanupSiteDocuments.aspx?csid=2008): • Lora Lake Apartments Agreed Order No. DE6703 • Summary Report – 2008 Investigations and Data Gap Evaluation, Lora Lakes Apartments, AECOM, September 2009 • Stormwater Interim Action Work Plan, F|S and Taylor Associates Inc., November 17, 2009 • Stormwater Interim Action Data Report, F|S, August 2011 • Lora Lake Apartments Remedial Investigation /Feasibility Study Work Plan, F|S, February 11, 2011 • Lora Lake Parcel Remedial Investigation / Feasibility Study Work Plan, F|S, February 11, 2011 • Dredged Material Containment Area Characterization – Lora Lake Parcel Memorandum, F|S, April 14, 2011 • Public Review Draft Remedial Investigation /Feasibility Study, F|S, January 11, 2013. • Lora Lake Parcel Soil Sampling Results Memorandum, F|S, May 16, 2013 • Draft Cleanup Action Plan, F|S, June 2013.	
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. No.	

Revised Text	Agency Evaluation
10. List any government approvals or permits that will be needed for your proposal, if known. Local Approvals/Permits: • City of Burien Clearing and Grading Permit (Project is exempt from the procedural requirements, but must comply with the substantive requirements of this law. WAC 173-340-710) • City of SeaTac Clearing and Grading Permit (Project is exempt from the procedural requirements, but must comply with the substantive requirements of this law. WAC 173-340-710) • City of SeaTac Critical Area Review (Project is exempt from the procedural requirements, but must comply with the substantive requirements of this law. WAC 173-340-710) • King County Industrial Discharge Authorization Federal Approvals/Permits: • USACE Clean Water Act Section 404 Nationwide permit No. 38 (Required for the LL Parcel remedial action) State Approvals/Permits: • Department of Ecology Approval of EDR and Work Plans • Department of Ecology SEPA Checklist • Department of Ecology NPDES Construction General Permit • Washington State Department of Fish and Wildlife (WDFW) Hydraulic Project Approval (Required for the LL Parcel remedial action)	
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 cleanup action selected by the Washington State Department of Ecology (Ecology) for the LL Apartments Site will occur on three parcels: LL Apartments Parcel, the DMCA, and the LL Parcel. The LL Apartments Parcel occupies approximately 8.3 acres of currently vacant land. The LL Apartments Parcel is covered by asphalt parking areas, concrete building foundations, and landscaping areas remaining from the previous LL Apartments complex that was demolished in 2009. The remedy includes excavation and off-site landfill disposal of 19,000 cubic yards of soil with dioxin/furan TEQ concentrations greater than 100 pg/g. Up to approximately 30,000 cubic yards of additional soil will either by capped or will be excavated and consolidated within the Site to minimize the need for capping and institutional controls on the LL Apartments Parcel. The portion of the LL Apartments Parcel not within the RPZ may be sold for commercial or light industrial redevelopment after construction. It is anticipated that the 30,000 cubic yards of material will be contained within the LLA Parcel or consolidated at the DMCA. Groundwater encountered during excavation, and removed for dewatering purposes will be collected and treated as needed prior to disposal either at an off-site facility, or to the sanitary sewer. The existing stormwater conveyance system will be abandoned and relocated in coordination with remedial actions at the LL Apartments Parcel. The storm drain	

Revised Text	Agency Evaluation
main line will be relocated to the north side of the LL Apartments Parcel, and constructed in a manner that minimizes the potential for contaminated groundwater or soil to enter the stormwater conveyance system through cracks and joints. The LL Parcel is located to the southeast of the LL Apartments Parcel, across Des Moines Memorial Drive. The LL Parcel consists of approximately 7.1 acres of land, including the approximately 3-acre Lora Lake and a STIA constructed wetland aquatic habitat mitigation area. No shallow soil excavation will be conducted on the LL Parcel. Lora Lake sediments will be isolated through open water filling to rehabilitate the wetland. Filling of Lora Lake will consist of placing sand in the lake to an elevation that converts all of the open water area to a depressional wetland system, rehabilitating the hydrogeomorphic conditions that existed prior to the historical excavation and peat mining operations. The restoration design will preserve or improve the flow-through characteristics and flood desynchronization functions of the current Lora Lake system. This action will require filling the lake over the entire lake footprint to depths between approximately 2 to 13 feet, based on existing bathymetry. Following filling, the former lake area will be graded and planted with wetland terrestrial species consistent with the Natural Resources Mitigation Plan for the area. The DMCA is located adjacent to the LL Parcel, to the northeast, on Port property. The DMCA is located within the secured airport security fencing and is monitored and access-controlled by Port security as STIA property. The DMCA is approximately 2.75 acres, based on review of aerial photographs, and the known site historical operations. The eastern half of the DMCA is an approximately 1.5-acre vegetated area covered by a mixture of grasses and invasive and pioneering plant species. The remaining approximately 1.25 acres of land is the location of the Approach Lighting System for the STIA 3rd Runway, which was constructed in 2006. This area has been regraded and covered with gravel and is maintained by the Port to be free of vegetation. Future land uses at the DMCA will be airport-compatible uses in compliance with the FAA RPZs, such as temporary construction laydown, or equipment storage. Land use improvements to allow for this future use will consist of surface improvements (placement of a compacted gravel or engineered surface).	
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 LL Apartments Site is located at 15001 Des Moines Memorial Drive in Burien, Washington, near the northwest corner of STIA. The Site straddles the boundary between the Cities of Burien and SeaTac, Washington. The LL Parcel is located immediately across Des Moines Memorial Drive to the east, and the DMCA is located to the northeast of the LL Parcel, both within the City of SeaTac. The Site Township/Range/Section is 23N/04E/20SW The three site parcels are shown in Figure 2.1 of the Cleanup Action Plan.	

B. Environmental Elements	
1. Earth	
a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other… The LL Apartments Parcel ground surface gradually slopes to the southeast across the main portion of the property with steeper slopes located adjacent to Des Moines Memorial Drive and the Highway 518 embankment. To the southeast of the existing property boundary, the topography continues to gradually slope to the east towards Lora Lake. The DMCA is relatively flat, with steeper slopes along the western boundary. Elevation across the DMCA varies by approximately 6-feet across the area. Topography at the LL Parcel slopes from the western and northern property boundaries toward Lora Lake. Elevation drops approximately 18-feet between Des Moines Memorial Drive and the shore of Lora Lake on the west, and approximately 12-feet from the north side of the parcel to the north shore of the lake.	
b. What is the steepest slope on the site (approximate percent slope)? The steepest slopes on the Site are found along the eastern boundary of the LL Apartments Parcel, where there is an approximate 1.5:1 slope from the property down to Des Moines Memorial Drive, and on the north side of the Lora Lake Parcel adjacent to the Lake, where there is an approximate 1.5:1 slope.	
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. Subsurface geology at the LL Apartments Parcel consists of a discontinuous fill layer that overlays glacial recessional outwash deposits. At the bottom of the recessional outwash deposits a silt unit about 10 feet thick was encountered in the eastern portion of the LL Apartments Parcel. The fill unit in the vicinity of the LL Apartments Parcel is observed to have a variable thickness of up to 15 feet, but is absent in the northern portion of the property. The fill is composed of medium dense to dense, fine to coarse grained sand with rounded gravel. The underlying native glacial recessional outwash deposits are variable in thickness, but can be as much as 45 feet thick in the vicinity of the LL Apartments Parcel. The recessional outwash deposits are characterized as dense to very dense, fine to coarse grained sand, with gravels up to 2 inches in diameter and occasional silt lenses. There is a stiff to very stiff clayey silt unit found near the bottom of the recessional outwash deposits (about 10 feet thick), which is likely indicative of a transition into the glacial till deposits. The till deposits typically consist of very dense silty, gravelly sand. The silt unit and the underlying till deposits together provide a confining unit (aquitard) beneath the eastern portion of the LL Apartments Parcel. To the southeast of the LL Apartments Parcel, the LL Parcel is also underlain by recessional outwash deposits, which are exposed at the surface. Beneath the recessional outwash deposits, it is inferred, based on Site cross sections, that the till deposits are also present and create a perched layer on which Lora Lake and the surrounding wetlands are	

formed. Lora Lake was formed by peat mining activities, so the presence of peat in the subsurface is also expected, although only one sediment core advanced in Lora Lake encountered peat material. The extent of subsurface peat at the LL Parcel is not known.	
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. There are no surface indications or history of unstable soils within the project area.	
e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. Approximately19,000 cubic yards of soil will be excavated and disposed of off-site at an appropriate licensed disposal facility from the LL Apartments Parcel. An additional approximate 30,000 cubic yards of soil from the LL Apartments Parcel will either be capped on the LL Apartments Parcel or excavated and consolidated at the DMCA within the Site. Consolidation of soil at the DMCA would include excavation of the material from the LL Apartments Parcel, transport of the material across the street to the DMCA, where the material will be placed, graded and compacted, and surfaced with a clean soil cover, compacted gravel, or asphalt. This consolidation may be conducted to reduce the footprint of the Site where contaminants in soil exceed the Site cleanup level. Open water filling of Lora Lake is described below in Section 3.	
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Erosion control measures will be installed prior to start of any ground-disturbing work at the Site. Erosion and sediment controls will be utilized throughout the work to mitigate potential erosion during excavation and grading.	
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? This project involves remedial excavation and backfilling. Depending on the surface completion, impervious surfaces will cover the same percentage, or a smaller percentage of the site than existing conditions.	
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Erosion and sediment controls, such as silt fences, straw bales or waddles, etc, will be used during construction to prevent erosion or transport of soil from the property. Appropriate construction BMPs will be in place for erosion control in all areas subject to earth disturbance (including clearing, grading, stockpiling, and materials or equipment storage). A Storm Water Pollution Prevention Plan will be prepared as part of the Engineering Design Report for the project.	

2. Air	
a. What types 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. Upland excavation and operation of construction equipment may result in dust and exhaust emissions from equipment within the project vicinity during construction only. Dust control measures such as wetting exposed soil will be implemented during construction, as necessary, to prevent visible dust.	
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No.	
c. Proposed measures to reduce or control emissions or other impacts to air, if any: During construction, dust suppression BMPs will be implemented, including: watering of exposed soil surfaces, cleaning of construction vehicles to prevent track-out, and street cleaning, as may be necessary.	
Revised Text	**Agency Evaluation**
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. Yes, Lora Lake is located in the Miller Creek watershed and receives stormwater runoff from the LL Apartments Parcel, City of Burien residential and commercial drainage areas upgradient of the LL Apartments Parcel, and surrounding roadways downgradient of the LL Apartments Parcel (e.g., Des Moines Memorial Drive, SR 518 interchange, City of SeaTac) through a single outfall located near the northwestern edge of the lake and via non-point source overland flow from the LL Parcel. Water was also observed entering Lora Lake from the nearby wetlands to the south, indicating surface water connectivity between the wetlands and lake. Water from a drainage channel flowing into Lora Lake in the southwest corner of the lake has also been observed. An overflow discharge culvert and overflow berm is present at the southeast end of the lake. Seasonally, when Lora Lake surface water levels are elevated, lake water discharges to Miller Creek through the discharge culvert and by overtopping the overflow berm. When Miller Creek surface water elevations are elevated (i.e., during periods of heavy rainfall), Miller Creek surface water discharges to Lora Lake via the same culvert and overflow berm.	

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. Open water filling of Lora Lake will occur on the LL Parcel to rehabilitate the wetland and isolate the contaminated sediments beneath clean backfill. Following filling of the lake, the area will be graded and planted to establish a scrub/shrub wetland consistent with the surrounding aquatic wetland mitigation area. Figure 4.2 of the Cleanup Action Plan shows the area of Lora Lake to be filled, and the surrounding wetland mitigation area.	
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. Filling of Lora Lake would consist of the placement of approximately 39,000 cubic yards of fill material over the open water area of Lora Lake (approximately 120,000 square feet). Fill depth will range from approximately 2 feet to 13 feet based on existing bathymetry. This will convert all open water areas of the property to emergent wetland. The source of the fill is not known at this time, but the source will be provided to Ecology for approval once determined.	
4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. Stormwater that enters Lora Lake in the northwest corner of the lake, as described above in #1 above, may need to be diverted during filling activities. Stormwater management will be included in the remedial design.	
5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. The Lora Lake open water area to be filled and rehabilitated as wetland, and portions of the DMCA are located within the Miller Creek 100-year floodplain, as shown on Figure A.1 (Miller Creek 100-Year Floodplain) of the STIA Natural Resource Mitigation Plan (Parametrix 2001) (attached). The Miller Creek 100-year floodplain is located in the stream reach between South 156th Way and South 160th Street, and is relatively confined to the channel ravine and is approximately 60 to 100 ft wide. In the stream reach south of South 160th Street, the floodplain is approximately 80 to 150 ft wide in the upper reaches. However, farther downstream, it widens to approximately 200 to 250 ft. Urbanization and agriculture have significantly altered the floodplains associated with Miller Creek. The 100-year floodplain in the vicinity of the Vacca Farm Site is several acres in size. The wetland area and poor drainage that existed prior to agricultural drainage activities are evident from the 100-year floodplain estimated by the Federal Emergency Management Agency (FEMA). The approximate 100-year flood elevations, vary from 266 ft at the Miller Creek detention facility outlet to approximately 265 ft at the downstream end of the Vacca Farm site. A floodway has also been delineated and mapped in a portion of the floodplain (Figure A.1).	

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. Temporary silt control and BMPs will be used during construction to ensure that fill operations do not adversely impact downstream water quality. For locations with soft, unconsolidated sediments, lake filling would likely be completed in two phases. The first layers of sand would be placed in a manner to minimize disruption and gradually strengthen the underlying sediments. The remainder of the fill would then be placed with a more efficient and more cost-effective methodology. Following the placement of fill material, topsoil would be placed, and fine grading conducted on the converted surface for wetland creation and vegetation plantings.	
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. Groundwater remediation will occur through soil source removal. Because soil remedial actions include excavation and consolidation of deep soil contamination, soil located below the water table will be removed. Dewatering will be required to manage groundwater in the excavation during soil excavation. Dewatered groundwater during subsurface excavation (an approximate less than 1 month period), will be contained within Baker tanks, treated as needed to remove solids and chemical contaminants to comply with discharge requirements, and likely discharged to the sanitary sewer under a permit approval.	
2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. None.	
c. Water runoff (including stormwater):	
1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. Stormwater runoff is currently collected onsite by an existing catch basin conveyance system connected to the storm water mainline crossing the Site. During construction, stormwater runoff will be collected in ponds, and other temporary collection facilities, and either treated onsite and discharged to the sanitary sewer, or hauled offsite for disposal.	
2. Could waste materials enter ground or surface waters? If so, generally describe. The property is a clean up site with soils containing concentrations of constituents of concern greater than Washington State Department of Ecology's MTCA cleanup levels. These constituents have impacted soils, sediments, and ground water at the Site. This project is not expected to result in any further impacts to ground or surface waters, and will improve the environmental quality of the property and parcels.	

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: Construction stormwater BMPs, such as silt fencing, geotextiles, stormwater collection, straw bales or wattles, etc. will be used during construction, and the engineered surface constructed at the DMCA will allow for infiltration.	
Revised Text	**Agency Evaluation**
4. Plants	
a. Check or circle types of vegetation found on the site: _X_ deciduous tree: alder, maple, aspen, other ___ evergreen tree: fir, cedar, pine, other _X_ shrubs _X_ grass ___ pasture ___ crop or grain _X_ 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 majority of the LL Apartments Parcel is covered with paved parking areas and apartment building foundations. The parcel is vacant and is surrounded by a fence. There is no significant vegetation located on the LL Apartments Parcel. The only vegetated areas currently present at this parcel exist along the parcel margins, are located on median strips and dividers in the parking lots, or are in areas where plants have colonized breaks in the pavement. The majority of vegetation within these limited areas will be removed by construction. The LL Parcel is currently a constructed wetland aquatic habitat mitigation area, part of the Miller Creek/Lora Lake/Vacca Farm Wetland and Floodplain Mitigation Area. The LL Parcel is densely vegetated and contains a mixture of grasses, forbs, emergent wetland plants, and a canopy of mixed deciduous trees. The Miller Creek/Lora Lake/Vacca Farm Wetland and Floodplain Mitigation Area was enhanced by the Port to support aquatic, amphibian, and wetland habitat as part of the mitigation requirements associated with development of the STIA 3rd Runway (Port of Seattle 2010). The operation and maintenance requirements for the Miller Creek/Lora Lake/Vacca Farm Wetland and Floodplain Mitigation Area are described in the NRMP (Parametrix 2001). Capping or soil removal in the aquatic habitat mitigation area would destroy established plant communities and would cause more ecological harm than the threat posed by the existing low-level site contamination. Monitoring and institutional controls will be put in place. If monitoring shows a risk to human health or the environment, additional actions may be required. It is estimated that approximately 10,000 square feet of vegetation will be removed for access to the Lake during lake filling activities, and will be replanted at the completion of construction activities. The eastern half of the DMCA is currently a vegetated area covered by a mixture of grasses and invasive and pioneering plant species, while the western half of the DMCA lies underneath the Approach Lighting System for the STIA 3rd Runway, is covered in gravel, and is maintained by the Port to be free of vegetation. The DMCA is located outside of the Miller Creek/Lora Lake/Vacca Farm Wetland and Floodplain Mitigation Area, but remains subject to the WHMP as it is located within the FAA RPZ-Extended Object Free Area. The full DMCA area will be cleared of vegetation as part of this action.	
c. List threatened or endangered species known to be on or near the site. USFWS identified the threatened bald eagle as potentially occurring near the project site.	
d. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No.	

e. 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 proposed project is a short-term construction project, without long term equipment operation, and there will be negligible energy impacts during remediation activities. . Low fuel consumption equipment will be used where possible, and construction activities will be conducted during daylight hours to avoid the requirement for sight lighting.	
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 property is a clean up site with soils containing concentrations of contaminants of concern greater than Washington State Department of Ecology's MTCA cleanup levels. These contaminants have impacted soil, sediments, and groundwater at the Site. Project environmental field staff and contractors may come into contact with the Site soil, sediment, or groundwater. Protection monitoring during remedy construction will be conducted to provide protection of human health and the environment during the construction and operation and maintenance activities required at the Site. Protection monitoring requirements will be described in worker Health and Safety Plans covering the worker activities both during construction, and during any future operations and maintenance of the constructed remedy. Any activities conducted at the LL Apartments Parcel following remedy implementation that disturb capped areas will require following an appropriate Health and Safety Plan.	
1. Describe special emergency services that might be required. The emergency services that might be required include normal emergency medical , fire, or police response. Emergency procedures will be followed per the Site Health and Safety Plan(s). No special emergency services will be required.	
2. Proposed measures to reduce or control environmental health hazards, if any: Safe work practices and protection monitoring requirements will be described in worker Health and Safety Plans covering the worker activities both during construction, and during any future operations and maintenance of the constructed remedy. The Health and Safety Plans will also include descriptions of the appropriate Personal Protective Equipment to be used during site activities.	
b. Noise	
1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? The site is bordered by a freeway, and an airport. Noise associated with roadway and air traffic at STIA is currently present at the Site, but not expected to affect this project.	

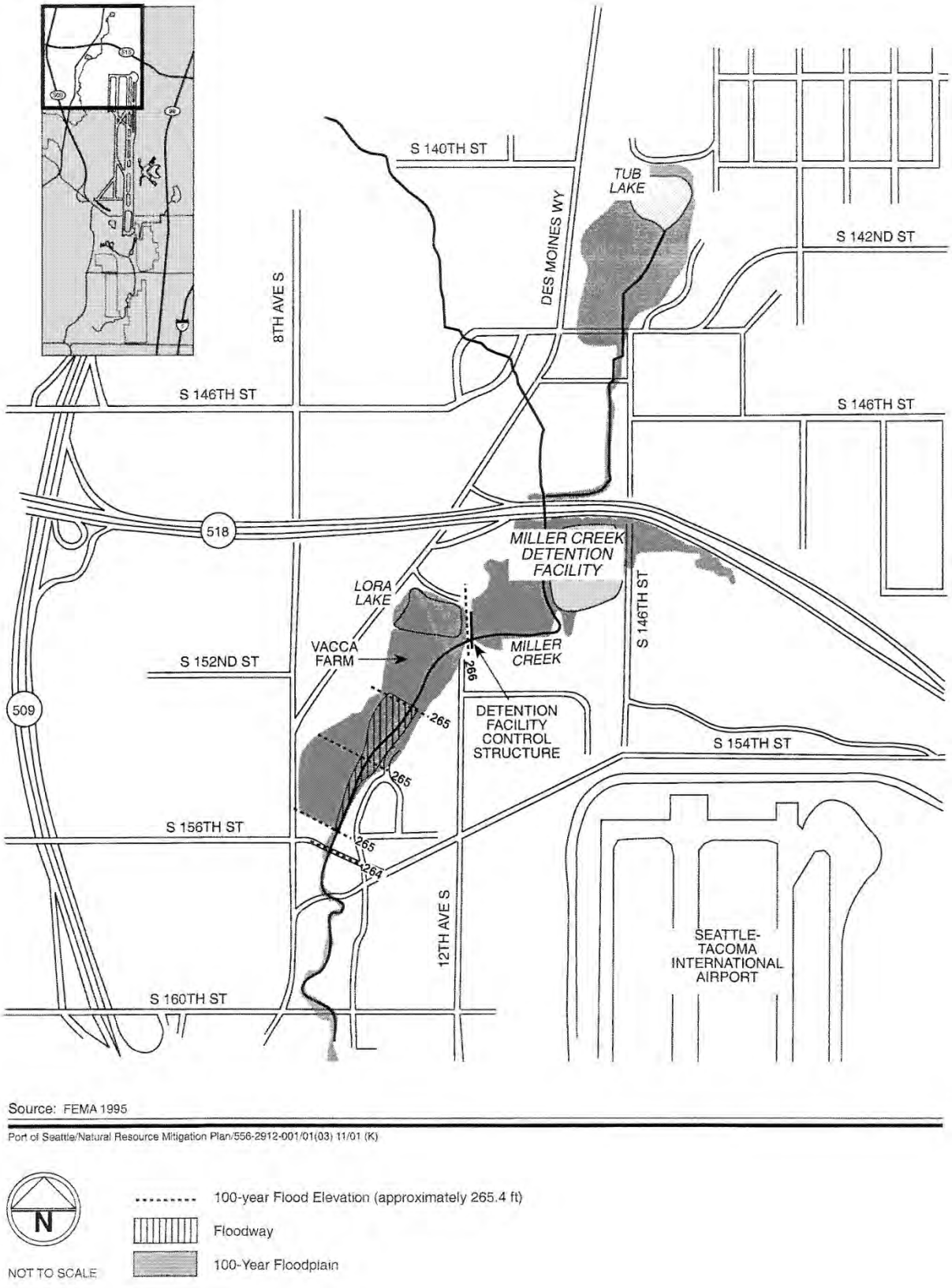
2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. Construction of the proposed project will involve temporary short-term increase in noise associated with the use of construction equipment and/or heavy truck traffic. There are no long-term contributions to area noise levels.	
3. Proposed measures to reduce or control noise impacts, if any: All construction will be completed during daytime work hours, in accordance with City of Burien and SeaTac construction noise ordinances.	
8. Land and shoreline use	
a. What is the current use of the site and adjacent properties? The LL Apartments Parcel is currently vacant, and fenced. All above-ground structures including buildings, parking covers, and play areas were removed in 2009. Slab on grade building foundations, curbs, and pavement remain in place. The majority of the LL Parcel is currently located within security fencing for the STIA, and is monitored and access-controlled by Port security as STIA property. The Port constructed a habitat mitigation area, the "Miller Creek/Lora Lake/Vacca Farm Wetland and Floodplain Mitigation Area," which includes the LL Parcel and other properties located adjacent to the STIA to the north, east, and south of the LL Parcel following completion of the STIA 3rd Runway in 2008. Restrictive covenants and local zoning designations prohibit future development on the LL Parcel to assure permanent use of the property as a protected wetland aquatic habitat area.	
b. Has the site been used for agriculture? If so, describe. Through the 1930s, the area was primarily agricultural, containing family farms, suburban development, and supporting commercial businesses. The Lora Lake Apartments property was farmland until the mid 1940s, when the Novak Barrel Cleaning Company was established.	
c. Describe any structures on the site. There are no structures present within the LL Apartments Parcel or LL Parcel. There are building foundations remaining at the LL Apartments Parcel. The third runway approach lighting system crosses the DMCA, and two support structures are present on the DMCA. These structures are metal truss structures, with a concrete foundations that are approximately 15-20 feet square.	
d. Will any structures be demolished? If so, what? None, beyond the removal of the remaining apartments buildings foundations.	
e. What is the current zoning classification of the site? The property is currently zoned within the boundary of City of Burien as "Airport Industrial 1" and within the boundary of City of SeaTac as "Aviation Commercial (AVC) and Aviation Operations (AVO)".	

f. What is the current comprehensive plan designation of the site? Based on the City of Burien and City of SeaTac Comprehensive Plan Future Land Use Map, the property is designated as Airport Industrial. The City of SeaTac land use map utilizes a single designations ("Airport") for all properties owned or to be owned by the Port of Seattle under the Airport Master Plan as updated August 1, 1996.	
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 an "environmentally sensitive" area? If so, specify. There are no "environmentally sensitive" areas within the LL Apartments Parcel or the DMCA; however the LL Parcel includes Lora Lake and a constructed wetland aquatic habitat mitigation area, which is part of the Miller Creek/Lora Lake/Vacca Farm Wetland and Floodplain Mitigation Area.	
i. Approximately how many people would reside or work in the completed project? No one would reside in the project area. If the site or a portion of the site is redeveloped for airport compatible commercial or industrial uses there is the potential that people will work within the completed project area in the future following redevelopment, which is outside the scope of this project.	
j. Approximately how many people would the completed project displace? None.	
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 proposal will have no impact on the existing land uses, and is consistent with future land use regulations, zoning, and applicable planning documents.	
9. Housing	
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Not applicable.	
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. Not applicable.	
c. Proposed measures to reduce or control housing impacts, if any: Not applicable.	

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.	
b. What views in the immediate vicinity would be altered or obstructed? Not applicable.	
c. Proposed measures to reduce or control aesthetic impacts, if any: Not applicable.	
11. Light and glare	
a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Light and glare will not be produced by lighting installed as part of the project since construction will be conducted during daytime hours.	
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: Not applicable.	
12. Recreation	
a. What designated and informal recreational opportunities are in the immediate vicinity? None.	
b. Would the proposed project displace any existing recreational uses? If so, describe. No.	
c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: Not applicable.	

13. Historic and cultural preservation	
a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. No registered or listed sites are located on the LL Apartments Parcel, LL Parcel, or DMCA. An online search of records maintained by the Washington Department of Archaeology and Historic Preservation (DAHP) was completed to locate any known sites either on and/or adjacent to the property. The Washington Information System for Architectural and Archaeological Records Data (WISAARD) did not identify any registered or listed properties. There are several historic property inventories that have been completed for a residential area located to the west of 8th Avenue South between S 150th Street and S 152nd Street. One historic property inventory (residence) was located at 15060 Des Moines Memorial Drive, located adjacent to both the LL Apartments Parcel and LL Parcel. While these resources are considered historic resources (greater than 50 years old), they are not registered or listed properties.	
b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. None.	
c. Proposed measures to reduce or control impacts, if any: Since there are no areas of importance, no measures are necessary to control impacts.	
14. Transportation	
a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. The LL Apartments Parcel is accessed by Des Moines Memorial Drive and 8th Avenue South. The LL Parcel and DMCA are accessed by Des Moines Memorial Drive.	
b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? The nearest public transit is 0.5 miles NE of the Site.	
c. How many parking spaces would the completed project have? How many would the project eliminate? Not applicable.	
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). None.	
e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. The Site is located near the northwest corner of the Seattle-Tacoma International Airport.	

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. During construction, approximately 19,000 CY of contaminated soil will be transported from the Site by truck and trailer to a licensed Subtitle D landfill. This will generate approximately 1,000 truck trips during the project. Approximately 30,000 CY of contaminated soil will be transported by truck from the LL Apartments Parcel to the DMCA for consolidation. This will generate approximately 1,500 truck trips from the LL Apartments Parcel to the DMCA. Approximately 46,000 CY of material will be imported to the LL Parcel to fill Lora Lake. This will generate approximately 2,400 truck trips to the LL Parcel. The scheduling of vehicular trips is unknown.	
g. Proposed measures to reduce or control transportation impacts, if any: Use of larger vehicles that transport more material, reducing the total number of trips required will be implemented as possible. Trips may also be scheduled during the lowest traffic times of the day to reduce impact on the surrounding roadways.	
15. Public services	
a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. No.	
b. Proposed measures to reduce or control direct impacts on public services, if any. Not applicable.	
16. Utilities	
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. Not Applicable. All utilities previously serving the Site have been disconnected.	
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. Sanitary sewer may be required during the project for discharge of dewatering water, or collected stormwater. Sanitary service would be provided by the Southwest Suburban Sewer District.	
C. Signature	
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision. Signature: _____ Date Submitted: 8/26/2013	



DEPARTMENT OF ECOLOGY State of Washington	**Cleanup Action Plan** **Lora Lake Apartments Site** **Burien Washington**	Figure A.1 Miller Creek 100-Year Floodplain

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