

## 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. Subsequently, an existing maritime related container yard operator requested use of the site for their operations. 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 seven new light poles (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. 08-06)

**Determination:** The Port of Seattle completed an environmental evaluation including review of pertinent and available environmental information, 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 Port Commission Resolutions 3028,

3211, and 3539, Port of Seattle SEPA Policies and Procedures. On May 2, 2008, as lead agency, the Port determined 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). Any action to set aside, enjoin, review, or otherwise challenge such action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW (State Environmental Policy Act) shall be commenced within 21 days from the date the Port formally adopts this determination or be barred. Port Commission Resolutions 3028, 3211 and 3539 contain the procedures for appealing a SEPA decision of the Port of Seattle.

**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 office, at the Engineering Services Dept., Second Floor Bid Counter, Pier 69, 2711 Alaskan Way, Seattle. The document is also available for review online at <http://www.portseattle.org/community/environment/>.

**Public and Agency Comment:** No action will be taken on this proposal until after the 14-day public comment period expires at 4:00 PM on May 16, 2008, after which the Port will (1) formally adopt this Determination of Non-Significance; (2) clarify or review the proposal; or (3) complete additional environmental analyses, as appropriate. The Port will accept public and agency comments until 4:00 PM on May 16, 2008. Please refer any questions relating to this determination or to the proposed actions to Jason Jordan, Port of Seattle, Environmental Services, P.O. Box 1209, Seattle, WA 98111. Tel: 206-728-3675 or the Port of Seattle electronic mail Internet address at SEPA.p@portseattle.org. Include your mailing address when submitting comments to the electronic Internet address.

**Appeals:** 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 the Port formally adopts this determination pursuant to Port of Seattle Resolution No. 3211 and RCW 43.21C.080.

**Signature on File**

Charles Sheldon

Managing Director Seaport

May 2, 2008