

FINAL SEPA DETERMINATION OF NON-SIGNIFICANCE (DNS) OF PROPOSED ACTION

Terminal 25 South Site Improvements

The Port of Seattle has completed an environmental analysis, including review of pertinent and available environmental information and preparation of a State Environmental Policy Act (SEPA) Checklist for the following proposal:

Description of the Proposed Action: Rainier Cold Storage operated on the south of the T-25 terminal property for many years until its closure. In 2004, the cold storage buildings were demolished, surface improvements were made, and the site was temporarily used for outdoor storage. The long-term types of uses the Port expected for the site included marine industrial uses similar to current uses adjacent to the site and previous uses that vacated the site because of damage sustained during the 2001 Nisqually earthquake. The Port discussed plans to lease a portion of their Terminal 25 property to a maritime related cold storage services company in 2004 but the plans did not proceed. The site work required for container yard operation in the southern portion of the Terminal 25 property is now proposed.

Site work required for the southern portion of the Terminal 25 property includes: Demolition of existing utilities and all above grade site elements not required for the new facility and removal of existing pavement; Grade and pave the site as needed; Install up to seven new light poles (Up to five will be 100-foot light poles, one will be a new 55-foot light pole, and one will be a new 40-foot light pole); Install electrical and communication conduits and fencing; Install public services including sanitary sewer, piping, valves, and up to eight new fire hydrants to meet fire protection and domestic water requirements; Provide two new storm water treatment facilities (underground water quality vaults connected to existing storm drainage outfalls) and associated elements to control the quality of the storm water discharged from the site (each will be connected to a separate existing 18-inch diameter outfall pipe); Provide new facilities/appurtenant structures as required by the tenant including portable buildings, barricades, wash racks, aisle signs, access gates, new entrance sign, and guard sheds or other improvements as determined necessary. Construction will be staged onsite including construction trailers as needed.

Location of Proposed Action: Terminal 25 is located in Seattle on the east shore of the East Waterway on East Marginal Way South. Terminal 25 occupies a portion of the north half of Section 18 Township 24 North, Range 4 East.

Lead Agency: Port of Seattle (SEPA No. 08-07)

Determination: This environmental evaluation has been prepared following the provisions of the Washington State Environmental Policy Act (SEPA) under Chapter 43.21C, Revised Code of Washington (RCW), Chapter 197-11, Washington Administrative Code (WAC), and Resolutions 3028, 3211 and 3539, Port of Seattle SEPA Policies & Procedures. As lead agency, the Port has determined that the proposal will not have a probable significant adverse impact on the environment. Therefore, an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2)(c).

Supporting Information: Information used to reach this determination, and applicable State laws and Port of Seattle policies, regulations and procedures, are available for public review at the Port of Seattle Engineering Department, Second Floor Bid Counter, Pier 69, 2711 Alaskan Way, Seattle. Any questions relating to this determination or to the proposed action should be referred to Jason Jordan at Port of Seattle, P.O. Box 1209, Seattle, WA 98111, Telephone: 206-728-3675.

Public & Agency Comment: The DNS and Environmental Checklist for this project circulated on May 2, 2008 and the comment period ended on May 16, 2008. The Port's Final DNS is now being issued based on the final determination of no significant environmental impacts. Please refer questions and comments about this determination or the proposal to Jason Jordan at the address or telephone above.

Appeals: The Port's decision on the proposal described above and the Port's issuance of a Final DNS on this proposal constitute the Port's Final SEPA decision. This SEPA DNS determination may be appealed by filing a writ of review in King County Superior Court within twenty-one (21) days of the date of issuance pursuant to Port of Seattle Resolution No. 3028, 3211 and 3539.

Signature on File

Charles Sheldon, Managing Director
Seaport Administration
May 19, 2008