



City of Puyallup
Development Services
333 S. Meridian
Puyallup, WA 98371
Tel. (253) 864-4165 Fax. (253) 840-6670

SEPA Environmental Checklist (2023 UPDATED VERSION)

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

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

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.

A. Background

[Find help answering background questions](#)¹

1. Name of proposed project, if applicable:

Former Washington Cold Storage

2. Name of applicant:

Farallon Consulting, LLC on behalf of CREF3 Puyallup Owner LLC

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

Farallon Consulting, LLC
Yusuf Pehlivan
13555 SE 36th Street, Suite 320
Bellevue, Washington 98006

4. Date checklist prepared:

January 28, 2025

5. Agency requesting checklist:

City of Puyallup Planning Department

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

Remedial excavations will be conducted as soon as permits are approved, anticipated in early 2025. Excavation activities are temporary, and following completion of excavations, Property surfaces will be restored to pre-excavation conditions. The duration of excavation activities is estimated to require approximately 1-2 weeks onsite.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

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

No, this scope is limited to removal of contaminated soil that is present on the Property.

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

A permanent cleanup action currently is being conducted under the Washington State Department of Ecology's Expedited Voluntary Cleanup Program. A Remedial Investigation, Feasibility Study, and Cleanup Action Plan were approved by Ecology in July 2023. The approved cleanup action included source removal excavations which are planned under this project. Ecology has indicated that a No Further Action Determination will likely be issued for the Property following completion of cleanup activities.

Ecology's webpage for the cleanup is accessible at the following link:
<https://apps.ecology.wa.gov/cleanupsearch/site/16703>

- 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.**

Yes, development permits were previously submitted to redevelop the property with a new warehouse building. However, Property development is currently on hold, and the cleanup action excavations will be conducted independently of any planned development activities.

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

A grading permit from the City of Puyallup will be required for excavation and backfilling activities. The Washington State Department of Ecology previously approved the proposed remedial excavations.

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.)

This project is for remedial excavations to remove and dispose of soil contaminated with petroleum hydrocarbons and halogenated volatile organic compounds (HVOCs) off the Property. Soil will be excavated from four localized areas on the property. The estimated area and volume for each excavation area is described below:

Excavation Area 1: 300sqft to a depth of 2 feet below ground surface (bgs) (~24 cubic yards)

Excavation Area 2: 300sqft to a depth of 10 feet bgs (~112 cubic yards)

Excavation Area 3: 800sqft to a depth of 5 feet bgs (~147 cubic yards)

Excavation Area 4: 800sqft to a depth of 5 feet bgs (~147 cubic yards)

Remedial excavations will be conducted in areas currently covered by concrete or asphalt surfaces. Groundwater is not anticipated to be encountered during excavation, and no excavation dewatering is planned. Any water generated during excavation activities will be pumped into a tank for off-Property disposal and will not be discharged to the municipal stormwater or sewer systems.

Following completion of remedial excavation activities, each excavation area will be backfilled with imported clean fill and completed at the surface with crushed rock to stabilize the site and match the surrounding grade.

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 Property address is 240 15th Street Southeast in Puyallup, Washington. Remedial excavations will be conducted in the areas of the Property shown on the attached site plan.

B. Environmental Elements

1. Earth

[Find help answering earth questions²](#)

a. General description of the site:

The Property was formerly operated as a cold storage warehouse facility and smokehouse. The Property has been undeveloped and vacant since 2021. The Property surfaces currently consist of former concrete building foundations, paved asphalt surfaces, and/or gravel surfaces.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

Flat

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

0%

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 soils generally consist of sand with varying quantities of silt and gravel to depths of approximately 15 feet below ground surface, underlain by intermittent layers of silt and silty sand to the maximum explored depth of 31.5 feet below ground surface.

² <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

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

According to a geotechnical investigation conducted in 2022, the site vicinity is relatively flat and site conditions are not susceptible to slope failure. According to the geotechnical investigation, site soils may be subject to liquefaction during a strong seismic event.

- 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.**

A total of approximately 2,200 square feet of ground surface will be temporarily disturbed during excavation activities in four areas on the Property. A total of approximately 430 cubic yards of soil will be excavated for off-Property disposal. Excavations will extend to depths ranging from 2 to 10 feet below ground surface. Upon completion of excavation activities, each excavation area will be backfilled with imported clean fill to match the existing grade. Fill material will consist of gravel borrow sourced from a local quarry.

- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

No, remedial excavations will be conducted in areas currently covered by asphalt or concrete surfaces which are not susceptible to erosion during the timeline of the remedial excavations. Following completion of excavation activities, the ground surface will be restored to match the surrounding grade.

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

Currently, approximately 52% of the Property is covered by impervious surfaces. There will be no change to the percentage of the Property covered by impervious surfaces following completion of remedial excavation activities. All areas disturbed during excavation areas will be restored to pre-excavation conditions.

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

Excavation activities will be conducted in areas that are currently covered by asphalt and/or concrete surfaces, and no erosion of soil proximate to the excavation areas is anticipated. Following completion of excavation activities, each excavation will be backfilled with imported clean fill and completed at the surface to match the surrounding grade.

2. Air

[*Find help answering air questions³*](#)

- 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.**

Exhaust emissions from machinery and vehicles will temporarily be generated during excavation activities. Low concentrations of volatile organic vapors may emanate from excavated soil during excavation activities. Air monitoring procedures will be implemented to monitor for the potential presence of volatile organic vapors. Following completion of the remedial excavation, there will be no emissions.

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

There are no offsite sources of emissions or odor that will affect the scope of work of the remedial excavations.

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

Air monitoring will be conducted during remedial excavation activities to confirm that volatile organic vapors are not present in the breathing zone for field personnel during excavation activities. Work will be temporarily stopped and vapor mitigation measures will be implemented in accordance with a Site-Specific Health and Safety Plan if elevated concentrations of volatile organic vapors are detected during excavation activities.

³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

3. Water

[Find help answering water questions](#)⁴

a. Surface:

[Find help answering surface water questions](#)⁵

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 streams or other surface water bodies on or adjoining the Property. The nearest surface water body is a tributary of the Puyallup River approximately 0.05 mile east of the Property.

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

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.**

None

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

No

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

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

According to FEMA Flood Maps, the Property is not located within a 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.**

No, any water generated during excavation activities will be pumped into a temporary storage tank for off-Property disposal at a facility authorized to accept the water.

b. Ground:

[Find help answering ground water questions](#)⁶

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 a general description, purpose, and approximate quantities if known.**

No dewatering is anticipated during excavation activities, and no water will be discharged to groundwater. As described above, any stormwater that enters the excavations will be pumped into a temporary storage tank as necessary for off-Property disposal at a facility authorized to accept the water.

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

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

None

c. Water Runoff (including stormwater):

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

Stormwater on the Property currently infiltrates the ground surface or is directed to catch basins connected to the municipal stormwater system. Any stormwater that enters excavation areas will infiltrate the ground surface or will be pumped into a temporary storage tank for off-Property disposal at a facility authorized to accept the water.

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

The remedial excavations will remove contaminated soil that has potential to impact groundwater and/or surface water.

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

The proposed remedial excavations are temporary and will not alter or affect drainage patterns in the vicinity of the Property.

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

Contaminated soil generated during remedial excavation activities is anticipated to be direct-loaded into trucks with no temporary stockpiling. If temporary stockpiling is necessary, contaminated soil will be underlain and covered by impermeable plastic sheeting to minimize the potential for contact with stormwater runoff. Catch basin inserts and erosion control fencing will be utilized as needed to prevent soil particles from leaving the Property.

4. Plants

[Find help answering plants questions](#)

a. **Check the 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
- ☐ 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?**

No vegetation will be removed or altered.

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

None

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

There will be no changes to landscaping or vegetation during this scope of work.

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

Himalayan Blackberry

5. Animals

[Find help answering animal questions](#)⁷

- a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include:

- **Birds:** hawk, heron, eagle, songbirds, other:
- **Mammals:** deer, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

None observed.

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

None observed.

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

None observed. The Property has a history of industrial usage.

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

The purpose of the remedial excavations is to remove contaminated soil on the Property which will result in a net benefit to the environment. Remedial excavation activities are temporary and the site surfaces will be restored to existing conditions following completion of excavation activities.

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

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

None observed.

6. Energy and natural resources

*[Find help answering energy and natural resource questions](#)*⁸

- 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.**

Remedial excavation activities are temporary and the completed project will not require an energy source.

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

No, the proposed remedial excavations will not affect the potential use of solar energy by adjacent properties.

- 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.**

The Property currently is vacant and undeveloped. The proposed remedial excavations will not impact the energy usage of the Property.

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

7. Environmental health

[Health Find help with answering environmental health questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health)⁹

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

Remedial excavation activities will consist of removal of soil contaminated with petroleum hydrocarbons and halogenated volatile organic compounds (HVOCs) for offsite disposal at a facility authorized to accept the waste. Personnel conducting excavation activities will have completed 40-hour HAZWOPER training and will wear appropriate personal protective equipment to minimize exposure to contaminated soil.

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

Soil that will be removed during remedial excavation activities is known to be contaminated with petroleum hydrocarbons, benzene, and HVOCs.

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.**

The purpose of the remedial excavations is to remove soil contaminated with petroleum hydrocarbons and halogenated volatile organic compounds. There are no known hazardous liquid or gas transmission pipelines in the vicinity of the proposed excavation areas.

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.**

Contaminated soil containing total petroleum hydrocarbons, benzene, and HVOCs will be excavated and transported off the Property for disposal at a facility authorized to accept the waste. Machinery and vehicles operated during remedial excavation activities will be fueled with diesel or gasoline. No other toxic or hazardous substances will be used or produced during the remedial excavations.

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

4. Describe special emergency services that might be required.

No special emergency services are anticipated to be required. Procedures for contacting emergency services will be described in a Site-Specific Health and Safety Plan that will be available onsite during excavation activities.

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

Personnel onsite during excavation activities will have completed 40-hour HAZWOPER Training, and excavation activities will be conducted in accordance with the requirements of a Site-Specific Health and Safety Plan that will be available onsite during excavation activities. Safety measures such as controlling access to work areas, air monitoring, and use of personal protective equipment will be utilized during excavation activities.

b. Noise

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

None

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 construction noise will be generated during business hours.

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

Work will be conducted on weekdays during business hours.

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹⁰

- 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.**

The Property is currently undeveloped and vacant. Adjacent properties are used for commercial and residential purposes. The proposal will not affect land use on adjacent properties.

- 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 because 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?**

The Property has not been used as working farmlands or forest lands.

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?**

No

- c. **Describe any structures on the site.**

There are currently no structures on the Property.

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

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

No structures will be demolished.

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

ML - Limited Manufacturing

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

LM/W - Light Manufacturing/Warehousing

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 a critical area by the city or county? If so, specify.

No

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

None

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

None

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

There will be no displacement impacts

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

The remedial excavations will remove contaminated soil which will provide a net benefit for potential future uses of the Property.

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

None, the Property and surrounding area do not comprise agricultural or forest lands.

9. Housing

[Find help answering housing questions](#)¹¹

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

None

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

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

None

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

None, there will be no housing impacts.

10. Aesthetics

[*Find help answering aesthetics questions*](#)¹²

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

None, the remedial excavations do not include construction of any permanent structures.

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

None

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

None, there will be no aesthetic impacts.

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

11. Light and glare

[Find help answering light and glare questions](#)¹³

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

None, the Property will be restored to existing conditions following completion of re

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

No light or glare will be produced.

- 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:**

None

12. Recreation

[Find help answering recreation questions](#)

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

None

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

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

The remedial excavations will not displace any existing 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:**

None

13. Historic and cultural preservation

*[Find help answering historic and cultural preservation questions](#)*¹⁴

- 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.**

No

- 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.**

No

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

- 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.**

None, the Property has a history of industrial use.

- 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.**

None, there are no known resources on the Property.

14. Transportation

[*Find help with answering transportation questions*](#)¹⁵

- 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 Property is accessed from 15th Street Southeast. The remedial excavations will not result in any permanent impacts to streets in the vicinity of the Property.

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

- 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 Property is not located along a transit corridor.

- c. **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).**

The remedial excavations will not require any new improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities.

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

The remedial excavations will not be conducted in the vicinity of water, rail, or air transportation.

- e. **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?**

Remedial excavation activities will include a minor temporary increase in truck traffic when soil is transported off the Property and when fill material is imported to the Property. Excavation activities are anticipated to be completed in 2-3 weeks, and vehicular traffic will return to normal following completion of excavation activities.

- f. **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.**

No

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

There will not be a significant increase of vehicular traffic during remedial excavation activities.

15. Public services

[Find help answering public service questions¹⁶](https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-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.**

No, the remedial excavations will not result in permanent changes to the need for public services on the Property.

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

None, there will be no impacts to public services.

¹⁶ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

16. Utilities

[Find help answering utilities questions¹⁷](#)

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

Water, stormwater.

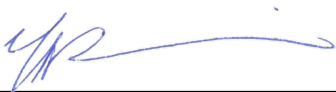
- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

None, the remedial excavations do not include installation or modification of any utilities.

C. Signature

[Find help about who should sign¹⁸](#)

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.

X  _____

Type name of signee: Yusuf Pehlivan, L.G.

Position and agency/organization: Senior Geologist, Farallon Consulting, LLC

Date submitted: January 28, 2025

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet¹⁹](#)

Do not use this section 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?

The remedial excavations will result in the removal of contaminated soil from the Property which will create a net benefit for the environment.

- **Proposed measures to avoid or reduce such increases are:**

The purpose of the remedial excavations is to remove contamination associated with historical releases of hazardous substances and reduce potential impacts of past releases to the environment.

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

The remedial excavations will reduce the potential for exposure of plants, animals, fish, or marine life to hazardous substances.

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

Removal and off-Property disposal of contaminated soil during remedial excavation activities.

¹⁹ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

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

The remedial excavations will not have an impact on energy or natural resources.

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

None

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?

The remedial excavations will not affect any environmentally sensitive areas.

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

None

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?

The remedial excavations will remove contaminated soil from the Property which may eliminate potential restrictions on future land use.

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

None

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

The remedial excavations will not have an impact on the demand for transportation or public services and utilities.

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

None

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

The remedial excavations are intended to clean up the environment and the scope of work for excavation activities has been approved by the Washington State Department of Ecology.