SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

***Instructions for applicants*:** [help]

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [help]

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

The Seattle Iron & Metals Corporation (SIM) has completed an environmental analysis, including review of pertinent and available environmental information and preparation of an Environmental Checklist for the proposed project. This environmental checklist provides specific analysis and proposed mitigation for the property currently leased by SIM.

A. Background

1. Name of proposed project, if applicable

Interim Action at Whitehead Tyee Site

Seattle Iron & Metals Corporation (Lessee)
730 South Myrtle Street
Seattle, WA 98108

2. Name of applicant:

730 Myrtle, LLC

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

Applicant: Alan Sidell, Manager
730 Myrtle, LLC
c/o Seattle Iron & Metals Corporation
601 S Myrtle Street
Seattle, WA 98108
(206) 682-0150

Contact Person: Lynn Grochala
Floyd|Snider
601 Union Street, Suite 600
Seattle, WA 98101

4. Date checklist prepared:

October 21, 2016

5. Agency requesting checklist:

City of Seattle – Department of Planning and Development (DPD)

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

Construction is expected to commence in July 2017 with completion by October 2017.

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

There are no plans for future additions or expansions at the property. The property will continue to be used for container and truck storage by SIM, consistent with the current use.

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

Soil and groundwater investigations were conducted on- and off-property by Floyd|Snider in March 2013, December 2015, and March 2016 to fill key data gaps related to existing subsurface conditions prior to construction of the stormwater improvement project and to further delineate the nature and extent of soil and groundwater contamination; and by SoundEarth Strategies in December 2013, January 2014, and April 2014 (SoundEarth 2013, 2014a, and 2014b). A Data Summary Report for the Whitehead Tyee Site (Site) was submitted to Ecology on September 1, 2016 (Floyd|Snider 2016).

Contaminants of concern (COCs) that have resulted from prior site operations and are present on-property at concentrations greater than their respective Model Toxics Control Act (MTCA) cleanup levels (CULs) include pentachlorophenol (penta), Stoddard solvent (quantified as diesel-range organics) and heavy oil-range organics.

As summarized below in Question A.11, an interim action (IA) is necessary to remove contaminated soil during construction of the proposed stormwater conveyance system. A summary of existing environmental data in the IA excavation areas includes the following:

- **Stormwater System Construction:** Excavation will be required for deeper structures, such as pre-treatment and treatment vaults and the detention piping area located in the southern portion of the property. Stoddard solvent contamination is present in soil from approximately 10 to 15 feet below ground surface (bgs). However, Stoddard solvent concentrations in this area range from 109 milligrams per kilogram (mg/kg) to 5,290 mg/kg. The excavation will primarily occur outside areas of known soil contamination. The detention pipes are located to the north of an area of Stoddard solvent contamination in soil from approximately 10 to 15 feet bgs. Both Stoddard solvent and penta have been detected in groundwater at concentrations exceeding their respective CULs in the southwestern portion of the property, where excavation below the water table may be necessary for the construction of the flow control structure, pre-treatment structure, and pump station manhole.

  Trenches for stormwater catch basins and conveyance piping are planned to span a large portion of the property in order to efficiently collect stormwater for treatment. The majority of these trenches, which will be excavated to depths of approximately 5 to 7 feet bgs, do not pass through areas of known soil contamination and are situated above the water table. In the eastern portion of the Site, a small segment of piping located within an area of heavy oil-range organics contamination exceeded the remediation level from approximately 3 to 5 feet bgs. TPH concentrations in this area range from 2,960 to 22,900 mg/kg.

- **Stoddard Solvent Excavation:** In order to prevent future cleanup in areas immediately adjacent to the conveyance piping or structures, an additional buffer will also be excavated on either side of the detention pipe area in the areas adjacent to contaminated soil. The purpose for this buffer is to allow for potential future remediation of Stoddard solvent, if necessary, to be conducted in soil and groundwater adjacent to these structures without disturbing or compromising the stormwater conveyance system.

The buffer excavation area is a 7-foot-wide area surrounding the stormwater detention pipes to the south and east in which Stoddard solvent has been detected in soil borings at concentrations exceeding the remediation level of 1,000 mg/kg. Stoddard solvent contamination in this area at concentrations ranging from 109 mg/kg to 5,290 mg/kg have been detected from depths of 12 to 14 feet bgs, with field observations indicating that detectable Stoddard solvent is likely present from about 10 to 15 feet bgs. Stoddard solvent slightly exceeded the CUL but was less than the remediation level along the western limit of the buffer. The northern limit of the buffer was delineated by a sample location that did not have field indications of Stoddard solvent contamination.

Excavating to approximately 15 feet bgs is also likely to encounter groundwater, which is known to be contaminated in this area. Groundwater encountered during excavation is likely to have contaminant concentrations ranging between 200 to 2,300 µg/L.

- **Focused Heavy Oil-Range Organics Excavation:** A shallow area of known soil contaminated with heavy oil-range organics is located in the east-central portion of the Site. Heavy oil-range organics were detected in soil at concentrations exceeding the remediation level of 2,000 mg/kg at depths of approximately 3 to 5 feet bgs, ranging from 2,960 to 22,900 mg/kg. Soil will be excavated concurrent with or immediately prior to construction in this area to a depth of 6 feet bgs.

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. [help]

None are known to be pending.

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

- City of Seattle Master Use Permit for change of use from “vacant” to “outdoor storage”
- City of Seattle Grading Permit
- Construction Stormwater General Permit

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.) [help]

A new piped storm drain system will be installed on the property that will collect and convey stormwater runoff from the entire property to a central location for pre-treatment. The stormwater collection and conveyance system will consist of catch basins, manholes, and conveyance piping.

An IA will be completed pursuant to Agreed Order (AO) No. DE 13458 on the 730 S. Myrtle Street property to remove known or encountered contaminated soil during

construction of the proposed stormwater conveyance system. As discussed in Question A.10 above, the proposed IA will consist of three separate actions.

- **Stormwater System Construction:** Contaminated soil that is encountered during trenching and excavation activities for the stormwater conveyance system will be removed, stockpiled separately, and disposed of off-site at a permitted landfill.

- **Stoddard Solvent Excavation:** Soil located immediately adjacent to the proposed detention area will be excavated to remove contaminated soil, as Stoddard solvent has been detected at concentrations greater than remediation level in this area.

- **Focused Heavy Oil-Range Organics Excavation:** A known area of relatively shallow soil contaminated with heavy oil-range organics exists in the east central portion of the property. A focused excavation will be completed to remove this known area of petroleum-contaminated soil, prior to paving.

The entire property, which is currently unpaved and unimproved, will be paved with a continuous impervious surface subsequent to stormwater infrastructure installation.

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. [help]

The address for the proposed project is 730 S. Myrtle Street. The property is bordered by Fox Avenue South to the west, S. Myrtle Street to the south, and East Marginal Way to the east. The proposed project is shown on Figures 1.1 and 1.2 of the IAWP.

B. Environmental Elements [help]

1. Earth

a. General description of the site [help]

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

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

The Site is flat. Any sloping condition is generally minor (1% to 2%), with a highly localized slope at 3.5%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]

The Site is underlain by approximately 2 to 5 feet of fill overlying alluvial and estuarine deposits. Both the fill and underlying native deposits are composed of medium dense, clean to silty sand to depths in excess of 100 feet. The water table underlies the Site at a depth of about 8 to 10 feet bgs.

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

The City of Seattle Department of Planning and Development (DPD), through their Environmentally Critical Areas (ECAs) mapping efforts, has designated the general area as being underlain by potentially liquefiable soil. However, there is no indication or history of unstable soils in the immediate vicinity of the project area.

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

As summarized above in Question A.8, excavation will be required for deeper stormwater system structures, such as pre-treatment and treatment vaults and the detention piping area located in the southwestern portion of the Site. Stoddard solvent contamination is present in soil from approximately 10 to 15 feet bgs. The total volume of soil to be excavated from trenching activities is estimated to be 1,300 to 1,600 cubic yards (CY). Only a small portion of this volume, if any, is expected to be contaminated; it is estimated that no more than 100 CY of contaminated soil will be removed as part of the IA.

An additional buffer will also be excavated on either side of the conveyance pipes and treatment structures in the areas adjacent to contaminated soil. The total estimated volume of soil to be removed for the additional buffer excavation is 630 to 850 CY, of which 250 to 350 CY is expected to be contaminated with Stoddard solvent.

A shallow area of known soil contaminated with heavy-oil range organics- will be excavated from the east-central portion of the property. The total estimated volume of soil to be excavated is 250 and 300 CY.

The source of fill material will be determined by the contractor. The contractor must be in compliance with the testing requirements as specified in the IAWP:

- Backfill must be naturally occurring soil or rock (i.e., virgin material) from an established quarry. This material will not require testing prior to use at the Site; however, the quarry must provide testing results for the fill materials that are current (i.e., within 2 years).

- If another source of backfill is desired (i.e., not virgin material), then the backfill must be tested and approved by the project engineer prior to importing the material for use at the Site. Material must be tested for, at a minimum, common constituents with MTCA Method A CULs for residential and industrial properties (refer to Table 740-1 and Table 745-1 of MTCA). The test results must indicate that the soil meets the MTCA Method A CULs for unrestricted use. This list of constituents includes the following:
    - Metals: arsenic, lead, cadmium, chromium (total), and mercury (inorganic)
    - Benzene, toluene, ethylbenzene, and xylenes (BTEX) and naphthalene
    - Chlorinated volatile organic compounds including tetrachloroethylene, trichloroethylene, and 1,1,1-trichloroethane
    - Total petroleum hydrocarbons
    - Polychlorinated biphenyls (PCBs)

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

It is not anticipated that erosion off-property will occur during construction activities, as the grading of soil will direct flow toward the property interior. Erosion control Best Management Practices (BMPs), per the project stormwater pollution protection plan (SWPPP), will be in place during excavation activities to prevent erosion. Further details regarding BMPs are summarized below in Question B.1h.

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

100% of the 3.22-acre property will be covered with impervious surfaces.

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

BMPs will be implemented during construction to ensure that environmental quality of the property and surrounding area are maintained during construction.

In order to minimize track-out of soil during construction, the access driveway will be stabilized with quarry spalls to remove excess soil from vehicle tires. The adjacent SIM facility will utilize the street sweeping equipment to sweep S. Myrtle Street daily during construction. S. Myrtle Street would serve as the primary ingress and egress point for construction vehicles. If driveway stabilization and daily sweeping are not sufficient, additional BMPs may be implemented. These may include increased sweeping frequency and the installation of wheel washes at access driveways.

All stockpiles will be placed at a designated location(s) within the limits of the construction project. The temporary stockpiles will be placed upon either 10-milliliter-thick polyethylene sheeting or woven waterproof tarps provided by the contractor, with a straw bale, ecology block, or other approved containment berm secured beneath the sheet or tarp to prevent erosion.

Construction equipment will be kept in good working condition and inspected regularly for fuel leaks. Equipment fueling will be completed in dedicated areas, with secondary containment and a spill kit. Any releases of fuel and/or other chemicals on-site will be reported to SIM and appropriate regulatory agencies.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]

The only expected air emissions are from trucks, automobiles, and equipment associated with construction. Air emissions from these sources are anticipated to be minor.

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

No.

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

None proposed.

3. Water

a. Surface Water: [help]

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. [help]

The Duwamish River is located approximately 350 feet west of the project area.

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. [help]

No.

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

Not applicable.

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

No.

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

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. [help]**

It is not anticipated that waste materials will be discharged to surface water.

If excavation below the water table is required, or if water accumulates within the excavation area due to rain or other events, a limited amount of dewatering may be necessary during construction.

b. Ground Water:

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

No.

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

It is not anticipated that waste materials will be discharged to the ground.

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. [help]**

Currently, stormwater falling on the Site is conveyed overland via sheet flow from a highpoint near mid-site and running east-west toward the perimeter of the property. Site slope is generally in the 0.5% to 3.5% range, with localized depressions that do not drain. Runoff is conveyed from this ridge to the south to the S. Myrtle Street right-of-way with stormwater continuing south into the right-of-way, then continuing to the west where it is intercepted by a City of Seattle catch basins along S. Myrtle Street and conveyed westward via a 24-inch-diameter storm drain pipe to the Duwamish River at the western terminus of S. Myrtle Street. Approximately 2.04 acres of the Site currently drains to the S. Myrtle Street storm drain system.

Stormwater conveyed from the mid-site ridge to the north sheet flows onto the adjacent property where stormwater runoff is then conveyed westward to Fox Avenue South. This stormwater is intercepted by a 12-inch-diameter City of Seattle

storm drain flowing north/northwest along Fox Avenue South, ultimately discharging to the Duwamish River at the S. Brighton Street outfall. There is also a small area of the property that drains westward from the ridge toward Fox Avenue South, which is also intercepted by the City's Fox Avenue South storm drain system. Approximately 1.09 acres of the Site currently drains to Fox Avenue South.

As part of Level 2 corrective actions implemented by SIM to prevent sediment-laden stormwater from entering the City of Seattle right-of-way, a perimeter filter berm and gravel stabilized quarry spall entrances were installed in October 2012. The perimeter filter berm consists of a 6-foot-wide, 12-inch-high triangular berm composed of ¾- to 3-inch washed, well-graded gravel with less than 5% fines covered with a 2- to 3-inch compost blanket. This berm was installed as a structural BMP to reduce sediment from being transported off-site. Additional measures include installation of a lined sediment trap placed upstream of the berm to allow sediment to settle prior to discharge through the berm.

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

The existing lined sediment trap will be used during construction for the collection, setting, and conveyance of stormwater and will be decommissioned at the conclusion of construction activities. Additionally, the project will not allow leachate from its solid waste material to enter groundwater or surface waters. A draft IAWP was prepared and submitted to Ecology concurrent with this SEPA Checklist; it describes soil handling procedures to be used by the contractor, including testing and stockpiling.

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

It is not anticipated that drainage patterns will be altered in the vicinity of the Site during construction. In order to manage site runoff so that it can be collected and conveyed to on-site treatment, the Site will be graded in such a way that stormwater is directed away from the perimeter of the property inward to a central storm drain system.

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

Potential runoff-related impacts will be controlled by perimeter BMPs that will address the exposure of stormwater to contaminated materials. The perimeter BMPs may include the use of compost socks, compost berms, silt fence, straw bales, straw wattles, or a combination of these elements.

The contractor will provide shoring and temporary storage capacity for accumulated water within the excavation(s). It is expected that treatment will be required prior to discharge, with accumulated water batch sampled to select the necessary treatment to comply with permit requirements for the intended method of discharge or disposal. Bare soil will be covered with compost blankets, straw, mulch, matting, or other approved equal to control runoff. Stockpiles will be bermed using a straw bale, Ecology block, or other approved containment berm to control runoff, and stockpiles that will be un-worked for more than 24 hours will also be covered.

Operational and Source Control BMP measures are typically managerial or maintenance procedures that minimize the exposure of potentially contaminated materials with rainfall and/or stormwater runoff, and may include regularly scheduled inspections and maintenance, good housekeeping, and other practices. Requiring all activities with high potential for contaminants (i.e., transferring or storage of hazardous fluids, fueling, etc.) to occur on impermeable concrete surfaces and under covered areas, would be an example.

All BMPs will remain in place during construction. Additional BMPs, as summarized above, will be implemented during construction by the contractor. The contractor will be responsible for the preparation of a SWPPP. All of these measures, including BMPs, will be subject to Ecology review and approval.

4. Plants [help]

a. Check the types of vegetation found on the site: [help]

None of the below are located on the property, refer to Question 4.b.

____deciduous tree: alder, maple, aspen, other

____evergreen tree: fir, cedar, pine, other

___shrubs

___grass

____pasture

____crop or grain

____Orchards, vineyards or other permanent crops.

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

____water plants: water lily, eelgrass, milfoil, other

____other types of vegetation

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

Vegetation on the Site is extremely limited. Some vegetation present may include scattered grasses/weeds that are in poor condition. Any vegetation present will be removed during construction, prior to final grading and paving.

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

None are known.

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

Street trees normally would be required along East Marginal Way within an established planting strip; however, overhead and below-grade utilities, topography, and lack of improved frontage preclude installation of street trees. Per City of Seattle Municipal Code provisions, on-site trees are proposed to be installed along the property line

adjacent to East Marginal Way South within a 5-foot-wide planting strip north of the existing shed. This will be done as part of the proposed stormwater system construction project, and not specific to the IA.

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

None are known.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [help]

birds: hawk, heron, eagle, songbirds, other: seagulls
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other

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

None are known.

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

No.

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

No effects to wildlife are anticipated as a result of project construction and there are no known Endangered Species Act-listed species within the project area; therefore, no proposed measures to preserve or enhance wildlife are proposed.

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

None are known.

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. [help]

The sources of energy used at the property are electricity for equipment and lighting during construction.

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

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: [help]

Not applicable.

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. [help]

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

Subsurface soil at the Site is known to be contaminated with penta and TPH from historical operations conducted by Tyee Lumber at the Site, as well as chlorinated solvents from the adjacent Fox Avenue Cleanup Site. The Site is listed on Ecology's Contaminated Sites List with a Facility/Site Identification No. 9809. The proposed IA is based on the remediation of this contamination.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Not applicable.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Not applicable.

4) Describe special emergency services that might be required.

Emergency services would be provided by the Seattle Fire Department, if necessary. No special emergency services would be required.

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

None proposed.

b. Noise

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

The Site is located in an industrial area. Sources of ambient noise at the Site include truck traffic, industrial and commercial operations, and aircraft overflights from adjacent King County International Airport and Seattle-Tacoma International Airport (SeaTac). The ambient sound levels reaching the Site are within the range

considered acceptable for industrial receivers according to the City of Seattle noise regulations.

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. [help]

Sources of noise to be located outdoors on the Site during construction include excavation-related activities and truck traffic. Proposed hours of construction are Monday to Friday from 7:00 a.m. to 5:00 p.m.

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

None are proposed.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]

The Site is currently owned and used by SIM for storage of vehicles and equipment. Surrounding properties are all used for intensive industrial activities, general manufacturing and warehousing. The nearest commercial/residential area is several blocks away.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]

No.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Not applicable.

c. Describe any structures on the site. [help]

The Site is currently vacant. There is an open air (three-sided) small steel shed located on the eastern portion of the property.

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

Not applicable; the shed will not be demolished.

e. What is the current zoning classification of the site? [help]

IG1 U/85, Industrial General 1 Unlimited/85

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

Greater Duwamish Manufacturing and Industrial Center

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

Not applicable.

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

The City of Seattle Maps of Environmentally Critical Area designates the general vicinity or the project site as a Liquefaction Prone Area.

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

Current use will continue as a vehicle and equipment storage yard for SIM, which is located southwest of the property, across S. Myrtle Street. This supports work at an adjacent facility; however, work would not occur on-site.

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

The Site is currently owned by SIM for storage of vehicles and equipment. The project would not displace any employees.

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

None required.

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

The proposal is a use permitted outright under the City of Seattle zoning regulations and is consistent with the Comprehensive Plan.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None required.

9. Housing

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

None.

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

None.

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

None required.

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? [help]

There are no proposed structures for the project.

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

No views would be altered or obstructed.

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

None are required in this industrial area.

11. Light and glare

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

It is not anticipated that lighting will be used for the proposed project, as construction will occur during daylight hours.

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

Not anticipated.

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

Not applicable.

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

Not applicable.

12. Recreation

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

There are shoreline public access sites located along portions of the Duwamish Waterway; the closest is approximately 1,000 feet south of the Site along 8th Avenue South.

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

No.

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

None required.

13. Historic and cultural preservation

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

An open-sided metal shed is located on the eastern portion of the property. This shed is not more than 45 years old, and is not expected to be eligible for historic designation or listing.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]

The property was used as a lumber mill by Tyee Lumber from 1929 until 1986. Corson Avenue historically passed from northeast to southwest through the eastern portion of the Site. The portion of the Site west of Corson Avenue was initially developed with a 1918-vintage sawmill that included a 17,010-square-foot mill building, a 13,973-square-foot lumber warehouse, and a lumber shed. The sawmill, operated by Williams Fir Finish Company, was later expanded to include a boiler house, a dry kiln, and a lunch room. The boiler was fueled by a sawdust/refuse burner. Another dry kiln was added in 1947. These kilns were heated by steam from the boiler house on the property. All of these structures were demolished in the mid-1990s.

It is unknown if archaeological sites are present on the property or in close proximity to the property. However, no sites have been identified on the subject property. Due to the close proximity of the Duwamish Waterway, the property is in a higher probability area for encountering archaeological and/or historical artifacts.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]

The publically available Washington Information System for Architectural and Archaeological Records Data (WISAARD) database was searched for historical sites that have either been listed as a historic registered property and/or for which a historical property inventory has been completed.

A historic property inventory was completed in December 1979 as part of the Legacy for the City of Seattle Survey in the general vicinity of S. Myrtle Street. A historic property inventory was completed for Tyee Lumber listed at 700 S. Myrtle Street. The survey documented an early milling plant of frame construction with central structure features

and external framework. The Site is currently not listed on the National Register of Historic Places (NRHP) or the Seattle Department of Neighborhoods Landmarks listing.

Other historic property inventories were located on WISAARD for the following sites that are located within close proximity to the subject property:

- Seattle Boiler Works located at 500 S. Myrtle Street built in 1916. The inventory notes that the building was originally located at Skinner & Eddy Shipyards, moved in 1927 to a site on East Marginal Way, and then moved again in 1976 to 500 S. Myrtle Street. The structure was originally 300 feet long and constructed with wood siding. The machine shop was resided with corrugated metal. An inventory form was also available for a house/office building built in 1920.

- Continental Can Company located at 601 S. Myrtle Street and built in 1920. The inventory notes that this was a large industrial plant with designed fenestration, reminiscent of work by Behrens Gropius and others in Germany.

- A building located at 719 S. Myrtle Street, and built in 1936 as a manufacturing facility. No other information is given about the history of the facility.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

An Inadvertent Discovery Plan (IDP) has been prepared for the project that outlines specific protocols in the event that cultural materials are discovered during excavation activities. Due to the anticipated depth of excavation in fill material, an archaeological monitor will not be present during construction.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]

East Marginal Way South is the major north-south access street in the vicinity. The Site is bounded by Fox Avenue South and S. Myrtle Street. Traffic to the Site will use the S. Myrtle Street entrance.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]

Transit service exists along East Marginal Way South adjacent to the subject property.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]

No parking spaces will be added or eliminated for this portion of the construction.

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

No street improvements are required.

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

The project will occur in the vicinity of an active railroad spur serving Fox Avenue South. Rail transportation will not be used for the proposed project.

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

It is anticipated that stockpile loading and hauling off-site will occur intermittently throughout construction. Due to the expected soil volume, it is anticipated that stockpiles will be hauled off-site to a Subtitle D landfill, or other permitted solid waste facility, over a period of several months and a maximum of five trips per day when loading and hauling is occurring.

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

Not applicable.

h. Proposed measures to reduce or control transportation impacts, if any: [help]

No mitigation measures would be required to accommodate the proposed project.

15. Public services

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

The proposed use is similar to existing and historical use of the project area and in the immediate vicinity. An increase in public services for this project is not expected.

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

None required.

16. Utilities

a. Circle utilities currently available at the site: [help]

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

The Site is currently served by electricity for site lighting and for lighting within the existing shed structure. A water service also serves the shed structure connected to a hose bib.

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. [help]

Not applicable.

C. Signature [HELP]

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: 

Name of signee: Lynn Grochala

Position and Agency/Organization: Project Manager, Floyd|Snider

Date Submitted: 12/27/2016

D. Supplemental Sheet for Nonproject Actions [help]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

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

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

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

   Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

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

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

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

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