SEPA ENVIRONMENTAL CHECKLIST

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 [HELP]

1. Name of proposed project, if applicable:

Boeing Auburn Facility Cleanup Action Plan (CAP)

2. Name of applicant:

The Boeing Company (Boeing)

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

Applicant:
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4. Date checklist prepared:

March 31, 2022

5. Agency requesting checklist:

Washington State Department of Ecology (Ecology)

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

Following public review of the draft Cleanup Action Plan (dCAP) and completion of a new administrative order with Ecology, the cleanup will be completed in phases:

- Engineering and design
- Implementation of institutional controls

- Performance and compliance monitoring.

There are four areas of concern (AOCs) that require cleanup at the Boeing Auburn Site (Site). The cleanups and restoration timelines for each of the four AOCs are estimated as follows:

- AOC A-01 (Former Underground Storage Tanks [USTs] northwest of Building 17-06): Engineering and design will include excavation associated with AOC A-01. Soil excavation activities are anticipated to occur in 2023. Following excavation, monitoring and institutional controls will be put in place to ensure cleanup levels (CULs) in groundwater have been met and are not exceeded in the future. The restoration time frame is approximately 2 years after excavation has been completed.
- AOC A-09 (Building 17-07 Former Acid Scrubber Drain Line Leak): The selected cleanup action for AOC A-09 is to monitor contained contamination until a future excavation can occur, if necessary, when Building 17-07 and associated structures are removed/demolished and/or the area is accessible to excavation without impact to Facility operations. The estimated restoration time frame for this alternative is approximately 2 years from whenever the future excavation occurs, to demonstrate that groundwater CULs are met.
- AOC A-14 (Site-wide Trichloroethene [TCE] and vinyl chloride [VC] groundwater contamination and TCE in soil at the Facility): Implementation of enhanced *in situ* bioremediation (EISB) in the City of Algona (Algona) Focus Area (an area in commercial Algona upgradient of the northeastern Algona residential neighborhood) is anticipated to commence in 2023; injections are planned to occur approximately every 4 years, for a total of three times over 12 years. Long-term groundwater monitoring will continue until CULs are met at the Boeing Auburn Site. It is assumed that the EISB injections in the Algona Focus Area will maintain effectiveness for approximately 20 years (12 years of active treatment followed by up to 10 years of sustained treatment due to endogenous decay and enhanced contaminant desorption and back diffusion). Site-wide restoration time frames for AOC A-14 are estimated to be approximately 30 years to meet drinking water quality standards and approximately 100 years to meet surface water quality standards in groundwater.
- AOC A-15 (Site-wide TCE and VC in stormwater collection, treatment, and conveyance features): AOC A-15 is addressed as part of the cleanup action for AOC A-14 and therefore has approximately the same timeline.

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

None.

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

Substantial work has been done to characterize contamination at the Site. The following documents contain detailed environmental information about the Site:

- Remedial Investigation Report[1]
- Draft Feasibility Study Report[2]
- Draft Supplemental Feasibility Study Report[3]
- Draft CAP[4]

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.

None.

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

- Approval from Ecology of the dCAP, per existing Agreed Order No. 01HWTRNR-3345
- Enforcement Order for Implementation of Cleanup Action Plan obtained from Ecology
- Updates to the Site Resource Conservation and Recovery Act Permit for corrective actions.

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.)

The Project includes cleanup actions for the Site as described in the dCAP. Cleanup actions will be implented at the four AOCs within the Site where environmental conditions exist that require cleanup. The Site includes the Boeing Auburn Fabrication Division Plant (Boeing Auburn Plant) and adjacent property (the Prologis Property), identified collectively as the Boeing Auburn Facility (Facility). In addition to the Facility, the Site also includes all contiguous property affected by releases of hazardous substances that are confirmed or suspected to have originated at the Facility. The Boeing Auburn Plant is used for manufacturing and related purposes. The Boeing Auburn Plant currently occupies approximately 250 acres and consists of manufacturing, office, and warehouse buildings and open space. The four AOCs and their proposed cleanup actions are as follows:

[1] 2017. Landau Associates, Inc. Remedial Investigation Report, Boeing Auburn Facility; Auburn,Washington. September 15.
[2] 2019. Landau Associates, Inc. Report: Draft Feasibility Study, Boeing Auburn Facility; Auburn, Washington. October 30.
[3] 2020. Landau Associates, Inc. Draft Supplemental Feasibility Report, Boeing Auburn Facility; Auburn, Washington. November 2.
[4] 2022. Landau Associates, Inc. Draft Cleanup Action Plan, Boeing Auburn Facility; Auburn Washington. January 20.

AOC A-01

Description: AOC A-01 is located on the Boeing Auburn Plant and consists of two former 10,000-gallon fuel USTs that were installed near the northwest corner of Building 17-06 in 1967. UST TAU-01 was a diesel tank used to power emergency generators and UST TAU-02 was a gasoline tank. Both tanks and a fuel island, along with some contaminated soil, were removed in 1990. An additional excavation occurred in 2004. Subsequent investigations indicated that some soil contamination was left in place and low-level groundwater contamination is still present in a limited area at A-01.

Proposed cleanup action: Soils with petroleum hydrocarbon contamination above CULs will be excavated to address impacted soil. Oxygen-releasing compound (ORC), or other similar or equivalent oxidant, will be emplaced in the excavation backfill to enhance aerobic microbial degradation processes to reduce petroleum hyrdrocarbon concentrations in groundwater. If necessary, supplemental monitored natural attenuation will be performed for further treatment and monitoring of residual petroleum hydrocarbon contamination in groundwater.

AOC A-09

Description: AOC A-09 is located on the Boeing Auburn Plant and is comprised of contamination associated with a leak from the acid scrubber drain line located on the south side of Building 17-07 near column C11 (outside of the building). The leak was discovered in 1996 during closure and removal of two waste holding tanks. During excavation activities to remove the waste holding tanks outside the building between scrubbers No. 2 and No. 3, seepage from the acid scrubber drain pipe was noted at about 5 feet (ft) below ground surface near a structural pier along the south wall of Building 17-07. A partial remedial excavation was completed in 1996 to the extent practicable; however, contamination was left in place under the footprint of the building and adjacent scrubber No. 3 pad foundation because of structural concerns. The remaining limited area of soil contamination has caused a localized area of groundwater contamination.

Proposed cleanup action: Cleanup action will consist of monitored containment until such time that future excavation of soil contamination (if necessary) can be implemented without impacts to Facility operations. The cleanup action will include institutional controls to maintain the asphalt/concrete cap and continued monitoring of the groundwater contamination (monitored containment). In the future, when Building 17-07 and associated structures are removed/demolished or accessible by large excavation equipment without disruption to operations, excavation will be completed if required. This future excavation would be required if groundwater concentrations exceed CULs, indicating soil contamination is continuing to impact concentrations in groundwater.

AOC A-14

Description: The groundwater plumes associated with AOC A-14 are identified as the "Area 1 Plume" (originating from the northern portion of the Facility, former Area 1) and the "Western Plume" (originating from the west side of the Facility in or near Building 17-07). These two plumes extend approximately 1 mile northwest of the Facility. The plumes are primarily comprised of TCE and its breakdown products cis-dichloroethene (cDCE) and VC. Some localized areas of TCE soil contamination are also present at the identified TCE release areas at the Facility.

Proposed Cleanup Action: Cleanup will consist of EISB at the Algona Focus Area and monitored natural attenuation. EISB in the Algona Focus Area will be described and detailed in the engineering design report (EDR). The EISB conceptual remedy design for the Algona neighborhood would extend the existing pilot test injection locations to the north to create an approximately 980-ft-long injection row. Injections would occur up to three times approximately every 4 years. Existing monitoring wells would be used downgradient of the injection area to monitor the injection remedy. The conceptual design currently includes a total of 29 single injection wells,19 of which would be installed on 35-ft centers to target the shallow groundwater zone. Details of the injection wells and design will be determined in the EDR.

AOC A-15

Description: AOC A-15 consists of chlorinated volatile organic compounds (CVOCs) from groundwater entering into three stormwater features at the Site (Chicago Avenue Ditch, Auburn 400 north retention basin, and Auburn 400 south retention basin), causing detections of TCE and VC in the stormwater.

Proposed Cleanup Action: Due to concentrations in stormwater being a result of groundwater contamination, conditions at AOC A-15 are directly connected and attributed to conditions in AOC A-14, and are addressed as part of the remediation for AOC A-14.

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 Boeing Auburn Plant is located at 700 15th Street Southwest in Auburn, Washington. The Facility consists of the Boeing Auburn Plant and the adjacent Prologis Property at 2202 Perimeter Road in Auburn, Washington. The Facility is shown on Figure A-1. The Site includes the Facility and all continguous properties affected by releases of hazardous substances that are confirmed or suspected to have originated at the Facility. The approximate extent of the current Site is shown on Figure A-2. The Site boundary may change over time as additional data is gathered and/or areas are remediated. The Boeing Auburn Site is located within the boundaries of Auburn and Algona, Washington and

borders Pacific, Washington. The Site is located in Sections 13, 23, and 24, Township 21N, Range 4E. A topographic map is shown on Figure A-3.

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site:

(circle one): [X] Flat, [ ] Rolling, [ ] Hilly, [ ] Steep slopes, [ ] Mountainous, [ ] Other

The area where the Boeing Auburn Facility is located has very little topographic relief. The Site is mostly industrial and commercial buildings with pavement and roads.

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

Less than 5 percent.

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.

The upper aquifer is comprised of alluvial deposits from the White and Green Rivers. The deposits consist of highly variable, but predominantly coarse, alluvial sands and gravels with occasional interbedded silt layers consistent with a relatively high energy, dynamic, alluvial depositional environment. Finer-grained deposits and peat, indicative of a lower energy depositional environment, are more prevalent in the northwest portion of the Site where smaller water courses and overbank flooding probably contributed more significantly to the deposition.

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

There are localized peat and wetland deposits west of the Facility. These soils are not expected to have an impact on the remedy.

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.

Excavation and backfilling of soil are planned to occur at AOC A-01 and, if necessary, at AOC A-09 at a future time when accessible. The purpose will be to remove source contamination (see question A-11 above) and replace with appropriate fill material. At AOC A-01, backfill will include emplacement of ORC, or other similar or equivalent oxidant, in the saturated/seasonally saturated portion of the excavation backfill. The proposed excavation area for AOC A-01 is approximately 11,500 cubic feet (ft^3) in volume. The proposed excavation area for AOC A-09 is approximately 9,200 ft^3 in volume. Completed excavation and backfill will match the grading of the immediate area surrounding the

excavation area. Descriptions of technical and engineering design elements will be provided in an EDR.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No erosion is anticipated as a result of the proposed Project since construction would be completed in paved areas. Only minor earthwork will take place to remove excavated soil at AOC A-01 and AOC A-09, and to install a row of 29 injection wells for AOC A-14. This work will not expose soil to eroding elements. Excavated areas at AOC-01 and AOC-09 will be backfilled with clean soil after a fairly short period of being left open. Drilling to install wells at AOC A-14 will only cause minor disturbances to the soil immediately around the well circumference and will not cause erosion.

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

The cleanup action will not change the amount of the Site covered with impervious surfaces.

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

No measures are proposed as no erosion is anticipated to result from the planned action.

2. Air [help]

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.

Large equipment and vehicles associated with AOC A-01 and AOC A-09 excavation areas and AOC A-14 well installation will generate minor amounts of localized exhaust and particulate emissions, and possible dust. These emissions are anticipated to be temporary, minor, and localized.

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

None.

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

Emissions from excavation and drilling equipment are expected to be temporary, minimal, and localized. No long-term adverse impacts to air are expected. Earth moving is limited to relatively small excavation areas and measures will be implemented to control visible dust. Dust control measures will be detailed in the EDR.

3. Water [help]

a. Surface Water: [help]

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.

A surface water divide is present in Algona at approximately 4th Avenue North. Surface water north of 4th Avenue North flows to Mill Creek; surface water south of 4th Avenue North, including Government Canal, flows south to the White River. Water courses that drain to Mill Creek are discussed below. Surface water features and flow directions are presented on the Site map in Figure A-2.

Stormwater in the Chicago Avenue Ditch flows north and enters the City of Auburn's piped stormwater system at Boundary Boulevard. Water from the O Street wetland is also channelized and flows into the City of Auburn's piped stormwater system at Boundary Boulevard. The piped water flows west to the Auburn 400 south stormwater retention basin, which then flows to the Auburn 400 north stormwater retention basin. The Auburn 400 north stormwater retention basin also captures stormwater from 15th Street Southwest and the southern portion of The Outlet Collection complex. Water from The Outlet Collection stormwater basins flows into a ditch on the northwest side of the stormwater basins. This ditch combines with flow from the Auburn 400 north stormwater retention basin and flows through a culvert under State Route 167 to a wetland on the west side of the highway. The wetland carries water north, where it joins Mill Creek at the east end of Peasley Canyon Road. Mill Creek then flows northward through various wetland complexes before it joins the Green River several miles downstream.

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.

The proposed Project will only include annual sampling from stormwater and surface water features. Sampling locations are shown in Figure A-2.

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 general description, purpose, and approximate quantities if known.

Stormwater and surface water sampling will consist of routine monitoring of groundwater contamination. The amount of water withdrawn will be the minimum amount necessary for sampling (generally less than 10 liters) per sampling location.

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

The 100-year floodplain is shown on Figure A-4. 100-year floodplains are in localized areas in the northeast portion of the Site, and in the southwest portion of the Site. Project areas AOC A-01 and AOC A-09 are within the Facility, which is not within a 100-year floodplain. Portions of AOC A-14 lie within 100-year floodplain zones. However, EISB injection wells will not be located in 100-year floodplain zones, and monitoring wells will not be impacted by flooding.

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, the proposed Project does not involve discharges of waste materials to surface waters.

b. Ground Water: [help]

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 general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn from a well for drinking water purposes. The purpose of the Project is to clean up groundwater that is known to be contaminated. As part of the EISB planned for AOC A-14, LactOil™ or similar solutions will be injected into the groundwater at a row of injection wells to stimulate CVOC biodegradation. Three injection events are planned approximately every 4 years. The injection details will be determined as part of the EDR. An application for underground injection control wells will be submitted to Ecology prior to injection activities.

A minor volume of groundwater will be withdrawn at wells installed throughout the Site for routine monitoring of groundwater contamination (TCE and its breakdown products) and ongoing evaluation of the attenuation process (microbial, chemical, and/or physical) via groundwater sampling. The amount of water withdrawn will be the minimum amount sufficient to flush and ensure stabilized flow of groundwater through the well screens (generally less than 10 liters), and to fill the sampling volume required for analyses (generally less than 2 liters).

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: 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.

Not applicable. No waste materials associated with domestic sewage or other activities will be discharged into the ground.

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.

There will be no stormwater or surface water runoff as a result of this Project.

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

Investigation derived waste materials generated during well installation (soil cuttings, purge water, and decontamination water) will be prevented from entering groundwater, storm water, or surface waters by using best management practices.

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

The proposed actions will not alter flow or drainage patterns.

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

Not applicable.

4. **Plants** [help]

a. Check the types of vegetation found on the site: Remediation infrastructure will not impact vegetation. The majority of the Site is urban and does not contain native vegetation. Some pockets of native vegetation are located near wetlands and Mill Creek. In those limited areas the following vegetation may be present.

__X__deciduous tree: alder, maple, aspen, other
__X__evergreen tree: fir, cedar, pine, other
__X__shrubs
__X__grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
__X__ 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 impacted as part of remediation activities.

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

None known.

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

No vegetation will be impacted and no landscaping is planned as part of Project activities.

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

Noxious weed surveys have not been conducted on the Site. Knapweeds (Centaurea spp.), Tansy Ragwort (Senecio jacobaea), Dalmation toadflax (Linaria dalmatica), Musk Thistle (Carduus nutans), and Poison Hemlock (Conium maculatum), have been observed in border areas of the Site and in surrounding areas nearby, according to maps provided by King County's noxious weeds control progam, accessed on King County iMap February 10, 2022.

5. Animals [help]

a. List any birds and other animals which 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 _____

Heron, hawk, songbirds, Canada Geese, and beaver dams have been observed on the Site near the wetlands and Mill Creek. These animals will not be impacted by remediation activities.

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

Downstream portions of Mill Creek are listed as priority habitat for Cutthroat Trout, Steelhead, and Coho Salmon. These ares will not be impacted by active remediation activities. Ongoing monitoring of surface water and groundwater near Mill Creek will continue as part of monitored natural attenuation activities.

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

Migratory birds have been observed near water features at the Site. The Project area, as well as the entire Pacific Northwest region, is in the Pacific flyway bird migration corridor.

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

Remediation will not impact wildlife, therefore no measures are needed.

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

None known.

6. Energy and Natural Resources [help]

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.

The Project installations and operations will largely be completed by equipment transported from offsite, operating from vehicles and batteries charged offsite.

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

No.

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:

Short term activities such as Project installations and excavations will largely be completed by equipment transported from offsite, operating from vehicles and batteries charged offsite. Energy needs are extremely low for other long-term Project remediation activities because they are passive (e.g., bioremediation, monitored natural attenuation). These long-term activities will also be largely completed by equipment and vehicles originating offsite. Energy conservation in vehicles and equipment (e.g., no idleing allowed and shutting off equipment when not in use) will be implemented. In addition, cultural trends toward electric vehicles and renewable energy sources will continue over time during long-term monitoring.

7. Environmental Health [help]

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

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

The proposed action at the Site directly addresses cleanup of contamination at the Site. The sources of current Site contamination were multiple historical releases of hazardous substances. The AOCs evaluated for cleanup are described below.

AOC A-01 consists of two former 10,000-gallon fuel USTs that were installed near the northwest corner of Building 17-06 in 1967. UST TAU-01 was a diesel tank used to power emergency generators and UST TAU-02 was a gasoline tank. Historical releases from the

A-01 USTs resulted in soil and groundwater petroleum hydrocarbon contamination downgradient (north and northwest) of the USTs.

AOC A-09 is comprised of metals and cyanide contamination in soil and groundwater associated with a leak from the acid scrubber drain line located on the south side of Building 17-07 near column C11 (outside of the building).

AOC A-14: Two groundwater plumes of chlorinated solvents (TCE and breakdown products cDCE and VC) constitute AOC A-14, identified as the “Area 1 Plume” (originating from the northern portion of the Facility, former Area 1) and the “Western Plume” (originating from the west side of the Facility in or near Building 17-07). TCE releases are associated with former TCE vapor degreasers and associated utilities at the Boeing Auburn Plant. Some localized areas of TCE soil contamination are also present at the identified TCE release areas at the Facility. The two CVOC groundwater plumes extend approximately 1 mile northwest of the Facility.

AOC A-15 consists of elevated CVOCs from groundwater entering into three stormwater features at the Site (Chicago Avenue Ditch, Auburn 400 north retention basin, and Auburn 400 south retention basin), causing detections in the stormwater of TCE (September 2021 concentrations less than 2 micrograms per liter [µg/L]) and VC (September 2021 concentrations less than 0.2 µg/L). The concentrations detected in stormwater are much lower than the concentrations detected in groundwater. Due to concentrations in stormwater being a result of groundwater contamination, conditions at AOC A-15 are directly connected and attributed to conditions in AOC A-14, and are addressed as part of the remediation for AOC A-14.

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.

This is a Model Toxics Control Act cleanup site with contamination as described above. There are no transmission pipelines within the project area.

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 will be generated from excavations at at AOC A-01 and AOC A-09. Small amounts of potentially contaminated soil and water will be generated from well installation associated with AOC A-14 activities. In addition, small amounts of contaminated water will be extracted and disposed of as the result of long term groundwater sampling on site. All waste generated from these activities will be handled and disposed in compliance with applicable local, state, and federal regulations and guidance pertaining to use, handling, and storage of potentially hazardous waste.

4) Describe special emergency services that might be required.

The need for special emergency services is not anticipated.

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

To prevent unacceptable exposure of construction workers, drillers, and environmental technicians to subsurface contamination during construction and implementation of the proposed action, procedures will be established for the specific activities involved in the Project to ensure that development and construction activities on the Site are conducted carefully and safely. These procedures will be documented in a Site-specific health and safety plan and specific job safety plans. All Site workers will have 40-hour hazardous waste operations and emergency response training.

Institutional controls will be implemented to limit or prohibit activities that may result in exposure to hazardous substances at the Site. Soil and groundwater institutional controls will only apply to the Facility (both parcels owned by Boeing and Prologis). Institutional controls will include an environmental covenant to restrict the land use to industrial in order to apply Method C soil CULs at effected parcels on the Facility and prohibit use of groundwater at the Facility as a potable water supply.

b. Noise

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

The noises that currently exist in the vicinity of the Site (vehicular traffic, railroad traffic, and activities at nearby industrial and manufacturing sites) would not have an impact on the proposal.

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.

The types of noise generated by the Project will be related to use of heavy equipment operation during excavations at AOC A-01 and AOC A-09 and drilling rigs during injection well and monitoring well installation for AOC A-14. These activities will generate temporary short-term increases in noise levels at adjacent and nearby areas. Excavation activities are anticipated to take approximately one week to complete. Initial drilling/construction activities associated with installing monitoring wells and injection wells are anticipated to take approximately 2 weeks to complete. Injection activities will last approximately 6 weeks.

Construction will be conducted in accordance with City of Auburn and City of Algona noise ordinances where applicable. Construction activities are expected to occur during daytime hours, and will not occur between the hours of 10 p.m. to 7 a.m., per the City of Auburn noise ordinance. If circumstances arise that require night work, the contractor will be required to adhere to all applicable City of Auburn noise regulations, including applying for approval of night work, if needed.

Once the Project has been constructed, noise impacts are expected to be minimal or non-existent, as the remaining activities will be limited to field staff vehicles and water sampling equipment (peristaltic pumps with decibel levels less than urban background).

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

No measures are needed to reduce or control noise impacts because the area is industrial and background noise levels are high. Construction equipment is not expected to create elevated noise levels above urban background.

8. Land and Shoreline Use [help]

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 Site and adjacent properties cover a large area that contains a mix of residential, commercial, and industrial properties. The proposed action is intended to improve the quality of the properties by reducing contamination on the Site. Institutional controls will be in place at the Facility, as described above, to prevent future exposure to environmental hazards while remediation is ongoing. Current uses of the Site and adjacent properties will not be affected.

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 as a result 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 Facility comprised farmlands prior to development in the 1940s. The remaining areas of the Site have not been used as working farmlands or forest lands since being progressively developed for commercial and residential uses in the 1960s.

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:

Not applicable.

c. Describe any structures on the site.

The Site covers a large area with many structures, including warehouses, manufacturing facilities, commercial and community establishments, and residential buildings.

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

The proposed cleanup actions associated with AOC A-09 will occur when a decision is made to remove/demolish building 17-07. However, demolition is not currently planned. No other structures will be demolished as part of the proposed Project.

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

The portions of the Site within Auburn city limits are zoned as M2 Heavy Industrial, M1 Light Industrial, P1 Public Use District, Open Space, C3 Heavy Commercial, and R20 Residential 20 DU/acre. The portions of the Site within Algona city limits are zoned as light industrial, medium and low density residential, and general commercial.

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

The Site is a mix of heavy industrial, light industrial, institutional, open space, and heavy commercial zoning within Auburn city limits. The portions of the Site within Algona city limits are zoned as light industrial, medium and low density residential, and general commercial.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

A portion of the western side of AOC A-14 is designated as a flood hazard zone. According to the City of Auburn Municipal Code flood hazard areas are considered critical areas. The City of Auburn's Interactive Land Use Map was reviewed on February 11, 2022. No work associated with the Project will occur in the areas designated as critical areas.

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

The Project is not anticipated to increase the number of people working or residing at the Site long term.

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

None.

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

Not applicable. No displacement of people would occur as a result of the proposed Project.

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

Not applicable.

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

Not applicable.

9. Housing [help]

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

No housing units will be provided as part of this Project.

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

No housing units will be provided as part of this Project.

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

No housing units will be eliminated as part of this Project.

10. Aesthetics [help]

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

No structures are planned as part of this Project. Monitoring and injection wells are installed flush with ground level. Excavated areas will be replaced with clean fill leveled to match the surrounding grade.

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

No views will be altered or obstructed due to Project activities.

d. Proposed measures to reduce or control aesthetic impacts, if any:

No proposed measures are needed since aesthetic impacts are not anticipated.

11. Light and Glare [help]

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

The Project is not anticipated to produce any light or glare.

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

Not applicable; the Project is not anticipated to produce any light or glare.

c. What existing off-site sources of light or glare may affect your proposal?

There are no off-site sources of light or glare that will affect the proposed Project.

d. Proposed measures to reduce or control light and glare impacts, if any:

None are proposed as light and glare will not be generated by the Project.

12. Recreation [help]

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

A YMCA Recreational community activities facility and adjacent sports field is located on the Site. The Interurban Trail also runs north to south through the Site parallel to Perimeter Road.

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

Project activities 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:

Not applicable. The Project will not create any impacts on recreational opportunities in the vicinity.

13. Historic and cultural preservation [help]

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.

The Project will not affect any buildings or structures on or off the Site.

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 known cultural resources are present at the Site. All subsurface activities (excavation and well installation) will occur in previously developed areas.

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.

Not applicable. There are no known cultural resources at the Site and all subsurface activities will occur in previous developed area.

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.

Not applicable.

14. Transportation [help]

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 Site will be accessed using main roads such as State Route 167, Washington Highway 18, 15th Street Southwest, and Perimeter Road.

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?

Public transportation on the Site is limited. King County Metro Transit Routes 917 and 181 operate along 15th Street Southwest. Route 917 also operates on a few streets close to 15th Street Southwest.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The Project will not create or eliminate parking spaces.

d. 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).

No new access routes will be needed and no change in access is proposed.

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

Rail lines run along the Interurban Trail and Perimeter Road, north-south through the center of the Site. The proposed Project will not use the rail lines as transportation or transport of equipment or materials to or from the Site.

f. 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?

The completed Project will not increase vehicular trips. The completed Project is expected to reduce the current monitoring requirements and, therefore, reduce vehicular trips. During active remediation activities, vehicle trips will be increased by approximately 3 vehicles per day for the following limited time periods: excavation activities (1 week), injection well installation (2 weeks), and injection activities (6 weeks).

g. 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, the Project will not affect or be affected by the movement of agricultural and forest products in the area.

h. Proposed measures to reduce or control transportation impacts, if any:

No measures are needed to reduce or control transportation impacts.

15. Public Services [help]

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 Project will not result in an increased need for public services.

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

No measures are needed to reduce or control direct impacts on public services.

16. Utilities [help]

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

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.

No permanent utility services usage is anticipated for the Project. Temporary use of water from a fire hydrant may be used for injection activities. Boeing will seek appropriate permits for use of water.

C. Signature [HELP]

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.

Signature: Sarah Fees

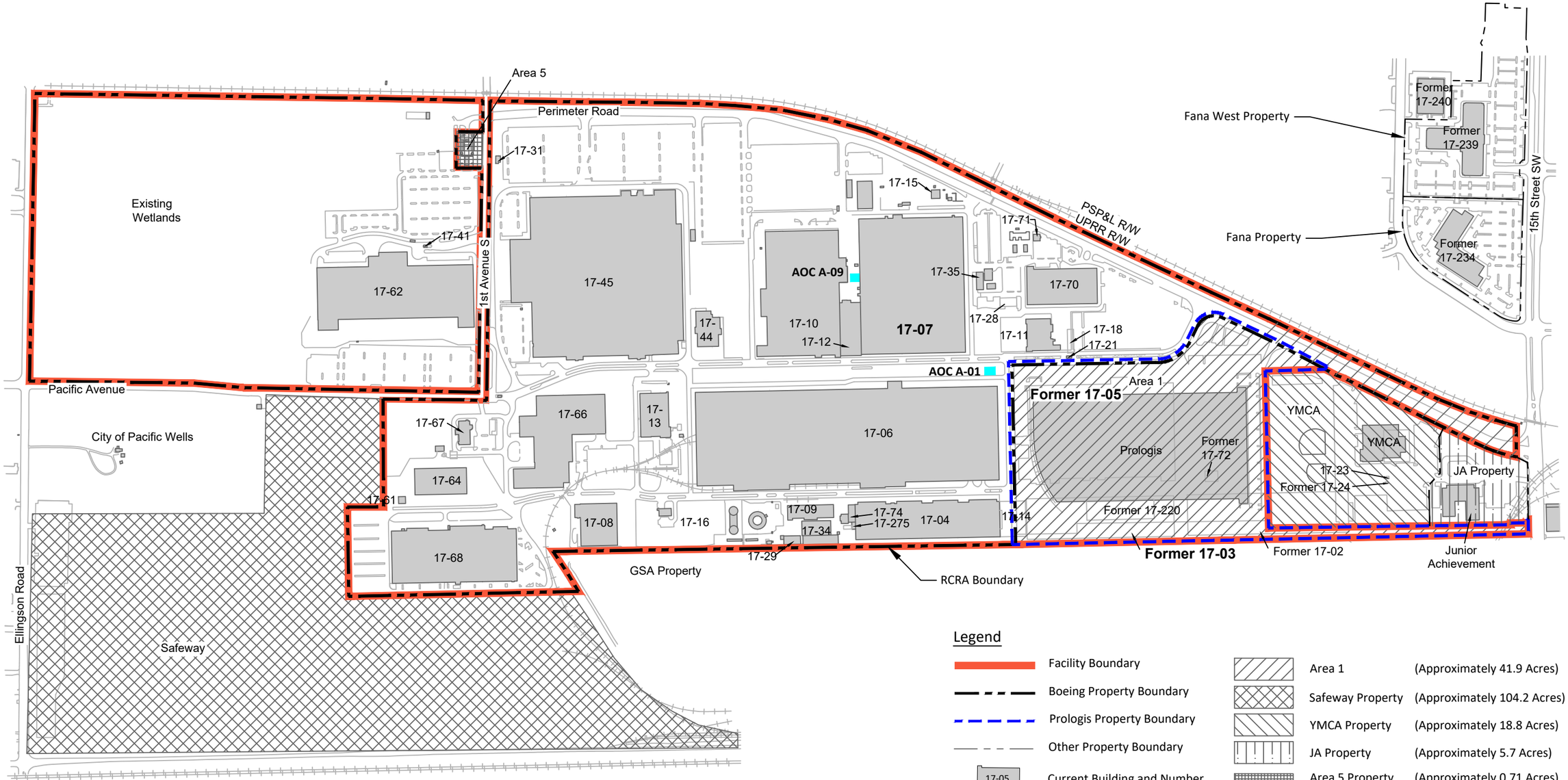
Name of signee: Sarah Fees

Position and Agency/Organization: Associate Geologist, Landau Associates

Date Submitted: 6/15/2022

ATTACHMENT

Figures



Legend

- Facility Boundary
- Boeing Property Boundary
- Prologis Property Boundary
- Other Property Boundary
- 17-05 Current Building and Number

Area 1	(Approximately 41.9 Acres)	
Safeway Property	(Approximately 104.2 Acres)	
YMCA Property	(Approximately 18.8 Acres)	
JA Property	(Approximately 5.7 Acres)	
Area 5 Property (PSE Property)	(Approximately 0.71 Acres)	

Notes

1. Former Building Numbers 17-234, 17-239 and 17-240 are currently owned by Fana.
2. Black and white reproduction of this color original may reduce its effectiveness and lead to incorrect interpretation.

N

0 600 1200

Scale in Feet

Base map source: Geomatrix 2003

Boeing Auburn Auburn, Washington	**Facility Map**	Figure A-1

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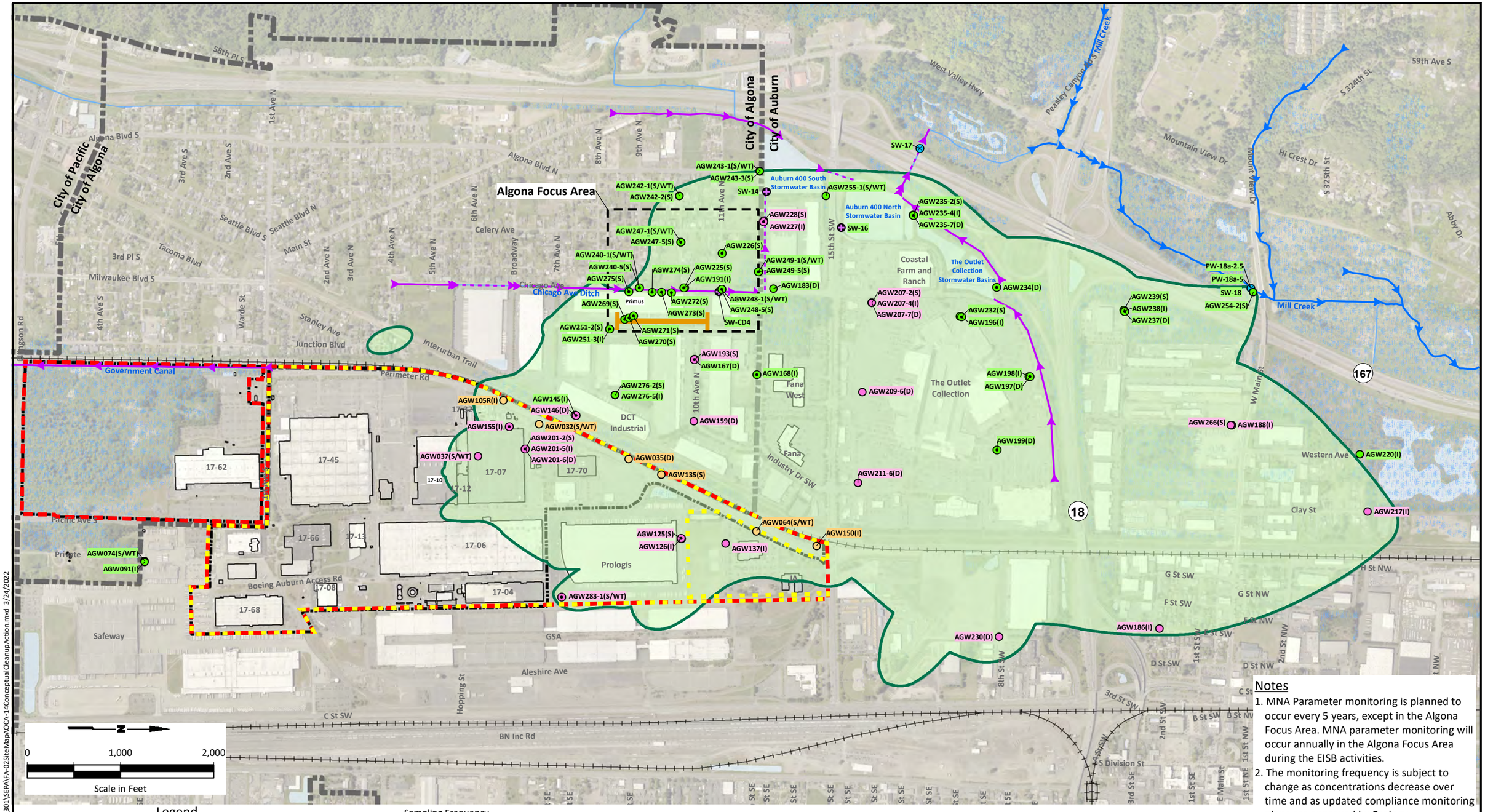

Legend

- Monitoring Well Proposed for Long-Term VOC Monitoring
- Monitoring Well Proposed for Long-Term VOC and MNA Parameter Monitoring
- Stormwater Sample Location Proposed for Long-Term VOC Monitoring
- Surface Water Sample Location Proposed for Long-Term VOC Monitoring

Sampling Frequency

- Annual
- Every 2 Years
- Every 5 Years

- TCE/VC Plume Extent - June 2021
- City Limits
- Boeing Property
- Wetland Areas
- Water Bodies
- Waterways

- Open Surface Water Waterway
- Open Stormwater Waterway
- Piped Surface Water Waterway
- Piped Stormwater Waterway
- Algona Focus Area Conceptual Enhanced In Situ Bioremediation (EISB) Injection Row

- Facility Boundary
- Facility Boundary Conditional Point of Compliance

Data Source: King County GIS.

Notes

1. MNA Parameter monitoring is planned to occur every 5 years, except in the Algona Focus Area. MNA parameter monitoring will occur annually in the Algona Focus Area during the EISB activities.
2. The monitoring frequency is subject to change as concentrations decrease over time and as updated compliance monitoring plans are approved by Ecology.
3. Black and white reproduction of this color original may reduce its effectiveness and lead to incorrect interpretation.

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Boeing Auburn
Auburn, Washington

Site Map and AOC A-14 Conceptual Cleanup Action

Figure A-2

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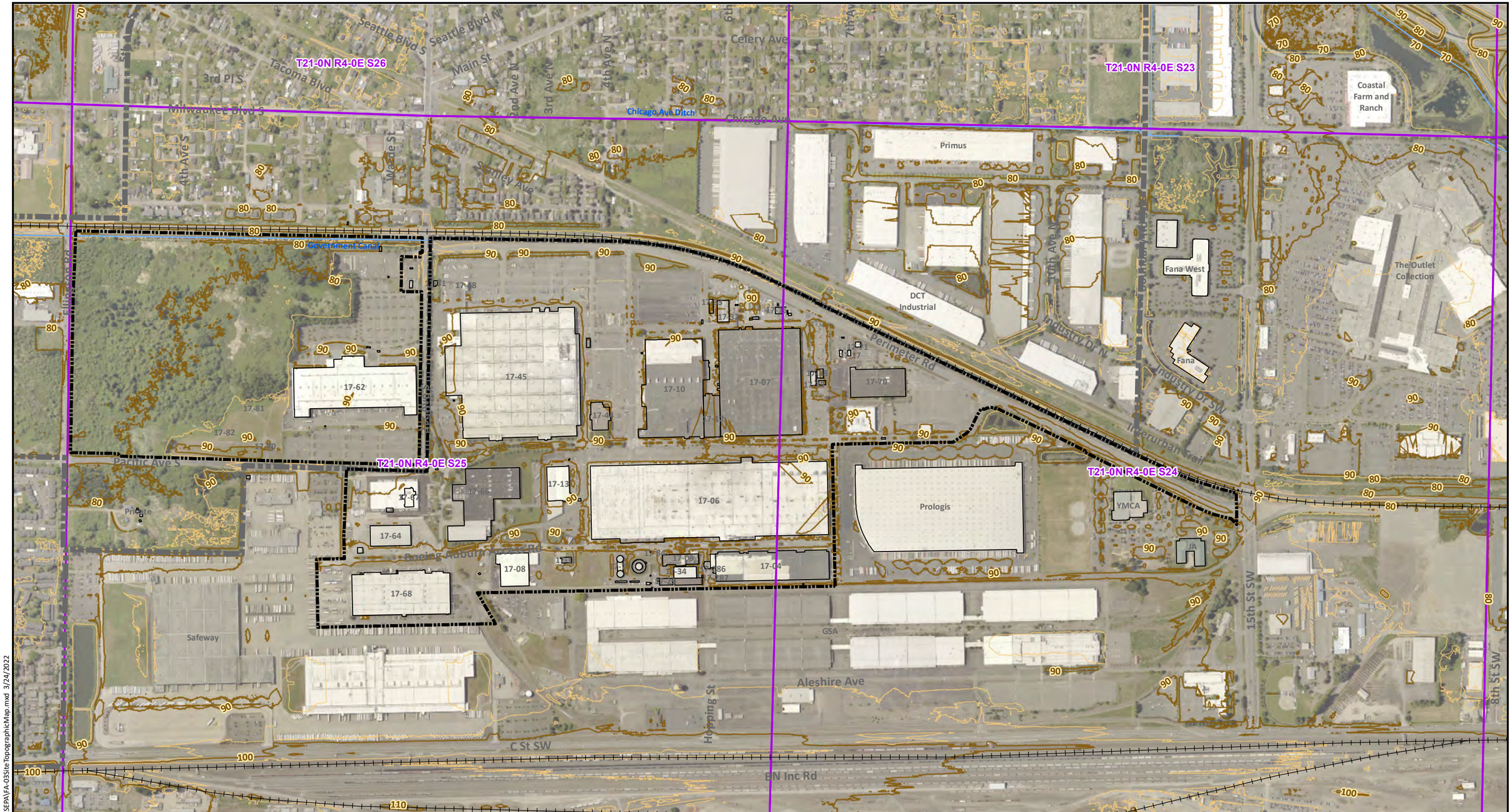

Legend

- City Limits
- Boeing Property
- 5-ft Contours
- 10-ft Contours
- Sections

0 700 1,400

Scale in Feet

Note

1. Black and white reproduction of this color original may reduce its effectiveness and lead to incorrect interpretation.

N

Data Sources: Puget Sound Lidar Consortium; WADNR; King County GIS.

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Boeing Auburn Auburn, Washington	**Site Topographic Map**	Figure A-3

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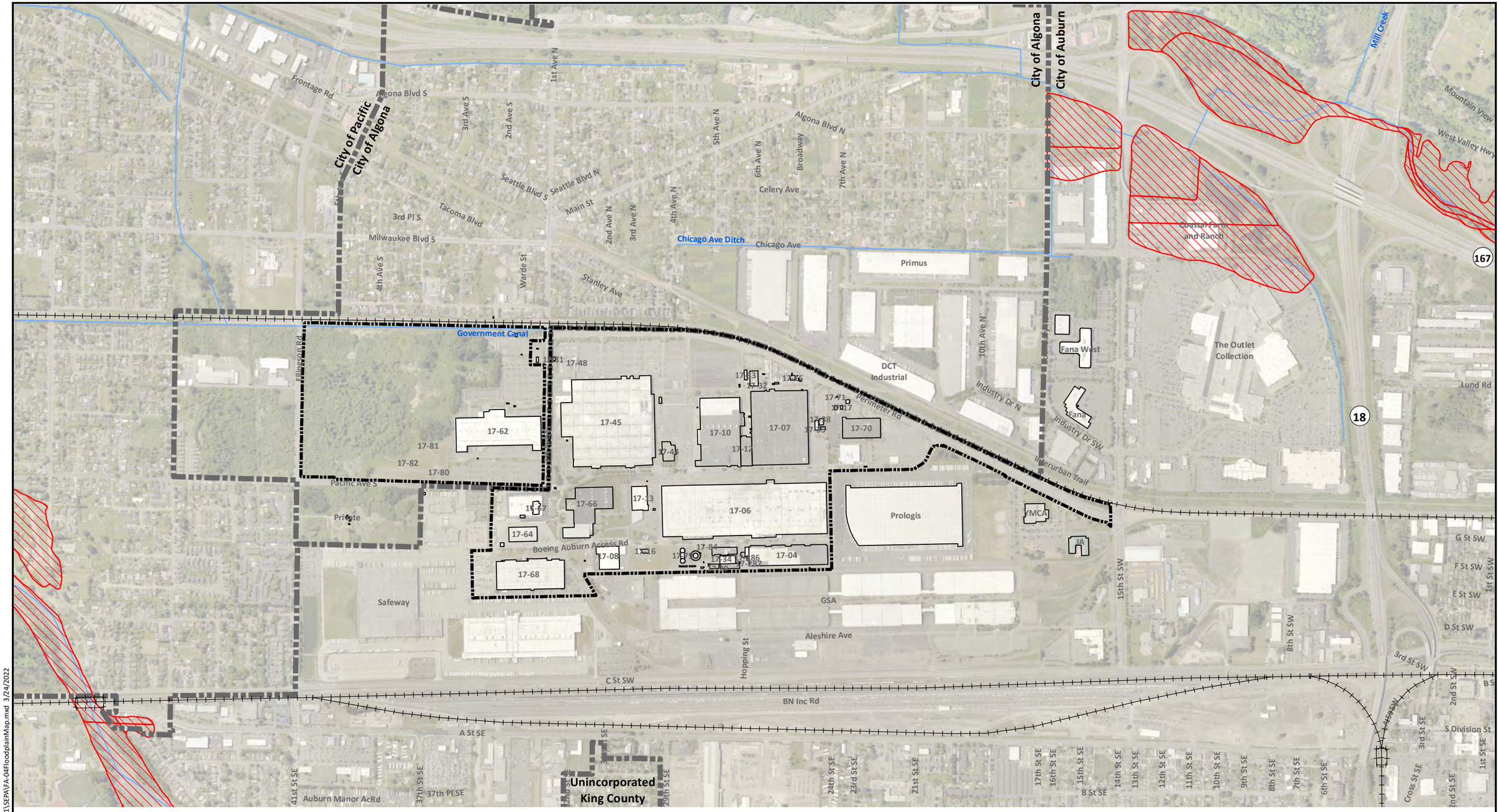

Legend

- City Limits
- Boeing Property
- 100-Year Floodplain

Note

1. Black and white reproduction of this color original may reduce its effectiveness and lead to incorrect interpretation.

0 1,000 2,000

Scale in Feet

N

Data Sources: FEMA; King County GIS.

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Boeing Auburn Auburn, Washington	**Floodplain Map**	Figure A-4