



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Southwest Region Office
PO Box 47775 • Olympia, WA 98504-7775 • 360-407-6300

STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE

Date of Issuance: 7/7/2026

Lead agency: Department of Ecology, Toxics Cleanup Program, Southwest Region

Agency Contact: Steve Teel
Cleanup Project Manager
steve.teel@ecy.wa.gov
(360)-890-0059

Description of proposal:

- Excavating soil to remove contaminated upland soil. Excavation areas and depths were based on data collected to date. A remedial design investigation will be conducted prior to interim action implementation to further refine the excavation footprints and depths. The excavations will address the following areas of soil contamination:
 - Total petroleum hydrocarbons contamination reported at three locations in the Oil Stain Area.
 - Total carcinogenic polycyclic aromatic hydrocarbon contamination located east of the Oil Stain Area.
 - Total carcinogenic polycyclic aromatic hydrocarbon contamination reported at three locations along the existing rail spur.
- Removing approximately 600 linear feet of railway along the existing rail spur.
- Completion of a structural integrity inspection of the North Trestle, located south of West Bay Park, to evaluate whether equipment can be safely transported across the structure to access soil near the southernmost contamination area. If the trestle is determined to be unsuitable for equipment access, soils proximate to this southern area will not be addressed as part of this interim action and will instead be evaluated during the forthcoming Remedial Investigation/Feasibility Study.
- Collecting confirmation sidewall and bottom samples in each excavation.
- Off-site disposal of excavated soil at a permitted disposal facility.
- Backfilling excavations with clean imported soil from an upland quarry source.

- Restoration of disturbed areas to pre-interim action conditions.

Location of proposal: The Site is a 17-acre property located along the West Bay of Budd Inlet, east of West Bay Drive Northwest and north of the 4th Avenue Bridge. The project proposal is limited to the southern portion of the Site, which is undeveloped. The area of the Site impacted by the proposed interim action is approximately 0.4 acres.

Applicant/Proponent: City of Olympia

Project Representative: Laura Keehan
Parks Planning and Design Manager
Olympia Parks, Arts, and Recreation
222 Columbia Street Northwest
Olympia, WA 98501
(360)

Ecology has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). We have reviewed the attached Environmental Checklist, as well as the Public Review Draft Interim Action Plan, dated June 2026.

The SEPA Environmental Checklist and Draft Interim Action Plan are available online on Ecology's Solid Wood Inc [webpage](#). In-person review these documents are also available at two repository locations during their associated public comment period (July 9-August 10, 2026). These locations include:

Timberland Olympia Library
313 8th Avenue SE
Olympia, WA 98501

The Olympia Center
222 Columbia St NW
Olympia, WA 98507

Ecology Lacey Office (by appointment)
300 Desmond Drive SE
Lacey, WA 98503
PublicDisclosureSWRO@ecy.wa.gov
360-407-6365

After August 10, 2026, please use the Ecology Lacey Office as the in-person repository location.

This determination is based on the following findings and conclusions:

- The interim action will reduce the threat to human health and the environment from the existing contaminated soil. The removal of the contaminated soil will reduce the potential for exposure to human health and the environment.
- Removing the contaminated soil will enable completion of a remedial investigation that provides much more certainty about current and future Site conditions.
- Engineering controls (such as health and safety controls, stormwater control, temporary erosion and sediment controls, spill prevention and controls, dust controls, Site controls, traffic controls, noise controls) will be used during interim action construction activities.
- The interim action will prevent stormwater from contacting contaminated soil and there will be no contaminated contact stormwater discharge. Stormwater protection measures include, but are not limited to, scheduling the work during the dry season, direct loading excavated soil to dump trucks to the extent practicable, installing and maintaining impervious stockpile covers, implementing stormwater best management practices, and housekeeping measures.
- Excavated soil will be stockpiled, and waste characterization samples will be collected and analyzed for profiling prior to offsite disposal.
- All excavations will be backfilled with clean soil imported from an upland quarry that is suitable structural fill and compacted to support current uses at the Site and any relevant future City redevelopment plans.
- Excavated areas will be restored to their pre-interim action condition.
- Prior to ground disturbing activities, a cultural review process shall be completed. This process initiates consultation with Ecology, Tribes, and the Department of Archaeology and Historic Preservation (DAHP).

The comment period for this DNS corresponds with the comment period for the Public Comment Review Draft, Interim Action Plan, Upland Soil Contamination, Solid Wood Incorporated Site. The comment period begins on July 9, 2026, and ends on August 10, 2026.

Responsible Official: Marian L. Abbett, PE
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Toxics Cleanup Program
Southwest Regional Office
Department of Ecology
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Signature: Marian L. Abbett

Date: 7/7/26

SEPA¹ 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.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions](#)²

1. Name of proposed project, if applicable:

Solid Wood Incorporated Site (Site) Removal of Upland Source Soil Contamination Interim Action, per the Model Toxics Control Act (MTCA) (Chapter 70A.305 RCW) and MTCA Cleanup Regulation (Chapter 173-340 WAC). As defined in MTCA, an interim action is a partial cleanup of a contaminated site.

- Agreed Order (AO) No.: DE-08-TCPSR-5415
- Facility Site ID: 94656838
- Cleanup Site ID: 4228

2. Name of applicant:

City of Olympia (City)

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

Laura Keehan
Director of Parks Planning and Maintenance
601 4th Ave E,
Olympia, WA 98501
360.570.5855

4. Date checklist prepared:

May 26, 2026

5. Agency requesting checklist:

Washington State Department of Ecology (Ecology)

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

The current schedule for key near-term interim action tasks includes:

- July – August 2026: Public participation period.
- August – September 2026: Remedial design investigation implementation.
- November 2026: Plans and Specifications submitted to Ecology.
- January 2027: Interim action bid period, contract award, and Remediation Contractor pre-construction submittals.
- March 2027: Interim action construction starts.

The Interim Action schedule is contingent upon a variety of factors, including (1) Ecology approval of the plans and specifications, (2) obtaining permits/approvals, and (3) City contracting. As a result, the interim action implementation schedule will be refined over

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

time as the final design is approved, permits are obtained, and the City contracts with a Remediation Contractor.

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

Additional investigation and remedial actions will be conducted at this MTCA Site in the future pursuant to an amendment to Agreed Order (AO) DE-08-TCPSR-5415 between Ecology and the City of Olympia.

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

The Interim Action Plan, dated June 2026, prepared by PIONEER on behalf of the City of Olympia, provides context for the interim action and summarizes the conceptual design, goals, and MTCA rationale for the proposed interim action. Additional documents directly related to this proposal include:

- West Bay Phase I Environmental Site Assessment (Parametrix 2004),
- West Bay Rail Spur Phase II Environmental Site Assessment (Parametrix 2007),
- Final Work Plan for RI/FS and Interim Action (Parametrix 2008),
- Solid Wood Incorporated Site RI/FS and IA Work Plan Addendum No. 6 – Additional Oil Stain Investigation Sampling and Analysis Plan (Parametrix 2013),
- Draft RI/FS Data Gap Sampling Report (Parametrix 2014), and
- Results of Soil and Sediment Samples Collected as Part of the Data Gaps Investigation (PIONEER 2023).

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 known.

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

The interim action will be conducted with oversight from Ecology. The following permits/approvals may be required for this interim action:

- Ecology approval of the Interim Action Plan and final interim action design (e.g., plans and specifications)
- Ecology Construction Stormwater National Pollutant Discharge Elimination System (NPDES) General Permit
- Waste Disposal Authorization approval
- City of Olympia Shoreline Substantial Development Permit for conducting interim action activities within 200 feet of Budd Inlet
- City of Olympia Site Development Permit for excavation and grading activities
- City of Olympia Tree Removal Permit for vegetation removal along the berm

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 proposed project is an interim action at the Site. The interim action will be performed pursuant to an amendment to Agreed Order DE-08-TCPSR-5415. The interim action will consist of five small/limited/focused excavations of soil with contaminant concentrations greater than applicable screening levels. The preliminary excavations are approximately 1,100 cubic yards (CY) taken from five excavation areas. The excavation areas are relatively small compared to the overall site (i.e., ~0.4 acres of the 17-acre Site will be impacted by the excavations). The interim action focuses on removing soils that are impacted by carcinogenic polycyclic aromatic hydrocarbons (cPAHs) and total petroleum hydrocarbons (TPHs; i.e., the sum of TPHs in the diesel organic range [TPH-D] and TPHs in the heavy oil range [TPH-HO]). All excavation areas will be backfilled with clean soil and restored to pre-interim action conditions. TPHs exceeded screening levels in the former oil stain area, located just south of West Bay Park, along West Bay Drive NW. Total cPAHs exceeded screening levels in areas along the rail spur due to rail operations, fill, and potential urban background. Post excavation confirmation soil samples will be collected after excavation activities to confirm interim action objectives are met.

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 Site is a 17-acre property located along the West Bay of Budd Inlet, east of West Bay Drive Northwest and north of the 4th Avenue Bridge. The project proposal is limited to the southern portion of the Site, which is undeveloped. The area of the Site impacted by the proposed interim action is ~ 0.4 acres.

Information about the site is provided below (see Figure 1):

- Address: 700 West Bay Drive NW, Olympia, WA 98502
- Parcel No.: 91012000000 and 91011900000 Legal Description: Section 15 Township 18 Range 2W Quarter NE BLA090022OL LT 2 Document 4112302 and LT 4 Document 4112302

The Site consists of two properties purchased by the City of Olympia for its development:

- The main upland area, formerly owned by the Port of Olympia (Port), which was historically used for various lumber milling activities.
- A former Burlington Northern Santa Fe (BNSF) railroad spur right-of-way (ROW), runs through the Site.

There is a waterfront park known as West Bay Park on the northern portion of the Site. A chain link fence limits public access to the southern portion of the Site where the interim action will be implemented. This area is undeveloped and contains remnants of the former Solid Wood Inc. plywood veneer plant foundation, scrub vegetation, and an abandoned rail spur.

B. Environmental Elements

1. Earth

[Find help answering earth questions](#)³

a. General description of the site:

Circle or highlight one **Flat, rolling, hilly, steep slopes, mountainous, other:**

The Site is relatively flat, with no existing structures in the vicinity of the proposed interim action.

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

The Site is relatively flat as a result of fill activities and the development of West Bay Park. The developed portion of the Site (West Bay Park) is paved and landscaped. The undeveloped portions of the Site (south of West Bay Park) include upland areas that are covered with grass/vegetation or crushed rock. The rail spur is connected to the mainland by two trestles; the southern portions of the trestles have relatively steep slopes, with a maximum slope of 2:1.

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 primary lithologic unit of interest within the Site is fill material, which consists of a mixture of silts, sands and gravel, and ranges from a few feet to greater than 14 feet thick. Scattered areas of surficial wood debris and sawdust are also present.

Native geologic materials were likely deposited during and after the two most recent glaciations and the intervening interglacial period that affected the Puget Sound region (Wallace and Molenaar 1961). The deposits related to the older of the two glaciations were tentatively correlated with the Salmon Springs Drift. The younger glacial deposits have been named the Vashon Drift. The non-glacially derived materials deposited between the two glacial drifts comprise the interglacial Kitsap Formation.

Surficial geology in the vicinity of the Site consists of recent fluvial and alluvial sediments deposited over the Vashon Drift. These materials are very fine-grained silts and sands deposited by stream and volcanic-mudslide processes. The Vashon Drift consists of

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

outwash sands, gravels, clays, and glacial till deposited during the advance and recession of the ice lobe during the most recent glacial epoch in the Puget Sound region.

There are no agricultural lands of long-term significance proximate to the Site.

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

No.

- 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.**

The purpose of this interim action is to remove 4 areas of upland soils with concentrations of TPHs and total cPAHs above screening levels. The preliminary excavation quantities are summarized below:

Area of Site	Square Footage (square feet)	Maximum Depth of Excavation (feet below ground surface)	Estimated Volume (Cubic Yards)	Associated Soil Exceedance
Oil Stain Area	715	8	211	TPH Exceedances at SB47, SB48, and SB59
Rail Spur	1,780	6	395	Total cPAH Exceedances at SB26, SB29, and SB30
Rail Spur	9,310	1	344	Total cPAH Exceedances at SS05 and SS06
Rail Spur	7,390	1	273	Total cPAH Exceedance at SS03

The final excavation dimensions have not been finalized and are subject to change based on the results of the remedial design investigation and Ecology approval. Removed soils will be adequately characterized and disposed of at an off-site facility permitted to accept the waste. All excavations will be backfilled with clean soil imported from an upland quarry that meets the requirements outlined in the Plans and Specifications. The source of clean backfill is to be determined by the Remediation Contractor and approved by the City. Excavated areas will be restored to their pre-interim action condition.

- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

Erosion is very unlikely as a result of this interim action. Temporary erosion and sediment controls will be used during interim action construction activities. Temporary erosion controls will be documented in the final interim action Plans and Specifications.

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

There will be no change in the percentage of impervious surfaces as a result of this remedial action; excavated areas will be restored to their pre-interim action condition. The remediation area will remain a mix of previous and impervious surfaces.

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

Best management practices (BMPs) will be used throughout the duration of construction to reduce or control erosion or other interim action construction impacts.

2. Air

[Find help answering air questions](#)⁴

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.

Temporary area emissions (e.g., engine exhaust and dust) will occur as a result of typical operating equipment used during construction activities. No additional emissions than currently exist on the site would result following completion of construction. Current emissions are associated with exhaust from vehicles entering and exiting West Bay Park and from boats in Budd Inlet.

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:

Best Management Practices (BMPs) and other measures/controls (e.g., compliance with the City's anti-idling policy, dust control measures) will be implemented to reduce or control emissions or other impacts to the air.

3. Water

[Find help answering water questions](#)⁵

a. Surface:

[Find help answering surface water questions](#)⁶

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

- 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.**

West Bay of Budd Inlet is located to the east of the Site. A lagoon and wetland are located to the southwest of the Site. Garfield Creek and Unnamed Creek both discharge to the West Bay of Budd Inlet and flow eastward through the Site.

- 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.**

Yes. Soil excavation of TPHs and cPAHs will occur within 200 feet of the Lagoon, West Bay of Budd Inlet, and nearby creeks. See attached Figure 1.

- 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.**

No fill or dredge material will be placed within a wetland or surface water

- 4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

No.

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

Yes. The eastern portion of the Site is located within a 100-year floodplain.

- 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.

b. Ground:

[Find help answering ground water questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater)⁷

- 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 a general description, purpose, and approximate quantities if known.**

No.

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

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

None.

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.

This project is not expected to affect runoff or stormwater; existing creeks and stormwater infrastructure will not be impacted.

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

No.

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

No fill or dredge material will be placed within a wetland or surface water.

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

Groundwater within the excavation footprints will be temporarily dewatered (if necessary), and the generated water will be disposed of at an off-site facility permitted to accept the waste. BMPs and controls will be implemented to prevent stormwater from contacting contaminated soil.

4. Plants

[Find help answering plants questions](#)

a. Check the types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards, or other permanent crops.
- ☒ 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?

Low-lying grass and shrubs within the target excavation areas will be removed.

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

There are no known threatened and endangered plant species on or near the Site.

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

Performing landscaping and planting of native plants is not within the scope of the interim action. Future work at the Site to enhance and preserve native vegetation is documented within the West Bay Restoration and Park Master Plan.

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

Himalayan blackberry and scotch broom.

5. Animals

[Find help answering animal questions](#)⁸

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

- **Birds:** Shorebirds (i.e., Greater Yellow Legs and Sandpipers), hawks, herons, and ducks
- **Mammals:** Various species of bats (i.e., Big Brown Bat, Little Brown Bat, Yuma myotis)
- **Fish:** Surf Smelt, salmon, and trout

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

- Puget Sound Chinook salmon (*Oncorhynchus tshawytscha* – threatened)
- Coastal-Puget Sound bull trout (*Salvelinus confluentus* – threatened)
- Puget Sound steelhead trout (*Oncorhynchus mykiss* – threatened)
- Upland Sandpiper (*Bartramia longicauda* – endangered)
- Southern Resident Killer Whale (*Orcinus orca* – endangered)
- Humpback Whale (*Megaptera novaeangliae* – endangered/threatened)

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

The Site is located within the Pacific Flyway for North American migrating birds. In the fall, Chinook Salmon migrating up the Deschutes River accumulate within the West Bay of Budd Inlet.

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

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

No adverse impacts to wildlife are anticipated and thus no enhancement measures are proposed.

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

None.

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

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 completed project will not require any additional or different energy sources to operate.

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.

None.

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

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

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

One hundred and forty soil samples were collected from 0.50 to 10 feet below ground surface (bgs) from 107 sample locations at the Site. Results of these investigations have demonstrated that the Site has limited and localized TPH-D+TPH-HO and total cPAH exceedances in two areas: the Oil Stain Area, proximate to the former Solid Wood Incorporated facility, and along the former BNSF rail spur.

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

Oil Stained Area:

TPH-D+HO was detected above screening levels at three locations (SB47, SB48, and SB59) within the Oil Stain Area. The extent of TPH-D+HO contamination is limited to within this area based on the following lines of evidence:

1. Exceedances of the TPH-D+HO SL in soil were limited to the Oil Stain Area and were not reported widespread throughout the Site;
2. TPH-D+HO is not associated with combustion releases;
3. Erosion is not expected to be a significant transport mechanism given the data distribution and flat topography; and
4. Migration to groundwater has not been demonstrated (i.e., no exceedances were detected in downgradient groundwater samples).

The Oil Stain Area is proximate to the historical lumber yard/lumber mill footprint. Operations at this facility, as well as on-site underground and above-ground storage tanks, likely contributed to the contamination within this portion of the Site.

Abandoned Rail Spur:

Total cPAHs were detected above screening levels at six locations (SS03, SS05, SS06, SB26, SB29, and SB30). Based on the conceptual site model, total cPAHs are expected to occur at low levels along the length of the existing rail spur due to rail operations, fill, and potential urban background. Contamination is not expected to extend significantly beyond the rail spur areas since (1) the distribution of soil concentrations did not indicate that there was a single significant source (e.g., spill) that could have impacted a large area, (2) cPAHs bind strongly to soil and have limited mobility once deposited due to their high soil organic carbon-water partitioning coefficient, (3) no leaching from soil to groundwater has been demonstrated, and (4) erosion is not expected to be a significant transport mechanism given the data distribution, and flat topography.

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.**

According to the National Pipeline Mapping System (NPMS) pipeline public viewer, no underground hazardous liquid or gas transmission pipelines are located within or near 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 that will be excavated will be disposed of at an off-site facility permitted to accept the waste.

The only products stored during construction will be fuels, lubricants, or other typical construction-related materials used for operating equipment and vehicles.

4. Describe special emergency services that might be required.

No special emergency services are expected to be required.

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

Construction workers and oversight staff will be trained in accordance with the Occupational Safety and Health Administration HAZWOPER Standard 1910.120, as required. Project health and safety plans will be developed to establish requirements to ensure that employees will wear appropriate personal protective equipment while working at the site and will follow proper decontamination procedures. Daily tailgate safety awareness meetings will be held to discuss safety topics of the day. Work will be completed in accordance with the Interim Action Plan and the final Engineering Plans and Specifications.

b. Noise

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

Existing ambient and peak noise levels produced off-site are generally limited to traffic and neighboring commercial use, neither of which will affect 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)?

Noise will be generated by construction equipment during the remediation process. Construction noise will be generated by construction equipment, including earthmoving equipment and trucks transporting material to and from the construction location. Noise impacts will be short-term. There are no long-term noise impacts.

Active construction and support operations, such as maintaining equipment, will be limited to normal daytime work hours and weekdays in accordance with City of Olympia's noise ordinance.

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

All construction will be completed consistent with state and local regulations. The contractor will adhere to the City of Olympia's noise ordinance.

8. Land and shoreline use

[Find help answering land and shoreline use questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use)¹¹

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 northern portion of the Site has been developed into West Bay Park and the remainder of the Site (i.e., areas outside the park boundary) is currently unoccupied and

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

undeveloped. The proposal will not impact the land use of nearby or adjacent properties.

- 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 because 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?**

No.

- 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?**

No.

- c. Describe any structures on the site.**

One structure – a covered bicycle rack at West Bay Park; however, this structure is more than 500 feet north of the proposed work area.

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

No.

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

Urban Waterfront

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

Urban Waterfront

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

Waterfront Recreation

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

A lagoon located southwest of the Site is designated as a protected wildlife habitat conservation area under an agreement established between the U.S. Fish and Wildlife Service and the Port in 1980 (Thurston Region Planning Council 1990). A wetland was constructed adjacent to the lagoon as mitigation for reconstruction of the 4th Avenue Bridge by the Washington State Department of Transportation in 2004. The area has been identified as a potential Landslide Hazard Area and has a Marine Riparian Area in the Thurston County GeoData Center.

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

None.

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

None.

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

None.

- 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:**

None.

9. Housing

[Find help answering housing questions](#)¹²

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

None.

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

None.

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

None.

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

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

No proposed structures.

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

No views will be altered or obstructed.

- c. Proposed measures to reduce or control aesthetic impacts, if any:**

Not applicable.

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

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

There may be some light generated from construction equipment, but it will be temporary and minor, if any. Active construction and support operations, such as maintaining equipment, will be limited to normal daytime work hours and weekdays.

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

No.

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

None.

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

None.

12. Recreation

[Find help answering recreation questions](#)

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

West Bay Park

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

While the project is ongoing, recreational uses at the park may be limited due to increased vehicle traffic and stockpiling. However, impacts will be limited and communicated to the public in advance of any remedial activities.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

Remedial activities will be limited to the area south of West Bay Park. Equipment will be staged in the southern portion of the Site to minimize impacts on West Bay Park.

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p)¹⁵

- 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.**

None.

- 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.**

In 2022, Ecology made a determination indicating that “...the area is a high risk for pre-historic artifacts or other archaeological resources” (Ecology 2022). Due to this designation, archeological monitoring will take place throughout the duration of interim action activities.

- 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.**

Research tools used include:

- Washington State Department of Archeology and Historic Preservation WISAARD (Washington Information System for Architectural and Archeological Records Data)

- 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.**

Archeological monitoring will take place during all sampling and excavating activities. An Inadvertent Discovery Plan (IDP) that outlines procedures to be followed if cultural resources (e.g., human remains, tribal artifacts, historical resources, archaeological resources) are inadvertently discovered during the IA is included as Appendix F of the Interim Action Plan. The IDP in the Interim Action Plan will be onsite during construction activities and will be implemented if an inadvertent discovery is encountered during the interim action.

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- 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.**

West Bay Drive NW is located directly west of the Site, and there is an access road associated with West Bay Park that runs through the northern portion of the Site. This access road will be utilized for mobilization and as the main artery for transporting excavated material. Vehicles will most likely be traveling south on West Bay Drive NW, and subsequently along Olympic Way, 4th Ave, Plum St SE, and Interstate 5.

- 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?**

This Site is not served by public transit. The closest area for transit is Harrison Avenue NW and Rogers St NW. The closest bus stop is located at Harrison Avenue and Foote Street.

- c. 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.

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

The project will occur in the immediate vicinity of historical railroad tracks; however, these tracks are not in operation and are abandoned.

- e. 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?**

Construction impacts will be temporary. The completed project is expected to result in no net change in the number of vehicular trips or traffic patterns.

- f. 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.

- g. Proposed measures to reduce or control transportation impacts, if any:**

None.

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

15. Public services

[Find help answering public service questions¹⁷](#)

- 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.

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

None.

16. Utilities

[Find help answering utilities questions¹⁸](#)

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

Electricity, water, refuse service, telephone, sanitary sewer, stormwater utilities.

- 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.**

None.

C. Signature

[Find help about who should sign¹⁹](#)

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.

X *Laura Keehan*

Type name of signee: Laura Keehan

Position and agency/organization: Director of Parks Planning and Maintenance, City of Olympia

Date submitted: June 17, 2026

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²⁰](#)

Do not use this section for project actions.

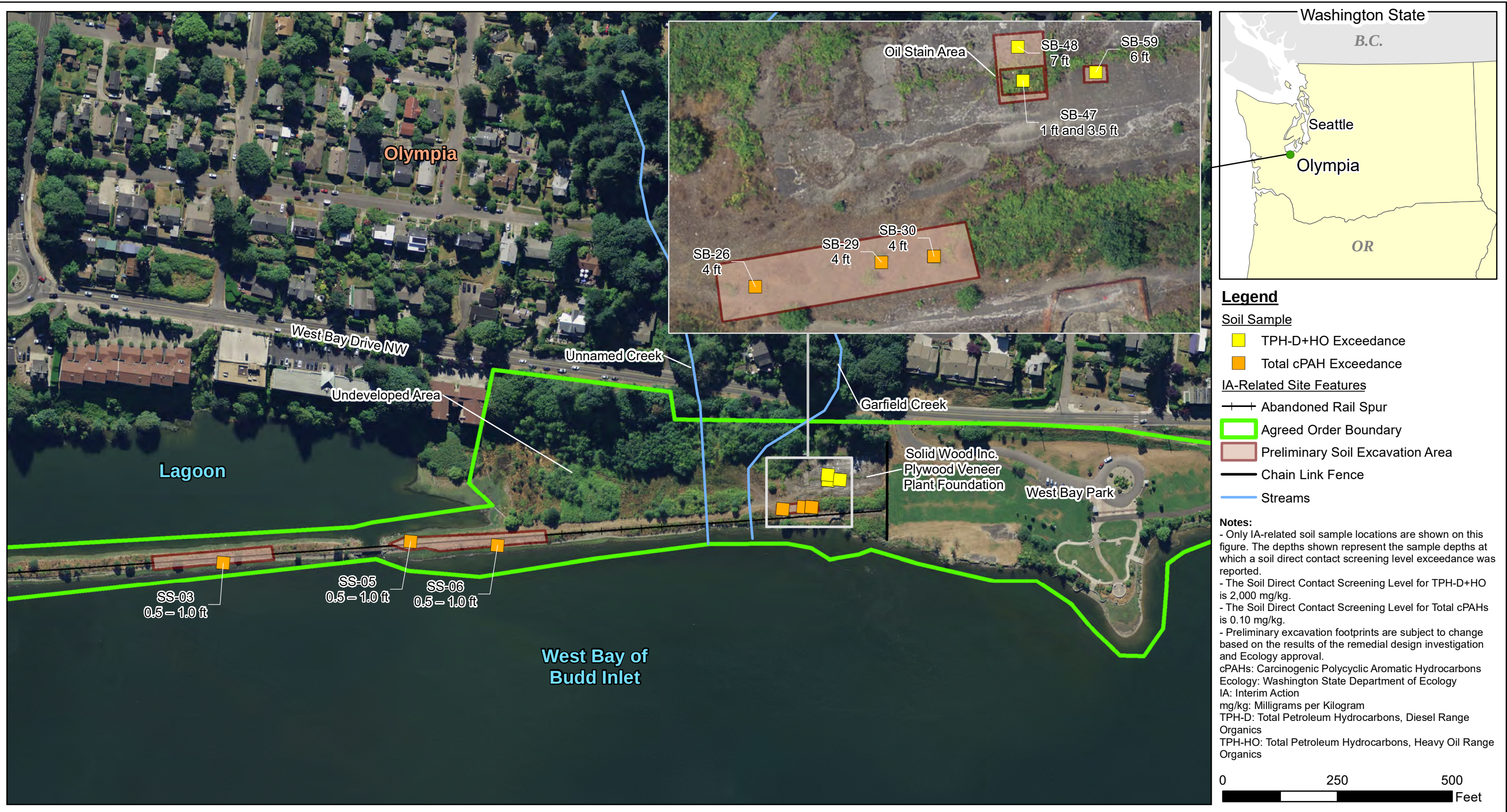
Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**
 - Proposed measures to avoid or reduce such increases are:
2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**
 - Proposed measures to protect or conserve plants, animals, fish, or marine life are:
3. **How would the proposal be likely to deplete energy or natural resources?**
 - Proposed measures to protect or conserve energy and natural resources are:
4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**
 - Proposed measures to protect such resources or to avoid or reduce impacts are:
5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**
 - Proposed measures to avoid or reduce shoreline and land use impacts are:
6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**
 - Proposed measures to reduce or respond to such demand(s) are:
7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

Document Path: G:\Projects\City of Olympia\GIS\Maps\2026\Solid Wood SEPA Checklist\Figure 1 IA-Related Features.mxd; Author: LR; Date Saved: 2/17/2026



PIONEER
TECHNOLOGIES CORPORATION

Proposed IA-Related Site Features
SEPA Environmental Checklist
Solid Wood Incorporated Site, Olympia, Washington

Figure 1