STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Northwest Regional Office • PO Box 330316 • Shoreline, Washington 98133-9716 • (206) 594-0000
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STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE

May 24, 2021

Lead agency: Department of Ecology, Water Quality Program, Northwest Regional Office

Agency Contact: *Jeanne Tran, jtra461@ecy.wa.gov, (425) 531-8311*

Permit Number: *WA0991040*

Description of proposal –
This Determination of Non-Significance is for the issuance of a National Pollutant Discharge Elimination System (NPDES) discharge permit to authorize the discharge of treated groundwater to surface waters of Washington State under conditions specified in the permit. FW WA-Overlake Fashion Plaza II, LLC, a joint venture between First Washington Realty and Regency Centers, owns Overlake Fashion Plaza located at 2200 148th Avenue in Redmond, WA. The joint venture group recently purchased the Former Sears Auto #6119 and plans to remediate contaminated groundwater as an independent action. The joint venture group has applied for an NPDES permit to discharge treated groundwater from the former Sears Auto shop location to Sears Creek via the City of Redmond's storm sewer system.

Location of proposal – Overlake Retail Shops (Former Sears Auto #6119)
2200 148th Avenue NE
Redmond, WA 98052

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). The Department of Ecology has reviewed the attached environmental checklist. This information is available at:
https://apps.ecology.wa.gov/paris/DocumentSearch.aspx?PermitNumber=WA0991040&FacilityName=&City=&County=&Region=0&PermitType=0&DocumentType=0

The determination of non-significance is based on the following conclusions,

- The applicant is requesting discharge authorization from Ecology to discharge treated groundwater into Sears Creek via the City of Redmond storm sewer.
- The City of Redmond is authorizing the discharge to its storm sewer if Ecology issues and regulates the discharge.
- In order to protect surface water quality, the NPDES permit, which the Department of Ecology proposes to issue to this facility, will contain conditions, including effluent limitations, sampling requirements, and best management practices.
- Because there is hydraulic continuity between the groundwater and surface water, the groundwater contamination has the potential to migrate to surface water.

- There is a greater benefit to the environment if the Permittee addresses the groundwater contamination by employing AKART (all known, available, reasonable treatment technologies) to treat the contaminated groundwater before it reaches surface water.
- The treated groundwater will meet applicable surface water quality standards and MTCA Method A cleanup levels prior to discharge to Sears Creek.
- By undertaking this project, the environmental values are more likely to be enhanced than if the project were not to be undertaken. This project will improve and promote a healthy environment and waterbody for the area and community.

This DNS is issued under WAC 197-11-340(2). The comment period will correspond with the comment period on the draft NPDES permit.

Responsible Official:

Rachel McCrea
Water Quality Section Manager
Department of Ecology
Northwest Regional Office
PO Box 330316
Shoreline, WA 98133-9716

Signature Rachel McCrea Date May 24, 2021

Appeal process: *This SEPA decision may be appealed in conjunction with an appeal on the underlying agency action. In this case, National Pollutant Discharge Elimination System Waste Discharge Permit No. WA0991040 and the SEPA determination of non-significance may be appealed by chapter 43.12B RCW and chapter 371-08 WAC. To appeal you must do the following within 30 days of the date of receipt of this letter:*

- *File your appeal, a copy of this permit, and SEPA DNS with the PCHB (see addresses below). Filing means actual receipt by the PCHB during regular business hours.*
- *Serve a copy of your appeal, this permit, and SEPA DNS on Ecology in paper form - by mail or in person. (See addresses below.) E-mail is not accepted.*

You must also comply with other applicable requirements in chapter 43.21B RCW and chapter 371-08 WAC.

ADDRESS AND LOCATION INFORMATION

Street Addresses	Mailing Addresses
Department of Ecology Attn: Appeals Processing Desk 300 Desmond Drive SE Lacey, WA 98503	**Department of Ecology** Attn: Appeals Processing Desk PO Box 47608 Olympia, WA 98504-7608
Pollution Control Hearings Board 1111 Israel RD SW STE 301 Tumwater, WA 98501	**Pollution Control Hearings Board** PO Box 40903 Olympia, WA 98504-0903

SEPA ENVIRONMENTAL CHECKLIST

Overlake Retail Shops (Former Sears Auto #6119) Site Remediation
2200 148th Avenue Northeast
Redmond, WA 98052

A. Background

1. Name of proposed project, if applicable:
   Overlake Retail Shops (Former Sears Auto #6119)

2. Name of applicant:
   FW WA – Overlake Fashion Plaza II, LLC

3. Address and phone number of applicant and contact person:
   John Foxwell, LHG
   Apex Companies, LLC
   (503) 312-0676

4. Date checklist prepared:
   October 13, 2020, Updated April 21, 2021

5. Agency requesting checklist:
   Washington Department of Ecology
   Puget Sound Clean Air Agency

6. Proposed timing or schedule (including phasing, if applicable):
   Treatment System Construction – April to May 2021
   System Operation Pilot Test – June 2021
   Full Scale System Operation – June 2021

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.
   Industrial Wastewater Permit (NPDES), submitted 10/15/2020
   Draft Operations and Maintenance Manual, dated 5/20/2020
   Draft Stormwater Pollution Prevention Plan, dated 10/20/2020

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.

Industrial Wastewater Permit (NPDES) application, submitted 10/15/2020
City of Redmond Clear and Grade Permit application, submitted 7/1//2020

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

Industrial Wastewater Permit (NPDES) application, submitted 10/15/2020
City of Redmond Clear and Grade Permit application submitted 7/1/2020

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.)

Construct and operate a dual-phase extraction system to remediate contaminated soil and groundwater beneath and adjacent to the site building. Remediation system will remove and treat petroleum-contaminated soil vapor and groundwater. Following initial installation of the system equipment, an operations pilot test will be completed to verify effectiveness of the treatment equipment and confirm that concentrations of benzene and other VOCs generated by the remediation system are within the exemption limts [PSCAA Section 6.03 (c) (94)] of less than 15 pounds per year of benzene and less than 1,000 pounds per year of toxic air contaminants. Should the actual emissions of benzene and toxic air contaminants exceed the exemption threshold, a Notice of Construction (NOC) will be prepared.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Overlake Retail Shops Site is located northweat of the intersection of NE 20th and 148th Avenue in Redmond Washington. The site is addressed as:

2200 148th Avenue Northeast
Redmond, WA 98052

The location is depicted on the 7.5-minute quadrangle of Kirkland and Mercer Island, provided in Figure 1. A site map depicting the location of the proposed Dual-Phase Extraction (DPE) System at the Overlake Retail Shops is provided in Figure 2. The layout of the remediation equipment and treatment system components is shown on Figure 3. A schematic of the remediation equipment and treatment system components is shown on Figure 4.

The remediation system piping is located on King County Parcel #262505-9196 and the remediation equipment and treatment system components straddle King County Parcels #262505-9196 and #262505-9274. Both parcels are operated by FW WA – Overlake Fashion Plaza II, LLC.

B. Environmental Elements

1. *Earth*

a. General description of the site:

The site is flat and fully developed with buildings and pavement (with some minor landscaping)

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

Slopes are not present at the site (0 percent)

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.

Site is located in an area of glacialy-derived soils consisting of dense silty sand.

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

No – there are no indications of unstable soils at the site or in the vicinity.

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.

The remediation piping has been installed as part of prior site redevelopment. The remaining ground disturbance is less than 500 square feet. Approximately 35 cubic yards of soil will be removed and replaced with an equal amount of ¾"-minus crushed gravel obtained from a commercial source.

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

There is no significant potential for erosion during construction or operation. Clearing and disturbed areas for construction are small and the site is flat with improved surfaces. The system equipment will be placed on a gravel pad and all equipment will be stationary during operation. Maintenance activities will not result in any potential for erosion.

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

Less than 250 square feet of area will be covered by the treatment system enclosure.

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

Erosion or impacts during consruction are not anticipated. During preparation of the gravel pad for the system enclosure, a catch-basin filter sock will be deployed in a nearby catch-basin. Any soils spilled to pavement surfaces outside of the work area will be immediately swept.

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.

Air emissions will consist of discharge from the treatment system and may include detectable concentrations of benzene and other gasoline constituents, though vapor discharge from the vapor extraction will be treated with vapor-phase activated carbon. Actual concentrations and quantities of emissions have not been determined and a pilot test will be completed to verify operational effectiveness and determine expected concentrations of benzene and other gasoline constituents in the system emissions prior to full-time operation. Any deficiencies in the system operation will be addressed prior to operation.

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

Off-site sources of emissions or odor are not expected.

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

Extracted soil vapor will be treated using two 2,000 pound carbon units plumbed in series.

3. Water

a. Surface Water:

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.

Surface water bodies are not present at the site or in the immediate vicinity.

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.

Because there are no surface water bodies on the site, the remediation system will not affect surface water.

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.

Because there are no surface water bodies on the site, fill or dredge material will not be removed from surface water bodies.

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

The project will not require surface water withdrawals or diversions.

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

The project is not within the 100-year floodplain.

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.

Treated groundwater will be discharged under an Industrial Wastewater Discharge Permit administered by the Department of Ecology. The treated water will be discharged at the site to the City of Redmond Storm Sewer, which eventually discharges to Sears Creek.

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.

Groundwater will be extracted from a series of 10 extraction wells for remediation purposes (no potable use). The system is deisgned to treat up to 10 gallons per minute, but expected extracted water flow rates are between 2.5 and 5.0 gallons per minute. No water will be discharged to 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.

No 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.

No impermeable surfaces will be added. A small amount of runoff from the roof of the system enclosure will drain to the adjacent ground surface and infiltrate (no contact with the treatment system).

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

Waste materials from carbon treatment are contained in rigid carbon vessels. Small amounts of solid waste (e.g., bag filters) will be generated and stored in containers within the system enclosure. Waste materials will not come into contact with ground or surface waters.

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

Construction of the treatment system will not alter or affect drainage patterns.

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

Impermeable surfaces will not be added. Runoff from the treatment system is not expected.

4. Plants

a. Check the types of vegetation found on the site:

____deciduous tree: alder, maple, aspen, other
____evergreen tree: fir, cedar, pine, other
__X__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?

Construction of the system enclosure will require the transplanting of landscape shrubs currently located within the footprint of the system enclosure (no removal).

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

The site is fully developed as a shopping center. Habitat for threatened or endangered species is not present.

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

Landscape shrubs that need to be removed in order to construct the gravel pad for the remediation system enclosure will be transplanted.

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

The site is fully developed and does not contain noxous weeds or invasive species.

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.

The site is fully developed as a shopping center and does not provide habitat for birds and animals.

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

The site is fully developed as a shopping center and does not provide habitat for birds and animals.

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

The site is fully developed as a shopping center and does not provide habitat for birds and animals.

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

The site is fully developed as a shopping center and does not provide habitat for birds and animals and neither the system installation nor operation would affect wildlife. The proposed ground disturbance is minimal and additional measures to preserve or enhance wildlife are not planned.

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

Invasive animal species are not known to be present at the site.

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.

Electricity will be required to power the remediation and treatment system.

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

The proposed remediation and treatment system is a single story pre-manufactured structure that will not interfere with the use of solar energy.

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:

System equipment has been selected to be appropriate for the scale of the project, so energy impacts are minimized. For this remediation system, other energy conservation features are not planned.

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.

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

Soil and groundwater contamination at the site is present as a result of former automotive-related uses. The purpose of this proposal is to remediate 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.

There are no hazardous chemicals conditions that will affect the proposed development (it is purpose-specific to address those conditions).

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.

The project does not require the storage, use, or production of toxic or hazardous chemicals. Wastes generated during system operation include spent activated carbon and filters which are contained.

4) Describe special emergency services that might be required.

The project will not require special emergency services.

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

Vapors removed from the subsurface via the remediation will be treated with two 2,000 pound carbon treatment vessels prior to discharge. Extracted groundwater will be treated using the system equipment (oil-water separator, air stripper, and activated carbon filters).

b. Noise

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

The site is a fully developed shopping center. The project will not be affected by noise in the area.

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 will consist of noise associated with common excavation and trucking. Operation of the system will create mechanical noise that will be shielded within the treatment system enclosure.

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

The enclosure for the treatment system will mitigate noise impacts.

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.

Current uses of the site and adjacent properties are retail shopping centers.

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?

No agricultural uses will be converted. No land use changes will be realized as a result of the project.

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:

There are no agricultural land uses at or near the site.

c. Describe any structures on the site.

The site includes retail shopping center structures.

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

No structures will be demolished.

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

OV3 – Overlake Mixed use zone

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

Overlake Urban Center

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

Not applicable.

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

Not applicable.

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

The project does not require full time staffing. Periodic site visits will be completed for inspection and maintenance (expected to occur on a weekly or monthly basis).

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

The project will not displace anyone.

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

Not applicable.

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

The proposed treatment system is less than 350 feet in area, located in a landscape strip within a parking lot, and will not affect land uses.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable.

9. Housing

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

Not applicable.

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

Not applicable.

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

Not applicable.

10. Aesthetics

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

The system enclosure will be less than 12 feet tall. It will be a pre-fabricated structure constructed of sheet metal or composite materials.

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

Views will not be altered or obstructed.

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

The exterior areas of the system enclosure where the carbon treatment vessels are located will be shielded with a chain link fence system fitted with privacy slats.

11. Light and Glare

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

The enclosure will be painted white or a neutral color. The enclosure is not expected to result in noticible glare.

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

The enclosure will be painted white or a neutral color. The enclosure is not expected to result in noticible glare. There are no panoramic or aesthetic views at the site that would be affected.

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

There are no off-site sources of light or glare that would affect the proposed system construction.

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

White or neutral colors will be used. Reflective, glass, or mirrored materials are not proposed.

12. Recreation

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

The site is a retail shopping center. Recreational uses are not present.

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

The project will not displace any recreational uses.

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

Not applicable.

13. Historic and cultural preservation

a. Are there any 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 ? If so, specifically describe.

There are no buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing on national, state, or local preservation registers.

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.

The site is a fully developed shopping center and cultural resources are not anticipated in the project area. Disturbance during construction is limited to the shallow soils around the system (which have been previously disturbed as part of the shopping center development).

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.

Potential impacts to cultural and historic resources were not evaluated based on the limited ground disturbance and fully developed character of the site.

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.

Not applicable.

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.

The site is located at the intersection of 148th Avenue Northeast and NE 24th Street. Thoroughfares in the site vicinity include Interstate 520 and Bellevue-Redmond Road. The system does not include public access and traffic associated with construction and maintenance is limited in nature. The system will be servicible from the existing parking lot.

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?

The vicinity of the site is served by public transit. The project does not include public access.

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

Additional parking spaces are not required for the project, nor are parking spaces eliminated.

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).

Improvements for existing roads, pedestrian access, and other transportation facilities is not applicable to the project.

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

The project will not be completed in the immediate vicinity of) water, rail, or air transportation.

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?

The project will operate in a remote manner. Vehicular trips to the site would be periodic for inspection or maintenance (expected to be a single vehicle on a weekly or monthly schedule).

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.

The project will not interfere with the movement of agricultural and forest products.

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

There will be no impacts to transportation. Measures to reduce or control transportation impacts are not required.

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.

The project will not result in the need for additional public services.

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

Not applicable.

16. Utilities

a. Circle utilities currently available at the site:

Electricity, natural gas, water, refuse service, telephone, and sanitary sewer are currently available at the retail center located at the project site.

c. 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.

The remediation system will be powered with electricity that is available at the site.

C. Signature

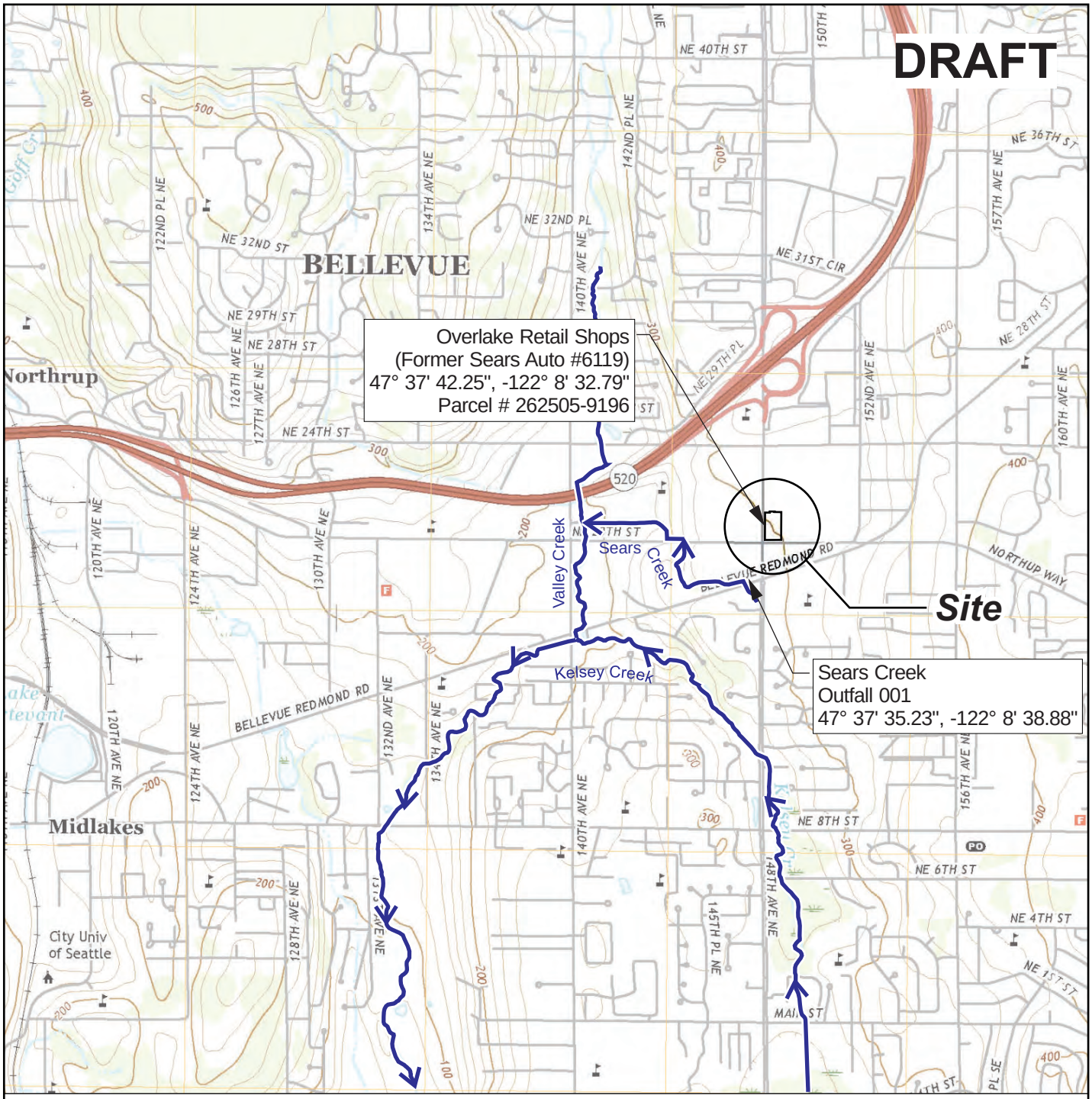
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee ERIC M. SILVERS

Position and Agency/Organization AIR ENV - REGENCY

Date Submitted: 11.2.20



Note: Base map prepared from USGS 7.5-minute quadrangles of Kirkland and Mercer Island, WA, dated 2017 as provided by USGS.gov and stream data from https://gis-kingcounty.opendata.arcgis.com/datasets/rivers-and-streams-in-king-county-wtrcrs-line

0 2,000 4,000

Approximate Scale in Feet

N

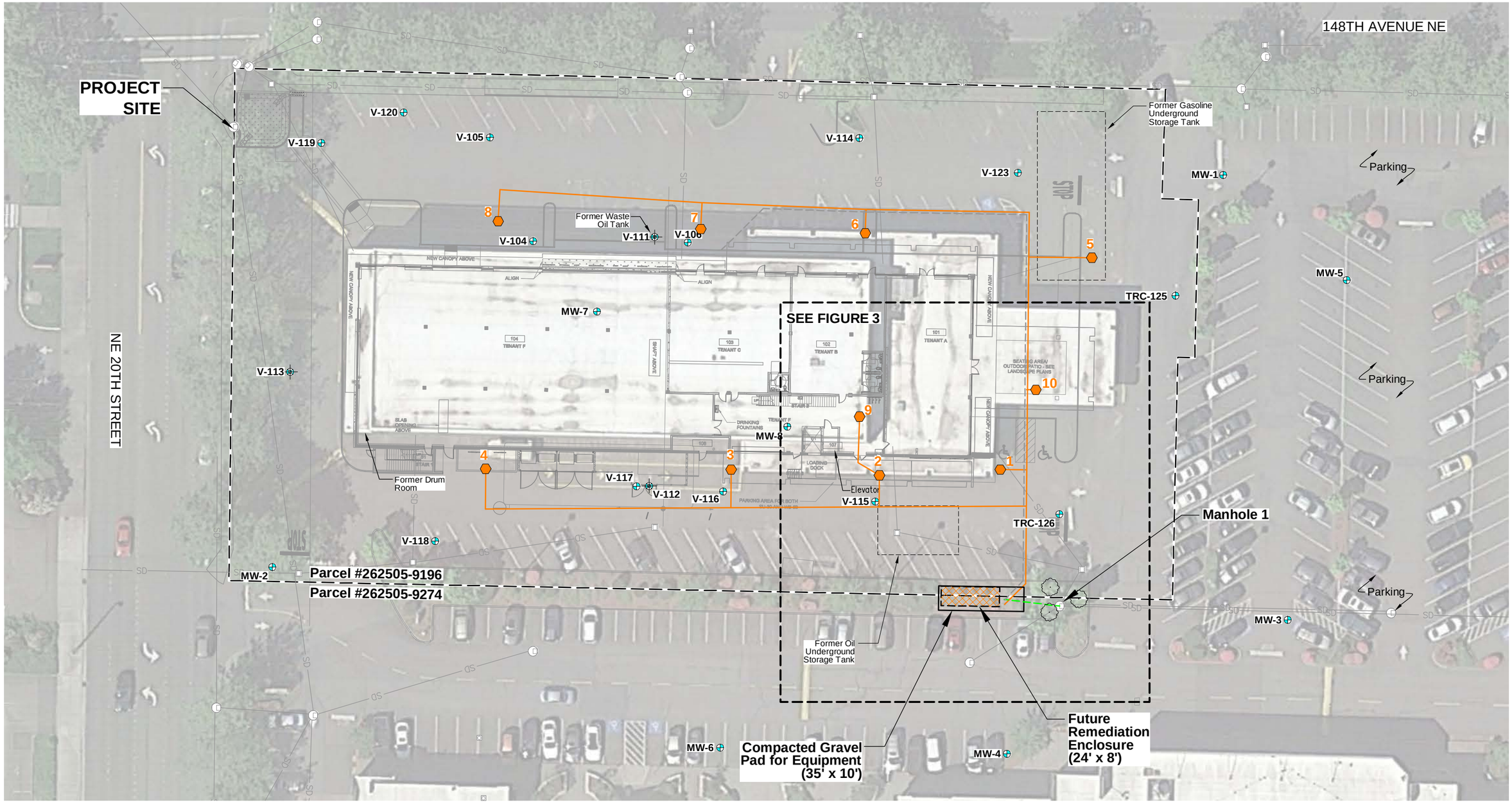
Site Location Map

Overlake Retail Shops
Former Sears Auto Center #6119
2200 148th Avenue
Redmond, Washington

Apex Companies, LLC
600 Stewart Street, #400
Seattle, Washington

Project Number	REGEN-222
February 2021	

Figure E-1.1



Legend:

- **V-118** Groundwater Monitoring Well Location
- **V-113** Deep Groundwater Monitoring Well Location
- Extraction Well
- System Pad
- System Piping (Vacuum and Fluids)
- Treated Water Discharge

Utilities:

- Storm Drain Line
- Manhole
- Catch Basin

Note: All locations are approximate.

N

0 40 80

Scale in Feet

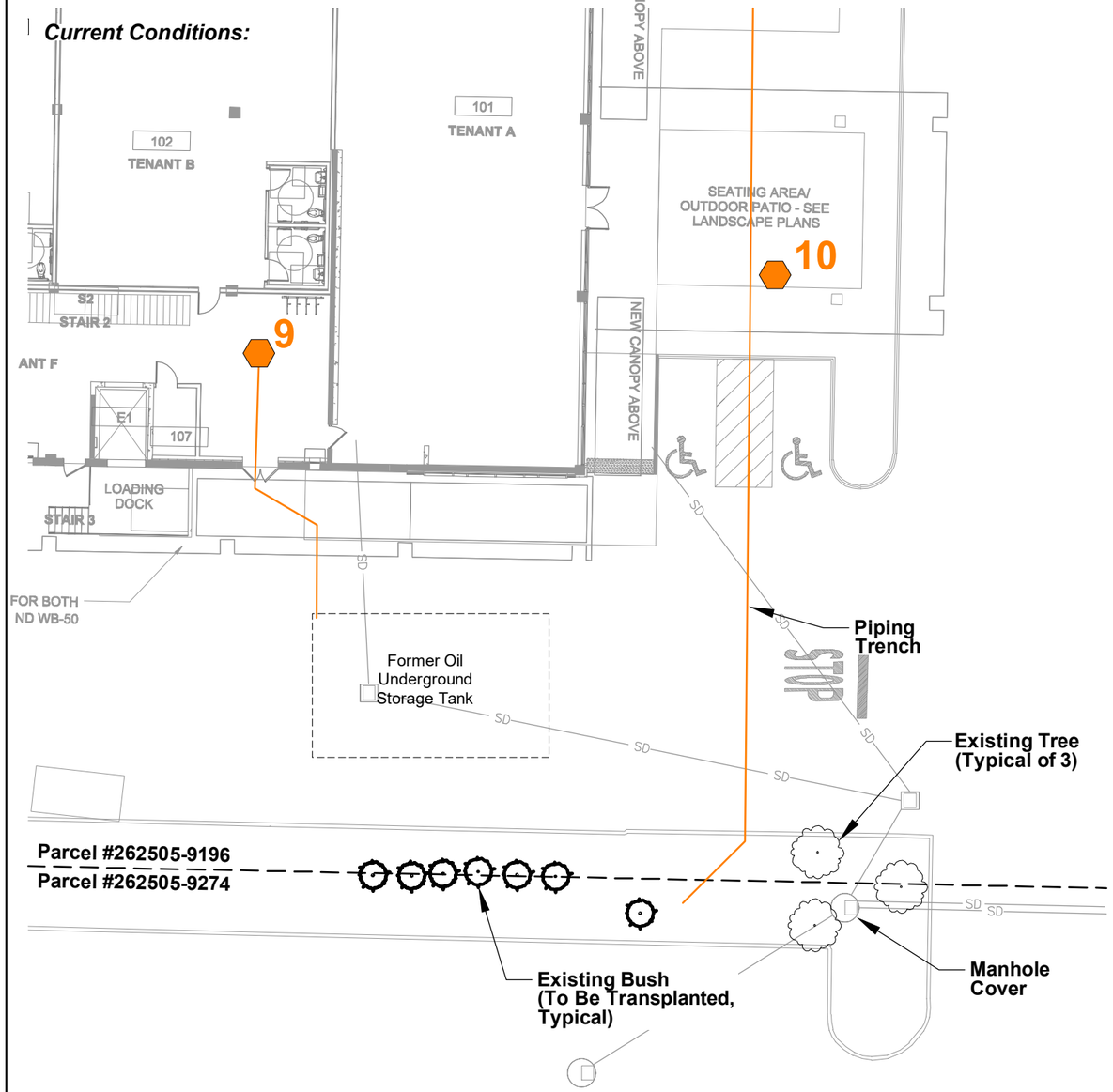
Dual-Phase Extraction System Layout

Overlake Retail Shops
Former Sears Auto Center #6119
2200 148th Avenue
Redmond, Washington

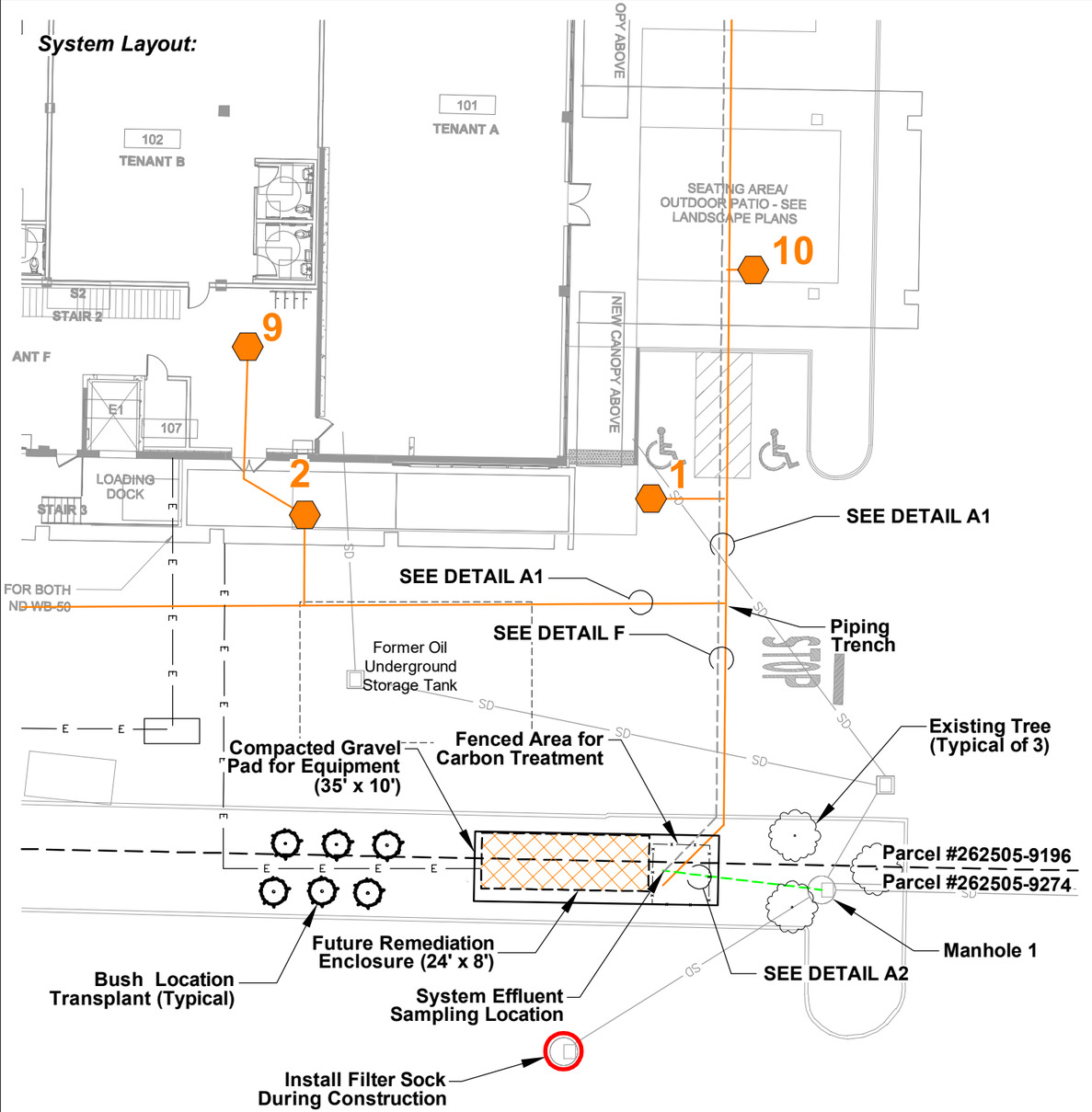
Apex Companies, LLC
600 Stewart Street, #400
Seattle, Washington

Project Number	REGEN-222	Figure
October 2020		2

Current Conditions:



System Layout:



Legend:

- Extraction Well
- System Pad
- System Piping (Vacuum and Fluids)
- Treated Water Discharge

Utilities:

- SD — Storm Drain Line
- Manhole
- Catch Basin

Note: All locations are approximate.

N

0 20 40

Scale in Feet

System Enclosure Layout

Overlake Retail Shops
Former Sears Auto Center #6119
2200 148th Avenue
Redmond, Washington

Apex Companies, LLC
600 Stewart Street, #400
Seattle, Washington

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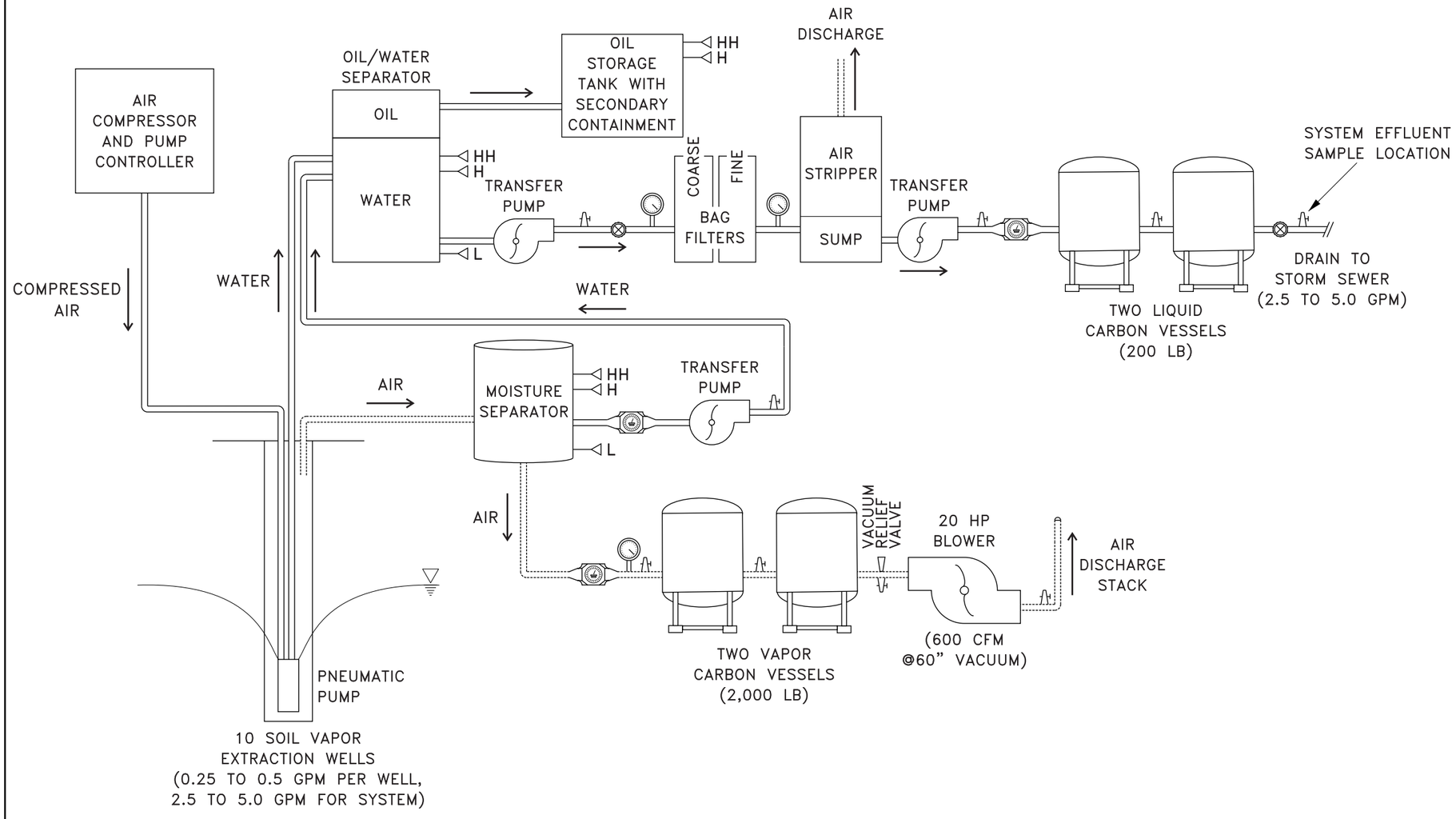

LEGEND:

- FLOW METER
- PRESSURE GAUGE
- SAMPLE PORT
- FLOW CONTROL VALVE
- SYSTEM CONTROL INPUT
- AIR LINE
- WATER LINE

SYSTEM ALARM

– SHUT DOWN
  - AIR COMPRESSOR/PUMP CONTROLLER
  - ALL TRANSFER PUMPS
  - AIR STRIPPER
  - BLOWER
  - OPERATOR NOTIFICATION (TELEMETRY)

– START–UP SEQUENCE
  - AIR STRIPPER AND BLOWER
  - TRANSFER PUMPS (POWERED)
  - AIR COMPRESSOR/PUMP CONTROLLER

– LEVEL SWITCH
  - HH = ALARM HIGH SYSTEM SHUTDOWN
  - Ha = HIGH LEVEL (FULL) – NOTIFICATION
  - H = HIGH LEVEL, PUMP ON
  - L = LOW LEVEL, PUMP OFF

SYSTEM CONTROLS

– OIL/WATER SEPARATOR
  - HH = SYSTEM ALARM, SYSTEM SHUTDOWN
  - H = TRANSFER PUMP ON
  - L = TRANSFER PUMP OFF

– OIL STORAGE
  - HH = SYSTEM ALARM, SYSTEM SHUTDOWN
  - H = NOTIFICATION (FULL)

– BAG FILTER
  - HIGH DIFFERENTIAL PRESSURE, SYSTEM ALARM

– AIR STRIPPER
  - LOW AMPS (NOT RUNNING) SYSTEM ALARM, SHUTDOWN
  - TRANSFER PUMP (WITH L, H, AND HH)
  - SUMP HH – ALARM SUTDOWN

– WELL PUMPS
  - COMPRESSOR OPERATION/PUMP CONTROLLER OPERATION

– MOISTURE SEPARATOR
  - HH = SYSTEM ALARM, SYSTEM SHUTDOWN
  - H = TRANSFER PUMP ON
  - L = TRANSFER PUMP OFF

– BLOWER
  - LOW AMPS (NOT RUNNING) SYSTEM ALARM, SHUTDOWN

– DPE/SVE
  - SWITCHABLE MODE TO ALLOW SYSTEM OPERATION ONLY AS SVE (BLOWER, NOT WATER PUMPS AND TREATMENT)

DPE System Schematic

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