

US Department of
Homeland Security

United States
Coast Guard



**ENVIRONMENTAL ASSESSMENT
DIVESTITURE OF CLYDE HILL
REPRESENTATIONAL FACILITY
BELLEVUE, WASHINGTON**



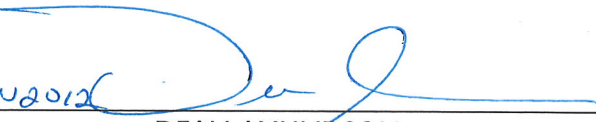
January 2012

Prepared by
US Coast Guard
Shore Infrastructure Logistics Center

**US COAST GUARD
FINDING OF NO SIGNIFICANT IMPACT
DIVESTITURE OF CLYDE HILL REPFAC
BELLEVUE, WASHINGTON**


The U.S. Coast Guard (USCG) would divest of the Clyde Hill Representational Facility (REPFAC) in Bellevue, Washington. The property is approximately 0.45 acres including a 3,620 square foot residence, described as Lot 5, Woodside Estates, according to the Plat recorded in Volume 79 of Plats, pages 73-74, in King County, Washington.

This action has been thoroughly reviewed by the Coast Guard and it has been determined, by the undersigned, that this project will have no significant effect on the human environment. This finding of no significant impact (FONSI) is based on the attached Coast Guard prepared EA, which has been determined to adequately and accurately discuss the environmental issues and impacts of the proposed action and provides sufficient evidence and analysis for determining that an environmental impact statement is not required.

10 JAN 2012 

Date	DEAN AMUNDSON Environmental Reviewer	Environmental Protection Specialist Civil Engineering Unit Oakland
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I have considered the information contained in the EA, which is the basis for this FONSI. Based on the information in the EA and this FONSI document, I agree that the proposed action as described above, and in the EA, will have no significant impact on the human, social, or natural environment.

1/11/12 

Date	J.W. McPHERSON, LCDR Responsible Official	Chief, Planning and Real Property Civil Engineering Unit Oakland
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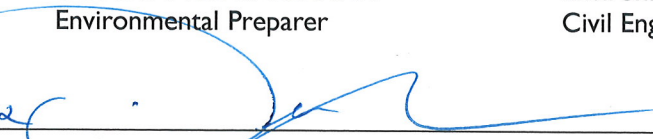
**US COAST GUARD
ENVIRONMENTAL ASSESSMENT FOR
DIVESTITURE OF CLYDE HILL REPFAC
BELLEVUE, WASHINGTON**

This environmental assessment (EA) for the proposed divestiture of the Clyde Hill REPFAC was prepared in accordance with Department of Homeland Security Management Directive 5100.1 and Coast Guard Commandant Instruction M16475.1D and is in compliance with the National Environmental Policy Act of 1969 and the Council on Environmental Quality implementing regulations dated November 28, 1978 (40 Code of Federal Regulations 1500-1508).

This EA serves as a concise public document to provide sufficient evidence and analysis for determining the need to prepare an environmental impact statement or a finding of no significant impact.

This environmental assessment concisely describes the proposed action, the need for the proposal, the alternatives, and the environmental impacts of the proposal and alternatives. This environmental assessment also contains a comparative analysis of the action and alternatives, a statement of the environmental significance of the preferred alternative, and a list of the agencies and persons consulted during EA preparation.

10 Jan 2012 
Date _____
CONSTANCE CALLAHAN Environmental Protection Specialist
Environmental Preparer Civil Engineering Unit Oakland

10 JAN 2012 
Date _____
DEAN AMUNDSON Environmental Protection Specialist
Environmental Reviewer Civil Engineering Unit Oakland

In reaching my decision/recommendation on the US Coast Guard's proposed action, I have considered the information contained in this EA on the potential for environmental effects.

1/11/12 
Date _____
J.W. McPHERSON, LCDR Chief, Planning and Real Property
Responsible Official Civil Engineering Unit Oakland

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CHAPTER I

PURPOSE AND NEED FOR ACTION

1.1 INTRODUCTION

The US Coast Guard (Coast Guard) proposes to divest of a residential property in Bellevue, Washington that was previously used as a Flag Officers quarters (Representational Facility). This environmental assessment (EA) has been prepared to evaluate the environmental effects of the proposed divestiture. This EA has been prepared in accordance with the requirements of the National Environmental Policy Act (NEPA) (42 United States Code [USC] §4321 *et seq.*); the Council on Environmental Quality (CEQ) regulations implementing NEPA (40 Code of Federal Regulations [CFR] §1500 *et seq.*); Department of Homeland Security Management Directive 5100.1; and US Coast Guard Commandant Instruction (COMDTINST) M16475.ID.

The information and analysis contained in this EA will determine whether implementing the proposed action or alternatives would result in a significant impact on the environment, requiring the preparation of an environmental impact statement, or if no significant impacts would occur and a finding of no significant impact (FONSI) would be appropriate.

1.2 PROJECT BACKGROUND

The Clyde Hill residence and garage were constructed in 1970 and used continuously as single family housing until 2007. The Coast Guard acquired title to the subject property by deed on 5 August 1983. The residence was used by the Coast Guard as the Commander, Coast Guard District 13 Representational Facility (REPFAC) until 2007 when the REPFAC function was moved to the Coast Guard Light Station at Alki Point, Washington. Since that time the Clyde Hill residence has been vacant. The property was declared excess to the needs of the Coast Guard in 2010.

I.4 PURPOSE AND NEED FOR ACTION

The purpose of the proposed action is to divest of property that is excess to the needs of the Coast Guard.

The need for the proposed action is to eliminate costs associated with continued maintenance of property that is no longer suitable for use by the federal government.

I.5 PUBLIC INVOLVEMENT

CEQ regulations implementing NEPA require federal agencies to “involve environmental agencies, applicants, and the public, to the extent practicable, in preparing [environmental] assessments” (40 CFR 1501.4[b]). The Coast Guard has coordinated with appropriate regulatory agencies (see Chapter 5). To solicit public input on the proposed action, a Notice of Availability (NOA) for the EA and FONSI was published in The Bellevue Reporter, and the EA and FONSI were published on the Coast Guard District Thirteen website (www.uscg.mil/d13/docs/ClydeHillEA.pdf).

I.6 DOCUMENT ORGANIZATION

This EA has been organized into the following sections. A list of acronyms and abbreviations follows the Table of Contents, and appendices are provided at the end of the EA.

Chapter 1, Purpose and Need for Action, provides background information on the Clyde Hill REPFAC and describes the purpose and need for the proposed action, public involvement opportunities during preparation of the EA, and the organization of the EA.

Chapter 2, Proposed Action and Alternatives, describes the proposed action, no action alternative, and alternatives eliminated from detailed analysis.

Chapter 3, Affected Environment and Environmental Consequences, describes the existing baseline conditions of the resources that may be affected by implementing the proposed action and any potential environmental effects associated with the action and no action alternatives. A discussion of cumulative effects is also provided.

Chapter 4, List of Preparers, provides a brief description of the preparers of the EA.

Chapter 5, List of Agencies and Persons Contacted, provides a list of agencies contacted regarding this EA.

Chapter 6, References, is a list of the sources of information used in preparing the EA.

CHAPTER 2

PROPOSED ACTION AND ALTERNATIVES

2.1 INTRODUCTION

This chapter describes the Coast Guard proposed action and alternatives for divestiture of the Clyde Hill REPFAC in Bellevue, Washington. The no action alternative, a discussion of the alternatives that were considered but eliminated from detailed consideration, a discussion of best management practices and control measures included in the proposed action and alternatives, and permits and approvals that would be required are also provided.

2.2 PROPOSED ACTION

Under the proposed action the Coast Guard would divest of the Clyde Hill REPFAC at 8620 NE 26th Place, Clyde Hill, Bellevue, Washington (see Figure 1). REPFAC is the official name given to those quarters occupied by Flag Officers in the USCG assigned to Special Command Positions. The Clyde Hill REPFAC is a 3,260 square foot residential property.

The property is described as Lot 5, Woodside Estates, according to the Plat recorded in Volume 79 of Plats, pages 73-74, in King County, WA; plat being a portion of the SW quarter of Section 19, Township 25 North, Range 5 East, Willamette Meridian. The 0.47 acre parcel contains a single-family residence with approximately 3,260 square feet of space and garage (see Figure 2).

The property would be sold by the General Services Administration (GSA), which would be acting on behalf of the Coast Guard. Divestiture of the property is proposed to occur in early 2012.

2.3 NO ACTION ALTERNATIVE

CEQ's regulations implementing NEPA require inclusion of a no action alternative to serve as a baseline against which the impacts of the proposed action and alternatives can be evaluated. Under the No Action Alternative, the Coast Guard would continue to maintain and use the property as a residence. The property has been vacant for several years now as it has not been suitable for other Coast Guard purposes and, although it has been maintained, it has

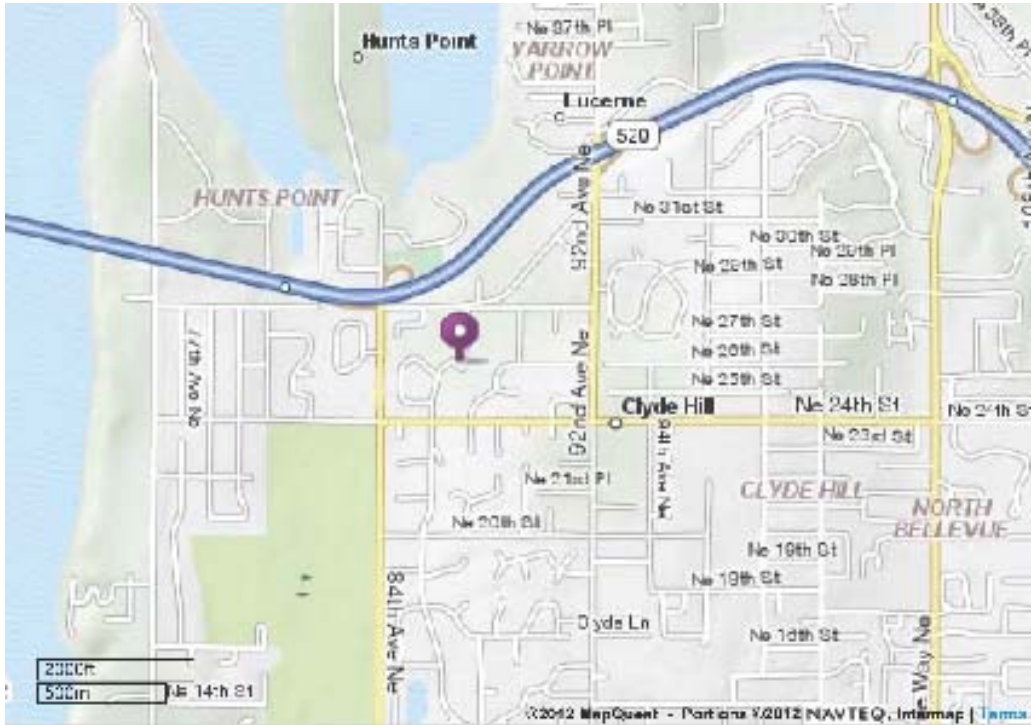


Figure 1. Regional Location of Clyde Hill Property



Figure 2. Clyde Hill Property and Adjacent Properties

degraded due to lack of continuous occupancy (i.e., mold growth in the interior). Consequently, under the No Action Alternative the Coast Guard would continue to incur maintenance costs for a vacant property.

2.4 ALTERNATIVES ELIMINATED FROM DETAILED CONSIDERATION

Alternatives that were initially identified but then dismissed from consideration for multiple reasons that made them infeasible are described below.

Alternative Use of the Property by the Coast Guard.

The Coast Guard has considered reuse of the property for other purposes but has been unable to find an appropriate use. Because the property is a high-value, single family home, it is not suited for other non-housing uses, nor can it be used for other general housing in accordance with Coast Guard housing standards. It was therefore determined that reuse of the property was not a viable alternative and the property has been declared excess to the needs of the Coast Guard.

CHAPTER 3

AFFECTED ENVIRONMENT AND ENVIRONMENTAL CONSEQUENCES

3.1 INTRODUCTION

This chapter describes the resources that could potentially be affected by the proposed action and the nature of any possible impacts for both the Proposed Action and No Action Alternative.

3.2 PROPOSED ACTION (DIVESTITURE OF PROPERTY)

Air Quality. The divestiture of the property would not result in a change in use that would have a measurable increase in air emissions. Subsequent use of the property may involve limited residential construction, which could result in a very minor, short-term increase in air emissions; however such emissions would have negligible impact on both local and regional air quality.

Noise. The divestiture of the property would not result in a change in use that would have a measurable increase in noise. Construction or repairs following divestiture is anticipated; however any noise from such work would be short-term and intermittent, comparable to other typical residential improvement projects, and would be subject to the City of Seattle noise control ordinance and permit conditions.

Water Resources. The proposed action would not result in any increases in sediment or contaminant in ground or surface water and would not result in any degradation of water quality.

Geology and Soils. The proposed action would not result in any impacts on soils or geology. No excavation is proposed as part of the proposed divestiture and any that might occur following divestiture would be anticipated to be minor. Any follow-on construction would be subject to City of Seattle permitting and any permit conditions for erosion control.

Socioeconomics/Environmental Justice. The proposed action would have no local socioeconomic or environmental justice impacts. The proposed action is minor and would not result in any measurable change in the region.

Visual Resources. The proposed divestiture would not result in any changes to visual resources at the property and would have no effect on visual resources.

Land Use. The proposed action would result in a change from federal to non-federal ownership but would not result in any change in current or planned land use. Consequently the proposed action would have no effect on land use.

Coastal Zone Resources. The federal Coastal Zone Management Act of 1972 (CZMA) [16 U.S.C. §1451 et seq. (1972)] provides for management of the nation's coastal resources and balances economic development with environmental conservation. The act, as amended, established a federal-state partnership that encourages states to develop individual state programs for managing coastal resources. In accordance with the CZMA, federal lands are excluded from a state coastal zone, but federal actions that may have an effect on non-federal lands, waters, and natural resources in the coastal zone, must be consistent, to the maximum extent practicable, with the enforceable policies of a state Coastal Zone Management Program (CZMP).

The subject property is within the defined coastal zone of the Washington CZMP. The enforceable policies in Washington CZMP include compliance with the policies of the following laws:

- the Shoreline Management Act (SMA) (including the local policies of the SMA set forth in the King County Shoreline Master Program, King County Code, Title 25);
- the State Environmental Policy Act (SEPA);
- the Clean Water Act (CAA);
- the Clean Air Act (CWA);
- the Energy Facility Site Evaluation Council (EFSEC); and
- the Ocean Resource Management Act (ORMA).

The proposed action would have no effect on the coastal zone. No modifications to the property are proposed, nor are substantial changes reasonably foreseeable, that would affect natural character of the coastal zone or the resources and ecology of the shoreline.

Cultural Resources. The Clyde Hill property is a typical ranch style home with cedar siding and roofing constructed in 1970. The structure does not meet any of the criteria that would qualify it for listing on the National Register of Historic Places. There are no known archaeological sites on the property or in

the vicinity. The proposed action would have no effect on resources listed or eligible for listing on the National Register of Historic Resources.

Hazardous Materials or Substances. In 2011 the Coast Guard prepared an Environmental Site Assessment (ESA) in support of the sale of the Property.¹ Based on site reconnaissance and records searches conducted as part of the ESA there were no recognized environmental concerns on the subject property or its environs.

Based on regional geologic conditions and published regional radon testing results, the EDA concluded that there is a very low probability that radon emissions present a significant environmental issue at the subject property.

Testing of the subject property in 2011 determined that there was no lead-based paint (LBP) associated with the structures.²

Biological Resources. The Clyde Hill site is a fully developed site in a residential area. No special status species are known or would be expected to be found at this site. Furthermore, there would likely be no change in the use of the property under the proposed disposal action. The proposed action would have no effect on any listed or species protected under other laws.

There are no documented wetlands within subject property and no surface water bodies exist within the subject property or on adjacent properties.³

Natural Hazards. The subject property is located outside of the US Federal Emergency Management Agency (FEMA) 100-year and 500-year flood zones such that the proposed sale would not result in any change in risk of persons or property to the risk of flooding.⁴

3.3 NO ACTION ALTERNATIVE

Under the No Action Alternative the subject property would remain under Coast Guard ownership and would continue to be maintained but not likely occupied. Under the No Action Alternative there would be no impacts to any environmental resources.

3.4 CUMULATIVE IMPACTS

A cumulative effect is defined as “the impact on the environment that results from the incremental impact of the action when added to other past, present, or reasonably foreseeable future actions regardless of what agency (federal or non-federal) or person undertakes such other action (40 CFR Part 1508.7).

The State of Washington plans to reconstruct the SR-520 interchange at Lake Washington Boulevard and add new high-occupancy vehicle lanes, in the Clyde

¹ EHS. 2011. *Phase I Environmental Site Assessment, 8620 NE 26th Place, Clyde Hill, Washington*. 5 July 2011.

² Environix 2011. *Lead Survey: Final Inspection Report*. 30 June 2011.

³ EHS. 2011. *Phase I Environmental Site Assessment, 8620 NE 26th Place, Clyde Hill, Washington*. 5 July 2011.

⁴ *Ibid.*

Hill area.⁵ There are no other large-scale projects or changes planned or recently implemented in the vicinity of the Clyde Hill property.

The proposed action, in combination with other past, present, or reasonably foreseeable projects, would not contribute to any cumulatively significant impacts.

⁵ City of Bellevue. 2012. Accessed at <http://www.bellevuewa.gov/> on 6 January 2012.

CHAPTER 4

LIST OF PREPARERS

4.1 US COAST GUARD, SHORE INFRASTRUCTURE LOGISTICS CENTER

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Staff Member	Project Role
Dean Amundson	Project Manager, Environmental Assessment
Constance Callahan	Project Reviewer, Environmental Assessment

CHAPTER 5

LIST OF AGENCIES AND PERSONS CONTACTED

Resource Agency or Individual

Barry Rogowski, Washington Department of Ecology
