ATTACHMENT B

SEPA CHECKLIST AND DETERMINATION

REPORT

ATTACHMENT B

SEPA Environmental Checklist
Sea-Tac Development Site
SeaTac, Washington

Submitted To: Riddell Williams P.S.
1001 Fourth Avenue, Suite 4500
Seattle, Washington 98154

Submitted By: Golder Associates Inc.
18300 NE Union Hill Road, Suite 200
Redmond, Washington 98052 USA

April 5, 2011

Project No. 073-93368-05.04

A world of capabilities delivered locally

Golder Associates

1.0 BACKGROUND

1. Name of proposed project, if applicable:

Focused In-Situ Air Sparging-Soil Vapor Extraction (IAS-SVE) with Source Area Cap Remediation
SeaTac Development Site
MasterPark Lot C facility (MasterPark Facility)
SeaTac, Washington

See Figure 1 for the location of the project.

2. Name of applicant:

SeaTac Investments LLC (SeaTac Investments),
Scarsella Brothers Inc.
ANSCO Properties, LLC

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

Doug Rigoni – SeaTac Investments LLC – 206-826-2715 - 2003 Western Avenue, Suite 500, Seattle, Washington 98121

Tamarah Knapp Hancock – Scarsella Brothers Inc. - PO Box 68697, Seattle, WA 98168-0697

Kevin Collette – Attorney for ANSCO Properties, LLC - Ryan, Swanson & Cleveland, PPLC, 1201 Third Avenue, Suite 3400, Seattle, Washington 98101.3034-

4. Date checklist prepared:

July 28, 2010

5. Agency requesting checklist:

Washington State Department of Ecology (cc to City of SeaTac)

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

Implementation is expected fall of 2011; no phasing.

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

No.

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

A series of investigations and remedial actions were conducted at the site starting in September 2000 (Phase I and II Environmental Site Assessment (ESA) investigations culminating in September 2001 with an independent remedial action (IRA) conducted in coordination with property development. Ecology performed groundwater sampling at the Site in 2006, and remedial Site investigations resumed in 2007 and were completed in early 2010.

Documentation prepared for the site includes the following:

- Golder Associates Inc., 2000. Phase I Environmental Site Assessment, SunReal Inc., SeaTac Airport Site, SeaTac, Washington, October 12, 2000.
- _____ 2001a. Final Phase II Environmental Site Assessment Report, SeaTac Parking Garage Development Site, SeaTac, Washington, April 5.
- _____ 2001b. Final Report for Extended Phase II Extended Environmental Site Assessment, SeaTac Parking Garage Development Site, SeaTac, Washington, April 5.
- _____ 2001c. Final Report for the Phase III Environmental Site Assessment, SeaTac Parking Garage Development Site, SeaTac, Washington, April 5.
- _____ 2001d. Final Field Sampling Plan for Limited Remedial Actions at the Sea-Tac Parking Lot Development Site, 16000 Block International Boulevard, Sea-Tac, Washington (Rev.0), June 25, 2001.
- _____ 2001e. Collection and Analytical Results of Groundwater Sample from Washington Memorial Park Cemetery, Private Well Letter Report Addressed to SeaTac Investments, Attention Mr. Douglas Rigoni, September 27, 2001.
- _____ 2001f. Site Assessment Conducted for the Closure of a 3,000- and 10,000-Gallon Underground Storage Tank, Master Park Lot C, 16000 Block International Boulevard, SeaTac, Washington, October 4, 2001.
- _____ 2001g. Site Assessment Conducted for the Closure of a 1,000-Gallon Gasoline Underground Storage Tank, Master Park Lot C, 16000 Block International Boulevard, SeaTac, Washington. October 4, 2001.
- _____ 2001h. Site Assessment Conduct For the Closure of a 1,000-Gallon Heating Oil Underground Storage Tank, Master Park Lot C 16000 Block International Boulevard, SeaTac, Washington. October 4, 2001.
- _____ 2001i. Site Assessment for the Closure of a 300-Gallon Underground Storage Tank, Master Park Lot C 16000 Block International Boulevard, SeaTac, Washington, October 24, 2001.
- _____ 2002. Final Independent Remedial Action Report SeaTac Parking Garage Development Site SeaTac, Washington (MasterPark Lot C). Prepared for: SeaTac Investments LLC. January 24, 2002.
- EA Engineering, Science, and Technology, Inc., 2006. SeaTac Development Site, Summary of June 2006 Groundwater Monitoring Results – Work Order #17079, Contract Number: 30700 - Prepared for Washington Department of Ecology. September 6, 2006.
- Golder Associates Inc. 2008a. On-Site Source and Groundwater Investigation Summary – June to November 2007. Prepared for Riddell Williams P.S. January 14, 2008.
- _____ 2008b. Addendum to On-Site Source and Groundwater Investigation Summary – June to November 2007 Report (Dated January 14, 2008). Prepared for Riddell Williams P.S. March 13, 2008.
- _____ 2010. Remedial Investigation/Feasibility Study Sea-Tac Development Site. Prepared for Riddell Williams P.S. September 17, 2010.

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.

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

- Agreed Order under the Model Toxics Control Act (MTCA). SeaTac Investments entered into an Agreed Order (No. DE 6844 with the Washington State Department of Ecology (Ecology) to complete a RI/FS and Draft Cleanup Action Plan (Draft CAP) for the SeaTac Development Site (Site).
- Air Quality Permit; Puget Sound Clean Air Agency
- A restrictive covenant was established with Ecology for the asphalt cap that requires notification to Ecology prior to cap disturbance and excavation into the underlying Site soils. Additional use restrictions may be established at the completion of the remedial action.
- Right-of-way Permit; city of SeaTac

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 proposed project is a remedial action to remove a contaminant [gasoline range petroleum hydrocarbons (gasoline) and associated constituents] from the sub-surface. A release from an underground gasoline storage tank has impacted underlying soils and groundwater at the MasterPark Facility and has impacted groundwater under adjacent properties.

The remediation would have the following components, which are described in further detail in Section 7 of the Golder 2010 RI/FS Report and Section 5.3 of the Draft Cleanup Action Plan:

- Institutional controls
- Monitoring
- Asphalt cap over the source area
- Cap maintenance
- IAS-SVE for the MasterPark Facility
- Operation and maintenance of the system (assumed to take approximately 5 years)
- Enhanced biodegradation and attenuation for groundwater down-gradient of the MasterPark Facility (assumed to take 10 to 15 years from the time of remediation system installation).

The proposed remedial action (depicted in Figure 2) will be source area destruction and natural attenuation of the remainder of the plume. This will be implemented through a combination of in-situ air sparging (IAS) and soil vapor extraction (SVE). IAS is a treatment process whereby air is injected into the groundwater below the contamination. A schematic of IAS is shown in Figure 3. As the air moves up through the contamination, the air strips VOCs from the groundwater based on the partitioning of the VOCs between air and water or soil. In addition, the oxygen introduced with the air typically stimulates aerobic microbial activity, resulting in increased microbial degradation of petroleum compounds within the groundwater and the vadose zone soil. IAS for this Site will be targeted for groundwater treatment. However, the injected air will continue to strip VOCs from vadose zone soils as it works towards the surface. In addition, IAS will be used in conjunction with SVE (discussed below).

Microbial degradation occurs as the VOC-laden air works its way towards the surface. The microbial degradation reduces introduction of VOCs into ambient air. However, at the Site it has been assumed that SVE will be necessary to collect vapor from IAS to ensure that VOC-laden air does not reach the surface.

Another advantage of IAS is oxygenation of the groundwater, thereby stimulating biodegradation by naturally occurring microbes. Because groundwater is migrating in a downgradient direction faster than the

petroleum plume (due to retardation), the oxygenated groundwater will flow into the petroleum plume beyond the zone of IAS direct injection. In addition, oxygen will diffuse in groundwater beyond the injection zone. With time, the biodegradation of the downgradient plume is enhanced over existing natural attenuation processes.

SVE is a treatment process whereby a vacuum is induced in subsurface trenches or wells using a vacuum blower. A schematic of SVE is shown in Figure 4. VOCs from the soil are thereby extracted for treatment at the surface. VOCs in the vadose soil vapor are extracted directly. The vacuum induces VOCs in the vadose soil to volatilize into the vapor phase. While some VOCs in groundwater will be extracted by the vacuum, SVE is primarily for treatment of unsaturated soils (vadose zone). SVE is typically used in conjunction with IAS, because as VOCs are stripped from the water table by IAS, the volatilized VOCs can be extracted by the SVE system.

SVE increases circulation of air in the subsurface, bringing additional oxygen to the treatment area. This additional oxygen typically stimulates microbial activity, resulting in increased microbial degradation of petroleum compounds.

The soil vapors extracted by the SVE system will contain Site COCs and will need to be treated before emission to the atmosphere. Various processes are available to treat COCs in the SVE off-gas. Two common systems are catalytic oxidation and vapor-phase carbon absorption. Because of COC concentrations in the off-gas are expected to be relatively low, it is assumed that vapor-phase carbon adsorption would be used. Treated SVE vapors would be discharged under an air permit to the atmosphere.

This remediation process focuses on VOC removal from the area of highest concentrations within the MasterPark Facility. It would remove VOCs from the groundwater by IAS and capture them by SVE. The layout of this process is shown in Figure 2. The SVE would also remove VOCs from soil in the vadose zone. Among other benefits, by removing contaminated subsurface vapors, this SVE would alleviate any potential vapor intrusion concerns into neighboring buildings. SVE off-gas would be treated by carbon adsorption before discharge to the atmosphere. The oxygenation of the groundwater would stimulate natural microbial degradation, providing enhanced biodegradation for the downgradient plume.

The project would include the disturbance (trenching) of asphalt and soils to install the remedial equipment. Construction details will be included in the future design of the remedial system.

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.

Installation of the clean-up action will occur at the MasterPark Facility which is located at 16025 International Boulevard, SeaTac, Washington within Section 28, Township 23 North, Range 4 East (see Figure 1). The MasterPark Facility is bound by the Louden property to the north (followed by South 160th Street), International Boulevard to the east, and Washington Memorial Cemetery to the west and south. The legal description of the MasterPark Facility is included as Attachment A of the draft Cleanup Action Plan (DCAP). The MasterPark Facility is approximately 7 acres in size, but the cleanup action will only be conducted on a fraction of that property. The entire MasterPark Facility is a parking lot and an administration building used to run the business (valet parking). Current data indicate the known soil contamination, the highest levels of groundwater contamination, and possible primary source of contamination are located on the MasterPark Facility property, but groundwater impacts extend beyond the MasterPark Facility property boundaries. The Site (defined as the area of land that is impacted by the MasterPark Facility's contamination) is comprised of the following contiguous areas:

- MasterPark Lot C (the MasterPark Facility)
- Louden Property
- City of SeaTac (South 160th Street) right-of-way
- Washington Memorial Cemetery
- Port of Seattle Property (west of the MasterPark Facility and north of South 160th Street)

The Site extends beyond South 160th Street to the north, is bound by International Boulevard to the east, and extends onto Washington Memorial Cemetery to the west. A legal description of the Site is included as Attachment A of the DCAP.

2.0 ENVIRONMENTAL ELEMENTS

1. **Earth**

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

Presently, the eastern majority of the Site, where the MasterPark Facility is operated, consists of relatively flat ground covered by asphalt. The western portion of the Site is owned and operated as a cemetery. The northern portion of the Site includes the Louden property and South 160th Street.

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

No steep slopes exist on the Site. The Site ground surface elevation generally declines from the southwest to the northeast with a maximum elevation near 400 feet above mean sea level (amsl) at the southwest corner of the Site and a minimum elevation of approximately 350 feet amsl near the northeast corner. The elevation along the west MasterPark Facility boundary rises abruptly (approximately 8 to 12 feet) and is stabilized by a retaining wall. The proposed remedial action will not impact or affect the existing retaining wall.

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.

Near surface soils consist of a layer of fill that may be up to approximately 10 feet thick in places. Beneath the fill, till and/or layers of outwash sand are encountered. In general, the till occurs in the range of 10 to 30 feet bgs. Below the till is dense to very dense advanced outwash (Qva) consisting of unstratified fine to coarse grained sandy deposits. Although the RI did not include boreholes deeper than the Qva stratum, regional geologic maps indicate the potential presence of lacustrine clayey silts and silty clay deposits beneath the Qva stratum at an unknown depth (USGS 2004).

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

No.

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

Asphalt and soil will be excavated (trenched) to install the remediation system (pipes, wells). The trenches will be backfilled and capped again with asphalt to allow continued use of the area for parking vehicles.

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

No.

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

Trenching and excavation will be a temporary impact. Soil will be returned to the trench containing new laid pipe and covered with asphalt. The same percentage of area will be covered by impervious surfaces (asphalt) after installation of the remediation system.

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

Construction Best Management Practices (BMPs) will be implemented during construction to reduce and control potential erosion.

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.

During construction, typical exhaust emissions will be released to the air from light and heavy truck/drill rig activity and trenching equipment.

During operation, emissions associated with volatilized contaminants of concern will be treated and released to the atmosphere (under a permit). Emissions effluent will be analyzed in order to meet permit conditions/restrictions.

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:

Construction activities shall be performed in such a manner that the emission level is minimal. All equipment and operation of equipment shall meet with all state and local regulations. All equipment shall be equipped with emission abatement devices with effectiveness equal or better than that supplied by the original manufacturer.

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.

There are no surface water features or wetlands on the Site or the MasterPark Facility. The nearest major surface water body is Bow Lake, located approximate 1.25 miles to the south of the Site. There is a potential wetland area (but not designated as a wetland by WDFW or King County [King County iMAP, 2010]) located adjacent south of the MasterPark Facility on the cemetery property. However, this potential wetland area is located more than 500 feet from the Site contamination and is not connected to the regional groundwater aquifer. Furthermore, the WDFW has not classified this as a wetland, according to their Habitats and Species Map (2010). There are no surface water impoundments, except for the wetland area and a man-made pond (on the cemetery property approximately 1,500 feet south and side-gradient to the Site contamination), or streams on or adjacent to the Site.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No work would occur in or within 200 feet of any surface water or wetland.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

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

No.

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

No.

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

No.

b. Ground:

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

No groundwater will be withdrawn during remediation. Air will be delivered to and extracted from groundwater.

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.

N/A

c. Water runoff (including stormwater):

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

The proposal will not alter existing volume, collection, or treatment of stormwater runoff generated by impervious surfaces at the MasterPark parking Facility.

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

No.

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

None are proposed.

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

No vegetation exists where remedial construction will occur because the MasterPark Facility consists of asphalt. Forested area is located on the adjacent cemetery, and in the western portion of the Site.

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

None. There is a forested section of the Site that is located on the Washington Memorial Park Cemetery; however, the remediation system will be installed only in the area currently capped with asphalt.

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

A request for a list of species within or in the vicinity of the Site was submitted to the Washington State Department of Fish and Wildlife (WDFW) on January 15, 2010. Golder received data from the WDFW on March 4, 2010, which included a habitats and species map and report. The WDFW map did not identify any priority habitat or species on or adjacent to the Site. The map indicated several urban natural open spaces and wetlands within five miles of the Site. Additionally, pileated woodpeckers, a state candidate species, were observed at a site 2 miles west of the Site in 1979. WDFW also identified several priority fish species that have been observed in streams within five miles of the Site. The priority fish include cutthroat trout, coho salmon, dolly varden/bull trout, Chinook salmon, chum salmon, pink salmon, sockeye salmon, and steelhead. However, these fish species do not have access to the Site due to lack of surface waters. The Western Washington U.S. Fish and Wildlife Office website (http://www.fws.gov/wafwo/speciesmap/KING.html) which includes King County, Washington, was queried for listed endangered and threatened species, and species of concern that are known to inhabit King County (November 1, 2007). No listed endangered or threatened species are documented or expected to exist at the Site. One species of concern, the bald eagle has the potential to be in the area, but there is no record of nests or roosting habitat at or near the Site.

Because of the Site's location within a historically urban area, it is not likely that the Site or surrounding adjacent properties provide necessary habitat for species other than infrequent transient visitors, such as birds and raptors.

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

N/A.

5. **Animals**

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

birds: 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.

No federal or state-listed threatened or endangered, or candidate for listing species have been identified on or near the Site.

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

The Site resides within the Pacific Flyway.

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

N/A.

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.

Gasoline and/or diesel fuel will be used during construction. Electricity will be used to operate the remediation equipment.

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

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None are proposed.

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.

Future MasterPark Facility construction/remediation workers could become exposed by direct contact and incidental ingestion to Site near-surface soils (<15 feet) during construction excavation or impacted soil removal activities in the vicinity of the source area (former gasoline USTs at the MasterPark Facility). Current or future construction/remediation excavations, trenches or boreholes would be conducted in the open ambient atmosphere for a short duration on the Site. Construction workers cannot be exposed off of the MasterPark Facility because near-surface soils on the rest of the Site are not contaminated. Construction/remediation worker exposure will be mitigated through the implementation of health protection procedures documented in the Site specific Health and Safety Plan. There are no other known environmental health hazards associated with the Site's contamination and the execution of the remediation proposal.

There is no known discharge of Site groundwater to surface water in the area, including the potential wetland area and man-made pond on the cemetery property south of the Site. There are no potable groundwater supply wells within a mile of the Site in the general downgradient direction (west, southwest or northwest) from the Site. The closest groundwater supply well is in the Washington Memorial Park Cemetery, south of the Site, and is used for watering. However, this cemetery well has not been impacted by Site releases (as per results from Ecology's 2006 and Golder's 2001 sampling events). Therefore, there are no current groundwater exposure pathways to off-Site humans from drinking water impacted by Site release.

Exposures to surface water by releases from the Site are not an operable pathway for human receptors since there are no perennial surface water bodies within 500 feet of the Site contamination.

Restrictive Covenants (dated 2002) are currently recorded for the MasterPark Facility and will also be recorded for the Site in relation to this proposed remedial action. The restrictive covenants pertain to the use of the property and its contaminated media in an effort to control the potential exposure of humans and the environment to Site contamination.

1) Describe special emergency services that might be required.

In the event of vapor or soil ingestion, Medic One (emergency ambulance) may be required to transport a construction worker to a treatment facility or hospital. If construction occurs during summer, potential construction accidents could occur and possible heat stroke from working over asphalt could also require the same emergency service. These issues are discussed in the site-specific Health and Safety Plan

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

Control measures to reduce health hazard risks include the restrictive use covenants included in the agreement with Ecology, along with any additional conditions that may be included with future permits. In addition, a health and safety plan (HASP) will be implemented during all construction and field efforts associated with the remediation.

After remedial actions are completed, media within the MasterPark Facility boundaries will be at acceptable levels for commercial land uses. Some groundwater outside the MasterPark Facility boundaries (but within the Site, will remain impacted for a period of time until natural and enhanced biological degradation of the petroleum plume reduces to acceptable concentrations for future use. Additionally, a restrictive covenant will be recorded pertaining to use of the MasterPark Lot C Facility in order to reduce and control the exposure of humans and the environment to groundwater contamination. Groundwater will be monitored during and after remediation to ensure groundwater supplies do not become contaminated.

b. **Noise**

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

Existing noise levels in the vicinity of the Site will not affect the project. Traffic and typical urban commercial and light industry noise, along with noise generated by airplane traffic at Sea-Tac International Airport exists in the area of the Site.

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.

Short-term noise would be generated by heavy construction equipment (e.g. excavator, dump trucks) during construction activities. Long-term noise would be generated by the blower (air injector) and vacuum equipment, which will be abated by being located in a noise-insulated trailer or building. The contractor would limit the on-site construction work hours to the time between 7:00 AM and 6:00 PM.

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

Construction activities shall be performed in such a manner that the noise level is minimal. All equipment and operation of equipment shall meet with all State and local regulations. All equipment shall be equipped with mufflers or other noise abatement devices with effectiveness equal or better than that supplied by the original manufacturer.

8. **Land and shoreline use**

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

The Site resides within the city limits of SeaTac, Washington. The entire MasterPark Facility property is a paved parking lot with a single administrative building supporting the business. The Louden property and SE 160th Street lie to the north. The Louden property contains an office building utilized by a real estate business and a warehouse building. The warehouse building has been utilized for the storage of goods and materials by various businesses. The Port of Seattle has major construction occurring north of SE 160th Street for commercial buildings and infrastructure to support light rail transportation. To the east is Pacific Highway South (State Route 99) with numerous commercial businesses and buildings. A residential neighborhood exists further east of the MasterPark Facility (about 0.25 mile). To the west and south of the MasterPark Facility is land owned by the Washington Memorial Cemetery. Further west of the cemetery is Port of Seattle parking and commercial office buildings, followed by the airport access highway and SeaTac Airport.

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

No.

c. Describe any structures on the site.

There are no buildings or other structures located in the area where construction and placement of remediation equipment will occur. This area is currently covered by an asphalt cap (parking lot).

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

The parking lot will be trenched in the areas where pipe will be laid.

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

According to a City of SeaTac zoning map (February 2009, see Figure 2-3), the MasterPark Facility (and the adjacent north Louden property) is zoned as CB-C or “Community Business in Urban Center”. Washington Park Cemetery and the associated cemetery residence are zoned as “Park.” To the north of Washington Park Cemetery the land is zoned AVO or “Aviation Operations.” The property north of the MasterPark Facility on the north side of South 160th Street is zoned as AVC or “Aviation Commercial.” To the east of the MasterPark Facility, on the east side of International Boulevard, the land has mixed zoning including “Community Business in Urban Center,” followed by “Urban High Density Residential,” and “Urban Medium Density Residential

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

Commercial High Density.

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

N/A

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

No.

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

N/A

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

N/A

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

N/A

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

N/A. The project is a temporary remedial action.

9. **Housing**

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

N/A

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

N/A

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

N/A

10. **Aesthetics**

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

The trailer used to house the blower, filters, and vacuum will be the tallest structure on the site; approximately 12 feet in height. The trailer will likely have a metal exterior.

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

N/A

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

Aesthetic impacts will be reduced by having all piping within the ground and all above-ground remedial equipment housed in a trailer. If appropriate, the trailer could be painted to blend with the surrounding area.

11. **Light and glare**

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

The trailer will exist on the property the entire time the remedial action is occurring. A dull, non-reflective paint could be applied to the trailer to reduce any potential glare.

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

N/A

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:

As noted above, a conservative, non-reflective paint could be applied to the trailer to reduce any potential glare.

12. **Recreation**

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

The cemetery is zoned as Park.

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:

N/A

13. **Historic and cultural preservation**

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

No.

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

It is suspected that portions of the Washington Park Cemetery may have been developed prior to 1936 as indicated by the presence of some of the current cemetery roads (to the south of the MasterPark Facility) in a 1936 aerial photograph. The Site showed the first development in a 1946 aerial photograph with a single building. Major development of the MasterPark Facility and surrounding properties was evident in a 1956 aerial photograph. Since the 1960s, the Facility was mainly a construction staging area that supported the construction of Interstate 5. The currently existing Louden property buildings were constructed at some point between 1960 and 1969 as indicated by aerial photographs of this vintage. More recently a number of small manufacturing and warehousing facilities operated at the Facility including public parking. Today, the entire Facility is a paved parking lot with a single administrative building supporting the business

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

N/A

14. **Transportation**

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

The site is served via South 160th and Highway 99. Access to the existing street system will not be modified or restricted during the proposed remedial action.

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

Yes.

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

Some parking spaces will be displaced during the construction phase of the project. As many of these parking spaces as possible will be returned to usable parking after construction since this is the exclusive business operated at the site where construction is occurring.

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

No.

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

No.

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

There would be no appreciable increase in traffic due to this project.

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

Any impact to traffic on adjacent arterials would occur during the construction phase of the project. Construction traffic will occur in compliance with a Traffic Control Plan and permit.

15. **Public services**

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

No.

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

None are proposed.

16. **Utilities**

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

Given the urban nature of the area, all utilities are likely accessible to the property.

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.

Electricity will be required to operate the remediation equipment housed in the trailer. As such, a transformer may be required to be installed at the site.

3.0 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.

State of Washington Department of Ecology

Printed Name: Robert Warren

Signature: _____

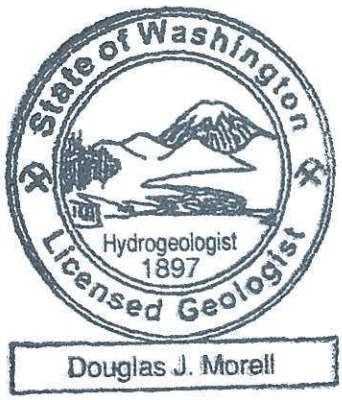
Date Submitted: _____

Project Proponent (Golder Associates, Inc.)

Printed Name: Douglas J. Morell

Signature: _____

Date: April 5, 2011



FIGURES

LEGEND

- Approximate Site Boundary
- 2003 Restrictive Covenant Boundary & Asphalt Cap Institutional Control
- Approximate Groundwater Plume

0 4000

SCALE IN FEET

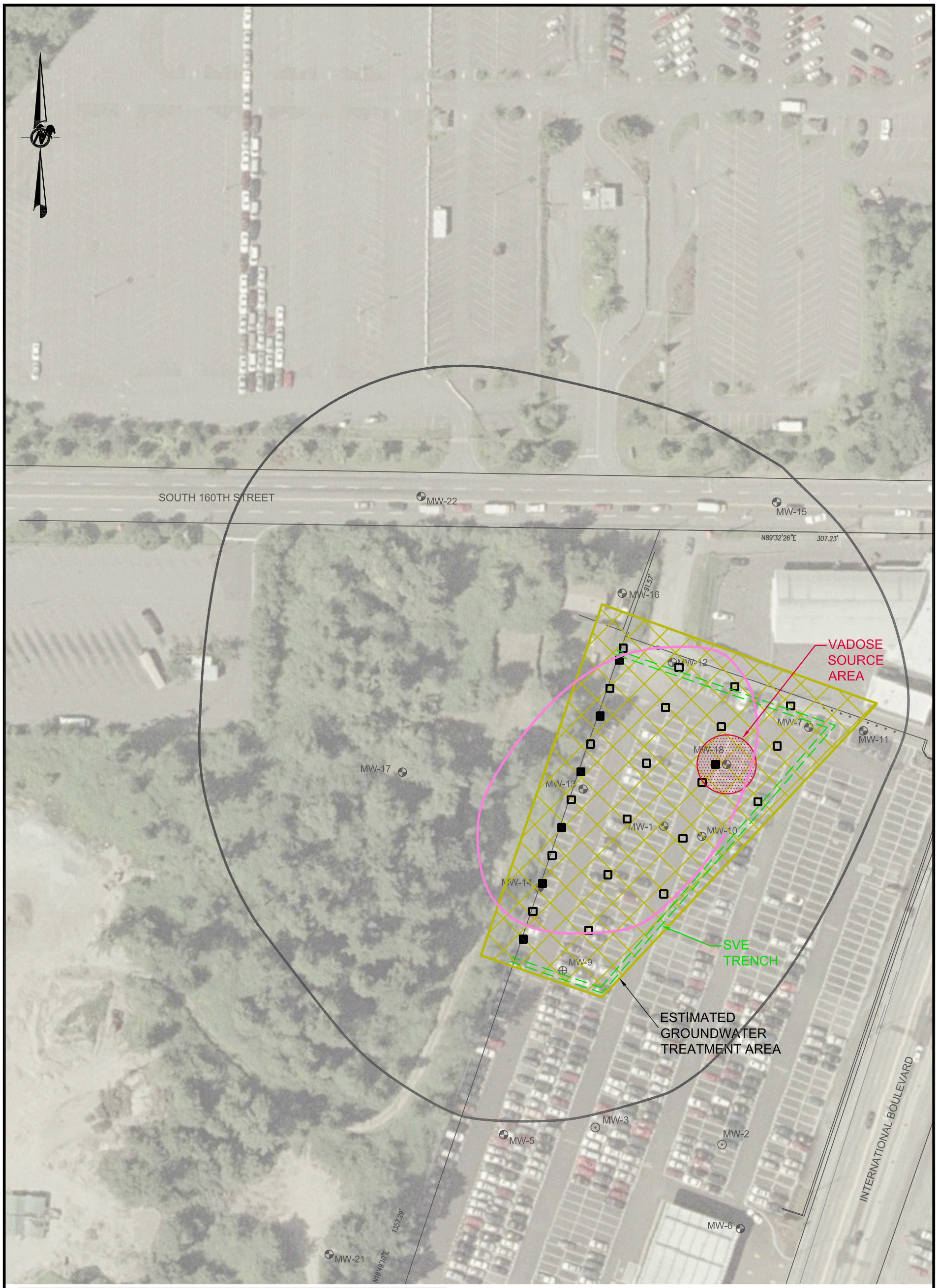
Source: Google Earth Pro

FIGURE **1**

APPROXIMATE SITE BOUNDARY

SEATAC DEVELOPMENT SITE/CAP/WA

Golder Associates



LEGEND:

- AIR SPARGE POINT
- SOIL VAPOR EXTRACTION POINT
- APPROXIMATE GROUNDWATER HOT SPOT BOUNDARY
- APPROXIMATE ENTIRE PLUME BOUNDARY
- SVE TRENCH
- ESTIMATED GROUNDWATER TREATMENT AREA
- MW-5 — QVA AQUIFER MONITORING WELL LOCATIONS
- MW-2 — MONITORING WELLS SCREENED IN PERCHED AQUIFER

0 80 160

SCALE IN FEET

NOTES:

PLUME BOUNDARY BASED ON GROUNDWATER SAMPLE RESULTS EXCEEDING MTCA METHOD A CLEANUP LEVEL FOR GASOLINE RANGE PETROLEUM HYDROCARBONS (800ug/L)

FIGURE **2**

FOCUSED IAS-SVE LAYOUT FOR ALTERNATIVE A

SEATAC DEVELOPMENT SITE/RI/FS/WA

K:\CAD\Projects\2007\07393368\05\04\Exhisting B -SEPA\073_93368_05_04_F02.dwg | Fig 2 | Mod: 07/29/2010, 08:31 | Plotted: 07/29/2010, 08:47 | aforcier

Golder Associates

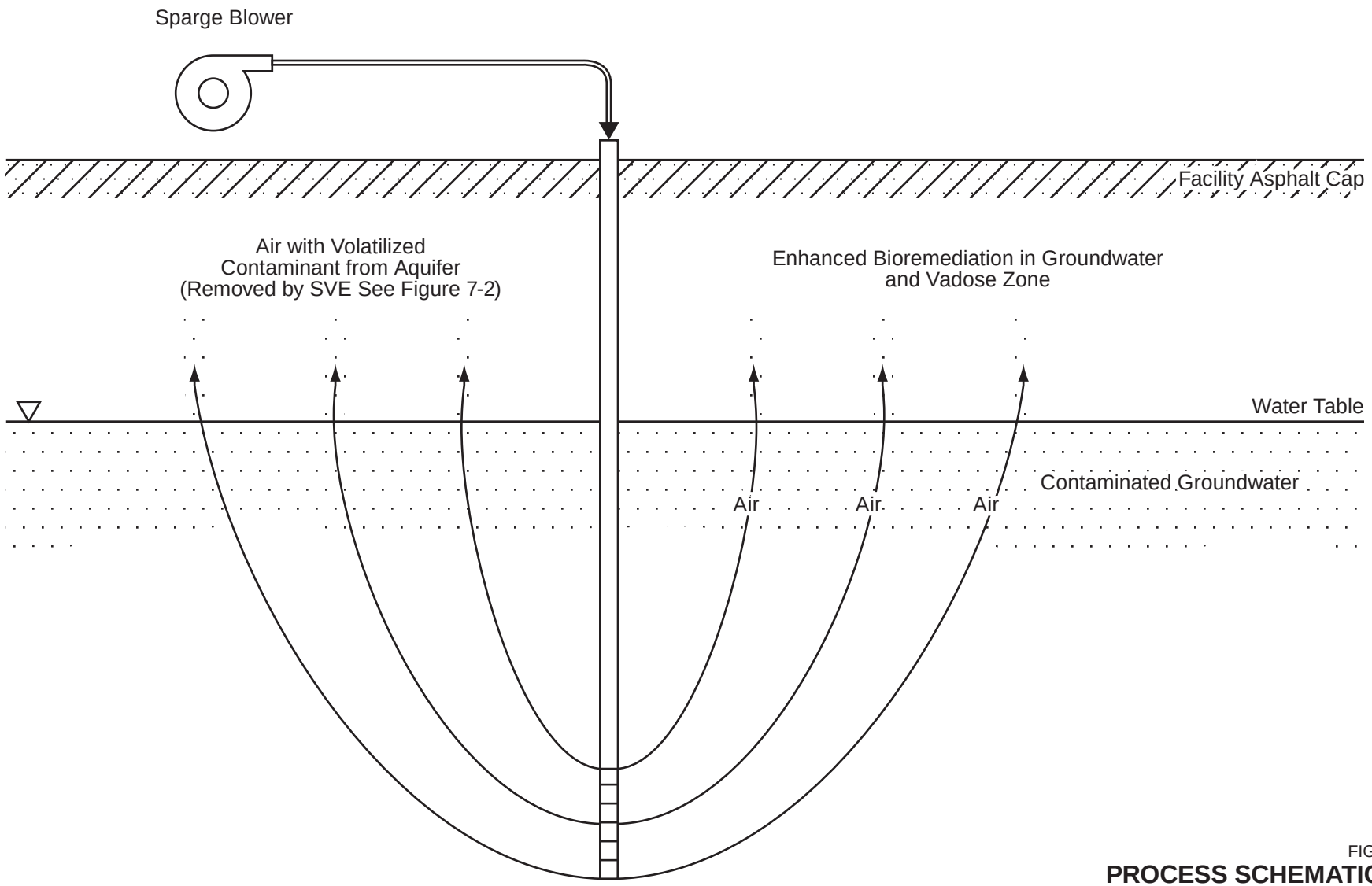


FIGURE **3**

PROCESS SCHEMATIC FOR IN-SITU AIR SPARING (IAS)

SEATAC DEVELOPMENT SITE/RI/FS/WA

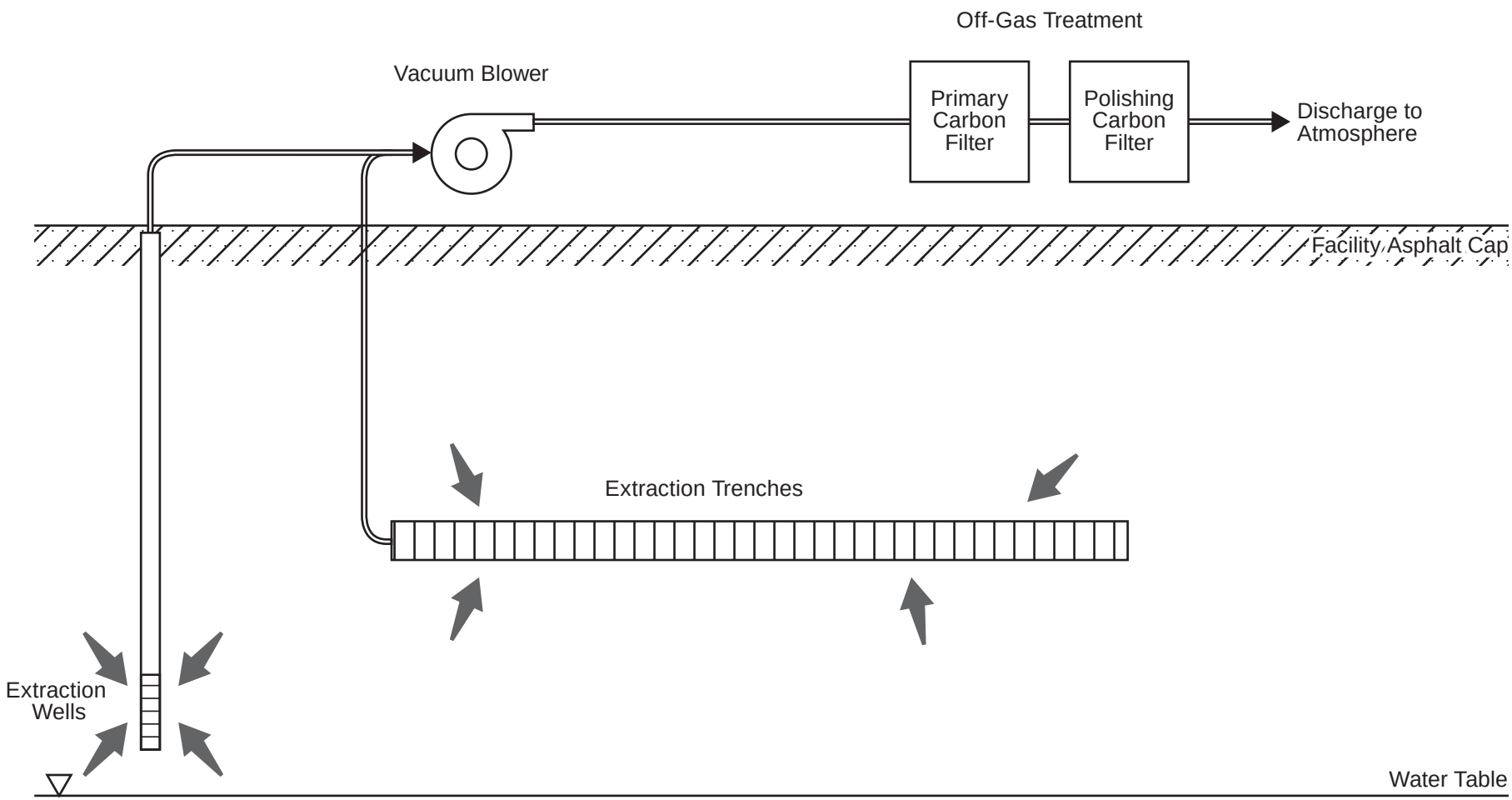


FIGURE **4**

PROCESS SCHEMATIC FOR SOIL VAPOR EXTRACTION (SVE)

SEATAC DEVELOPMENT SITE/RI/FS/WA

WAC 197-11-970 Determination of nonsignificance (DNS).

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: The proposed project is a remedial action to remove a contaminant [gasoline range petroleum hydrocarbons (gasoline) and associated constituents] from the sub-surface. A release from an underground gasoline storage tank has impacted underlying soils and groundwater at the SeaTac Development Site (MasterPark Facility) and has impacted groundwater under adjacent properties. The proposed remedial action will be source area destruction and natural attenuation of the remainder of the plume. This will be implemented through a combination of in-situ air sparging (IAS) and soil vapor extraction (SVE). IAS is a treatment process whereby air is injected into the groundwater below the contamination. SVE is a treatment process whereby a vacuum is induced in subsurface trenches or wells using a vacuum blower. In combination, both processes remove volatile compounds from contaminated soil and groundwater while oxygenating these zones resulting in increased microbial degradation of petroleum compounds. A program of compliance monitoring and institutional controls is also provided in the DCAP.

Proponent: SeaTac Investments LLC (SeaTac Investments), Scarsella Brothers Inc., ANSCO Properties, LLC

Location of proposal, including street address, if any: Installation of the clean-up action will occur at the MasterPark Facility located at 16025 International Boulevard, SeaTac, Washington within Section 28, Township 23 North, Range 4 East. The Facility is bound by the Louden property to the north (followed by South 160th Street), International Boulevard to the east, and Washington Memorial Cemetery to the west and south. The legal description of the MasterPark Facility is included as Attachment A of the draft Cleanup Action Plan (DCAP) for the SeaTac Development Site. The cleanup action will only be conducted on a fraction of the MasterPark Facility property. The entire MasterPark Facility is a parking lot and an administration building used to run the business (valet parking). Current data indicate the known soil contamination, the highest levels of groundwater contamination, and possible primary source of contamination are located on the MasterPark Facility property, but groundwater impacts extend beyond the MasterPark Facility property boundaries. The Site boundaries (defined as the area of land that is impacted by the MasterPark Facility's contamination) are described in detail in the DCAP.

Lead agency: Washington State Department of Ecology

The lead agency for this proposal has determined that it does 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 DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 30 days from the date below. Comments must be submitted by May 31, 2011 to Jerome Cruz, 3190 - 160th SE Bellevue, WA 98008, Tel. 425-649-7094.

Responsible official: Robert W. Warren

Position/title: Northwest Regional Office Section Manager, Toxics Cleanup Program **Phone**: (425)649-7054

Address: 3190 - 160th SE Bellevue, WA 98008

Date: April 29, 2011 **Signature:** [original signed by Robert Warren, Section Manager, Toxics Cleanup Program]