



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

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***STATE ENVIRONMENTAL POLICY ACT***  
**DETERMINATION OF NONSIGNIFICANCE**

Date of Issuance: June 26, 2020

Lead agency: Department of Ecology, Northwest Regional Office, Toxics Cleanup Program

Agency Contact: Mark Adams, (425) 649-7107, mada461@ecy.wa.gov

Description of proposal:

The proposal associated with this SEPA Environmental Checklist is for performing a cleanup action on the former Time Oil Company (TOC) Seattle Terminal property (Property) and a portion of the right-of-way within W. Commodore Way. The Property is located along the industrial waterfront area of Salmon Bay on the Lake Washington Ship Canal, and consists of four separate parcels identified as the Bulk Terminal parcel, ASKO parcel, East Waterfront parcel, and West Waterfront parcel. Cleanup will be conducted on three of the four parcels (the West Waterfront parcel is not subject to the proposed cleanup action). Historical operations of the TOC Seattle Terminal and other industrial uses resulted in environmental releases of petroleum hydrocarbons, chlorinated solvents, wood preservative, and metals that have contaminated soil and groundwater on the Property and on adjacent W. Commodore Way right-of-way.

This cleanup action is being conducted to remediate the contaminated soil and groundwater to meet the cleanup standards established for the Property. Due to variability in the character, extent, and media affected by the identified contamination, the cleanup action includes multiple remediation technologies.

This SEPA determination applies to the initial remedial construction and compliance monitoring associated with the cleanup action. Future redevelopment activities are expected to occur at the Site, and will include some additional cleanup elements (e.g., capping soils to prevent human contact). However, the scope/scale of any future development is currently unknown and would be considered a separate project action requiring its own SEPA review.

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### Location of proposal:

The proposal includes the following parcels that were part of the former Time Oil Bulk Terminal property in Seattle, WA:

- The Bulk Terminal parcel (Parcel No. 1125039050) comprises 4.10 acres and is located at 2737 W. Commodore Way.
- The ASKO parcel (Parcel No. 4237900405), which comprises 1.57 acres, is located at 2805 W. Commodore Way and lies adjacent to and west of the Bulk Terminal parcel.
- The East Waterfront parcel is located north of the Bulk Terminal and ASKO parcels on the north side of W. Commodore Way, adjacent to Salmon Bay. The East Waterfront parcel (Parcel No. 1125039120) comprises 3.17 acres and is located at 2750 W. Commodore Way.

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### Applicant/Proponent:

#### TOC Seattle Terminal, LLC:

Attention: Doug Ciserella  
2753 W 31st Street  
Chicago, IL, 60608  
(773) 435-3717

Contact Person: Lynn Grochala  
Floyd|Snider  
601 Union Street, Suite 600  
Seattle, WA 98101  
(206) 292-2078

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Ecology has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c).

This determination is based on a review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request or at the Site web page: <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=14604>.

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The comment period for this DNS corresponds with the comment period for a Prospective Purchaser Consent Decree, Remedial Investigation, Feasibility Study, draft Cleanup Action Plan, Public Participation Plan, and State Environmental Policy Act checklist that will end on August 11, 2020.

Responsible official:

Robert W. Warren  
Section Manager  
Northwest Regional Office  
Toxics Cleanup Program  
(425)-649-7054

Signature



Date:

June 26, 2020

This SEPA decision may be appealed in conjunction with an appeal on the underlying agency action.