
ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE: July 10, 2017

Project Name: Boeing Lift Station, Gate Entrance, and Fuel Spill Improvements

Project Number: LUA17-000175, ECF, SM

Project Manager: Alex Morganroth, Associate Planner

Owner: The Boeing Company, 737 Logan Ave N, Renton, WA 98055
City of Renton, 1055 S Grady Way, Renton, WA 98057

Applicant/Contact: Mark Clement, PO Box 3707, MC 96-01, Seattle, WA 98124

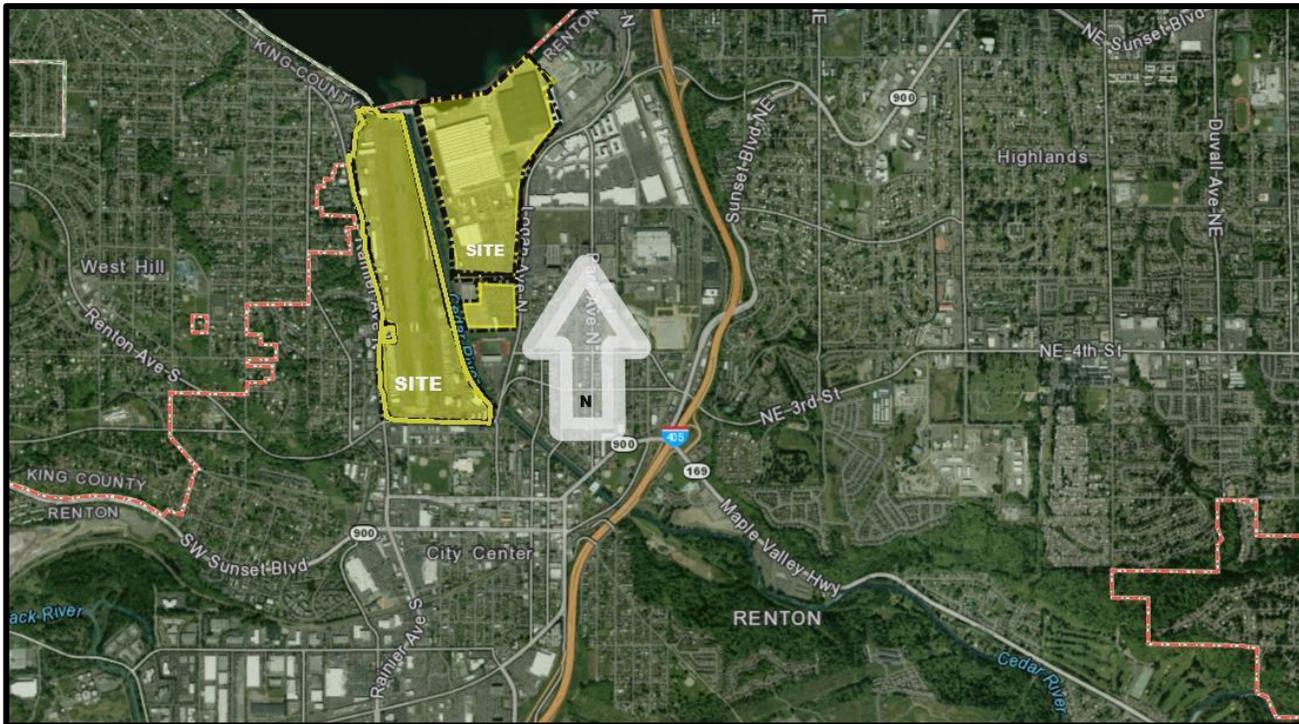
Project Location: 737 Logan Ave N, Renton, WA 98054
616 W Perimeter Road, Renton, WA 98054

Project Summary: The applicant is requesting an Environmental Threshold Determination (SEPA) and a Shoreline Substantial Development Permit for three separate site improvements: replacement of a sewer lift station near building 4-42 on the Boeing plant site, installation of a new fuel spill containment system on Apron D on the Boeing plant site, and various improvements to the D-50 security gate entrance on Apron A on the Renton Municipal Airport property. Site improvements on Apron A would be limited to the area near the D-50 security gate entrance, including pavement replacement, restriping, and various other changes. The Boeing plant site (parcel #072359016) is zoned UC - Urban Center and Apron A (parcel #0723059001) is zoned IM - Medium Industrial. The project sites are located within the Shoreline Jurisdiction of the Cedar River, Reach A, designated as Shoreline High Intensity. The approximately area of the work would be 6,770 SF. The D-5 security gate entrance modification is the only work that would occur within 100 feet of the OHWM. No new impervious surface would be added to the area and no trees and/or existing vegetation would be removed as a result of the proposed project. The applicant submitted a Stream Study, Drainage Report, Habitat Report and Geotechnical Report with the application.

Site Area: 6,676,701 SF (153.3 acres)

STAFF RECOMMENDATION: Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance - Mitigated (DNS-M).

Project Location Map:



PART ONE: PROJECT DESCRIPTION / BACKGROUND

The applicant is requesting Environmental (SEPA) Review and a Shoreline Substantial Development Permit for various site improvements on both the Boeing plant site and the Renton Municipal Airport. The improvements include:

1. Replacement of Building 4-42 Sewer Lift Station – The existing sewer lift station is located at 737 Logan Ave N (Boeing plant site) and serves Building 4-42, 4-41 and a portion of Building 4-20. The lift station has deteriorated beyond repair and the applicant is proposing a complete replacement. Work would include installation of a new sewage college vault, two submersible sewage pumps, a 48” diameter manhole and the associated controls and piping. The total area of impervious surface disturbance would be approximately 1,900 sq. ft.
2. Modification to Boeing Security Gate D-5 Entrance – The D-5 Security Gate Entrance is located on Apron A of the Renton Municipal Airport property at 616 W Perimeter Rd. The applicant has proposed various improvements to the existing security entrance that will enhance security and improve vehicular and pedestrian movement through the entrance. Work would include the installation of new fencing, pavement and curbing, concrete bollards, as well as various improvements to the existing guardhouse such as lighting, doors, and stairs. The total area of impervious surface disturbance would be approximately 3,280 sq. ft.
3. Fuel Spill Containment System – The proposed containment system would be installed on Apron D at the Boeing plant site located at 737 Logan Ave N. The proposed system would be used to safely

capture and store fuel in the event of a spill. Work would include the replacement of manholes, the installation of two 5,000 gallon capacity containment tanks, and the associated piping. The total area of impervious surface disturbance would be approximately 1,590 SF.

PART TWO: ENVIRONMENTAL REVIEW

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

A. Environmental Threshold Recommendation

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:

Issue a DNS-M with a 14-day Appeal Period.

B. Mitigation Measures

1. If any Native American grave(s) or archaeological/cultural resources (Indian artifacts) are found all construction activity shall stop in accordance with RCW 27.53.060 and 27.44.020, and the owner/developer shall immediately notify the City of Renton planning department, concerned Tribes' cultural committees, and the Washington State Department of Archeology and Historic Preservation.
2. The applicant shall submit an archaeological monitoring and inadvertent discovery plan to the Department of Archaeology and Historic Preservation and any interested Tribes for review prior to the start of any ground disturbing activities. Documentation of the submittal shall be provided to the City of Renton prior to the issuance of building or construction permits.

C. Exhibits

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| Exhibit 1 | Environmental Review Committee Report |
| Exhibit 2 | Neighborhood Detail Map |
| Exhibit 3 | Site Plan |
| Exhibit 4 | Environmental Checklist |
| Exhibit 5 | Utilities Plan, Generalized (Sheet C293) |
| Exhibit 6 | Grading and Utility Plan, Detailed (Sheet C153C) |
| Exhibit 7 | Gate D-50 Plans (Sheets C470, 1A10, A60, A160, C500, C501) |
| Exhibit 8 | Construction Mitigation Description |
| Exhibit 9 | Shoreline Tracking Worksheet |
| Exhibit 10 | Standard Stream Study Narrative and Habitat Data Report, Prepared by Amec Foster Wheeler, dated March 2017. |
| Exhibit 11 | Geotechnical Engineering Study prepared by S&EE (dated March 18, 2017) |
| Exhibit 12 | Geotechnical Engineering Study addendum by S&EE (dated May 22, 2017) |
| Exhibit 13 | Technical Information Report, Prepared by DOWL, dated May 2017, revised May 2017. |
| Exhibit 14 | Agency Comments, DAHP |
| Exhibit 15 | Plan Review Comments to Applicant |

D. Environmental Impacts

The proposal was circulated and reviewed by various city departments and divisions to determine whether the applicant has adequately identified and addressed environmental impacts anticipated to occur in conjunction with the proposed development. Staff reviewers have identified that the proposal is likely to have the following probable impacts:

1. Earth

Impacts: The subject site is located in an area of known seismic hazards a geotechnical hazard. As such the applicant submitted a Preliminary Geotechnical Report, prepared by S&EE, dated March 18, 2017 (*Exhibit 10*) and an addendum to the report on May 22, 2017 (*Exhibit 11*). The analysis in the report primarily focused on the area near the Security Gate D-50 improvement due to the utility installation and regrading that will occur as part of the project. S&EE relied on the soil characteristics found in a previous boring, Boring B-2, at the same location less than two years ago for their analysis, as in their opinion, it is still representative of the subsurface conditions at the project site.

The boring result indicated that the subsurface conditions at the site include fill over native soils. Fill ranged from about 10 to 11 feet in thickness and included sand, silty sand and silt. In general, the alluvial soils beneath the fill consist of a soft to medium dense silt and sand layer to a depth of about 30 feet, with dense to very dense sand and gravel below. Groundwater was encountered at a depth of 7 feet during the original drilling

According to the City of Renton Critical Areas Maps the project site is located in a seismic hazard area. The provided Geotechnical Report addressed did not address seismic hazards due to the type of improvements being proposed (no new structures).

The report continues to provide recommendations, including but not limited to, monitoring of subgrade preparation and trench backfill by the consultant, removal of loose soil cuttings prior to placement of bedding materials, using geotextile for additional subgrade stabilization, and proof-rolling pavement subgrades to determine unstable soils. The addendum was submitted at staff's request for additional analysis to determine the feasibility of on-site infiltration. The addendum stated that onsite infiltration is not possible on the site due to the fill materials in place on top of the native soils. The applicant should follow the recommendations included in the provided geotechnical report or an updated geotechnical report at the time of project construction.

The applicant has indicated the project would result in approximately 6,770 sq. ft. of replaced impervious area. Overall the project would not increase the imperious coverage on-site.

Mitigation Measures: No further mitigation required.

Nexus: Not applicable

2. Water

a. Wetlands, Streams, Lakes

Impacts: The project sites are located along the Cedar River, a Shoreline of the State. Reach A of the Cedar River Shoreline is designated as High Intensity at the project location. Due to two parts of the three part project being located within 200 feet of the OHWM of the Cedar River the applicant prepared a combination Standard Stream Study Narrative and a Habitat Data Report, prepared by AMEC Foster Wheeler, dated March 2017. The provided report primarily addresses the effects of the light relocation a part of the Gate D-50 improvements and potential effects on the fish and wildlife in the area.

No components of the subject projects would occur below the OHWM of the Cedar River. The applicant has proposed the relocation of two lights on the guard shack as part of the Gate D-50 improvement. The guard shack is located approximately 150 feet upland from the west bank of the Cedar River. The proposed lighting, located approximately 7 feet above grade, would be directed downward and away from the river. According to the study, the relocation of the two lights will not result in light impingement on the adjacent Lower Cedar River.

Mitigation Measures: No further mitigation required.

Nexus: Not applicable

b. Storm Water

Impacts: The applicant submitted a Technical Information Report (TIR) prepared by DOWL, dated May 2017, and revised the study May 2017 (*Exhibit 12*) Based on the updated TIR, the project contains greater than 2,000 SF of replaced impervious surface and therefore Full Drainage Review is required pursuant to the 2017 City of Renton Surface Water Design Manual (RSWDW). Based on the City's flow control map, this site falls within the Peak Rate Flow Control Standard matching Existing Site Conditions. A Full Drainage Review was included in the report.

The project site is located within the Lake Washington and Cedar River Drainage basins. The flow-path from the project site discharge point is less than 0.5 miles from the 100-year floodplain of Lake Washington and therefore qualifies for the direct discharge exemption in accordance with Section 1.2.3.1 of the RSWDW and must adhere to all requirements thereof.

The areas of the site improvements discharge to two separate threshold discharge areas that converge more than ¼ mile downstream. The combined surface area of new and/or replaced pollution generating impervious surface (PGIS) for each separate threshold discharge area of the improvements is less than 5,000 sq. ft. Therefore, the development is exempt from the requirement to provide water quality treatment prior to discharge for each separate threshold discharge area.

On-site BMPs will be required to help mitigate the new runoff created by the proposed improvements. The final drainage report submitted at the time of construction permit application should address the implementation of on-site BMPs. This includes analyzing the feasibility of basic dispersion for the target impervious surface areas that may be able to disperse into added or existing landscaped areas.

A Stormwater Pollution Prevention Plan (SWPPP) is required for this site and the final drainage plan and drainage report must be submitted with the utility construction permit application.

Mitigation Measures: No further mitigation required.

Nexus: No applicable

3. Trees and Vegetation

Impacts: The submitted Stream Study and Habitat Report did not identify the presence of any trees or riparian vegetation in the project area. Therefore, the proposed improvements will not have any direct or indirect impacts to riparian vegetation or trees.

Mitigation Measures: No further mitigation required.

Nexus: Not applicable

4. Wildlife

Impacts: The project is located in an area of threatened species under the Endangered Species Act, the Puget Sound Chinook salmon and Puget Sound steelhead trout. In addition to the two threatened species WDFW Wildlife's Priority Habitat and Species database identified five salmonid species that use the lower Cedar River, Chinook salmon, Coho salmon, Sockeye salmon, Steelhead, rainbow trout, and Coastal cutthroat trout. The provided Stream Study and Habitat Report includes a wildlife analysis for the section of the Cedar River in the project site vicinity (*Exhibit 9*). The entire project area is highly developed and disturbed. AMEC Foster Wheeler completed a qualitative assessment of the Cedar River Adjacent to the project site and found that the area provides very low habitat value and function due to the sparse riparian vegetation and extensive development along both banks of the river. The study continues to state that the project will not involve any in-water components or work below the OHWM, nor would any portion of the project occur in the riparian zone. The only portion of the project that could potentially affect aquatic biota is light impingement from the additional lighting proposed for the Apron project.

The applicant has proposed the relocation of two lights on the guard shack as part of the Gate D-50 improvement. The lights will be relocated to positions under the new awnings on each side of the guard shack. The change in distance between the lights and the OHWM will be negligible. The guard shack is located approximately 150 feet upland from the west bank of the Cedar River. The proposed lighting, located approximately 7 feet above grade, would be directed downward and away from the river. According to the study, the relocation of the two will not result in light impingement on the adjacent Lower Cedar River.

Mitigation Measures: No further mitigation required.

Nexus: Not applicable

5. Historic and Cultural Preservation

Impacts: In the SEPA checklist the applicant indicated that they completed a search of the Washington State Information System of Architectural and Archaeological Records Data. The Checklist concludes that the system did not identify any properties within the project area as being on the historic property inventory or register. A letter received from the State Historic Preservation Officer on behalf of the Department of Archaeology and Historic Preservation (DAHP), dated June 28, 2017 (*Exhibit 13*), contained analysis and a recommendation related to the proposed improvements.

The northern portion of the airport was once under the surface of Lake Washington. In addition the Black River used to run out of the lake, flow south through the airport and then west. Based on the probability of the subject site being along the banks of an old river channel and lake shore there is a higher likelihood of cultural resources discovery, through ground disturbing activity. As such, staff recommends as a mitigation measure that if any Native American grave(s) or archaeological/cultural resources (Indian artifacts) are found all construction activity shall stop in accordance with RCW 27.53.060 and 27.44.020, and the owner/developer shall immediately notify the City of Renton planning department, concerned Tribes' cultural committees, and the Washington State Department of Archeology and Historic Preservation. The SEPA check list indicates that if any archaeological resources are encountered a professional Archaeologist would be called to assess the significance of the find.

Due to parts of the proposed project that would occur under the existing pervious surface, DAHP has recommended that the applicant hire a professional archeologist to monitor ground disturbing activities. In addition, DAHP recommended the applicant prepare an archaeological monitoring and

inadvertent discovery plan (MIDP) to be submitted to DAHP and the interested Tribes for review prior to any ground disturbance.

Mitigation Measures:

- 1)** If any Native American grave(s) or archaeological/cultural resources (Indian artifacts) are found all construction activity shall stop in accordance with RCW 27.53.060 and 27.44.020, and the owner/developer shall immediately notify the City of Renton planning department, concerned Tribes' cultural committees, and the Washington State Department of Archeology and Historic Preservation.
- 2)** The applicant shall submit an Archaeological Monitoring and Inadvertent Discovery Plan MIDP to DAHP and any interested Tribes for review prior to the start of any ground disturbing activities. Documentation of the submittal shall be provided to the City of Renton prior to the issuance of building or construction permits.

Nexus: SEPA Environmental Review, RCW 27.53 Archaeological Sites and Resources, and RCW 27.44 Indian Graves and Records.

E. Comments of Reviewing Departments

The proposal has been circulated to City Department and Division Reviewers. Where applicable, their comments have been incorporated into the text of this report and/or listed under *Exhibit 15* "Plan Review Comments to Applicant."

- ✓ **Copies of all Review Comments are contained in the Official File and may be attached to this report.**

The Environmental Determination decision will become final if the decision is not appealed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680).

Environmental Determination Appeal Process: Appeals of the environmental determination must be filed in writing together with the required fee to: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057, on or before 5:00 p.m. on July 28, 2017. RMC 4-8-110 governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall – 7th Floor, (425) 430-6510.