

## DETERMINATION OF NONSIGNIFICANCE

### Description of proposal:

The proposed interim action is to construct a soil cap to cover and contain soil contaminated with dioxin compounds to reduce the threat to human health and the environment. The property is owned by the Port of Ridgefield and is located on Railroad Avenue, Ridgefield, WA. The proposed work is a requirement of the as yet adopted Consent Decree between Ecology and the Port of Ridgefield, which is available for public review July 25 to August 23, 2013. Applicable SEPA regulations state that a SEPA determination shall be issued for a MTCA Interim Action (WAC 197-11-268). This environmental review complies with that requirement.

Site preparation involves clearing any vegetation and grading the site before placing demarcation geotextile fabric and a two foot minimum thickness soil cap. The extent of the cap would include two parcels and some of the City of Ridgefield right-of-way comprising approximately 0.55 acres. The cap would be monitored annually.

### Proponent:

Port of Ridgefield (Ecology Facility Site ID#: 1019; Site Name: Pacific Wood Treating Corp).

### Location of proposal, including street address, if any:

The Railroad Avenue property site address is 325 Railroad Avenue, Ridgefield, WA 98642. Property Identification Number is 67991003. The property is located in the northwest quarter of the northeast quarter of section 24, township 4 north, range 1 west of the Willamette Meridian.

**Lead agency:** Washington State Department of Ecology

The lead agency for this proposal has determined that it does 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). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

There is no comment period for this DNS.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by August 8, 2013.

**Responsible official:** Rebecca S. Lawson, P.E., LHG

**Position/title:** TCP Section Manager

**Phone:** 360-407-6241

Toxics Cleanup Program

Southwest Regional Office

Washington Department of Ecology

**Address:**

300 Desmond Drive

Lacey, WA 98503

**Date:** July 25, 2013

**Signature:** Rebecca S. Lawson

SEPA Environmental Checklist  
Railroad Avenue Remedial Action

**WAC 197-11-960 Environmental checklist.**

A. BACKGROUND

1. *Name of proposed project, if applicable:*

Railroad Avenue Remedial Action

2. *Name of applicant:*

Port of Ridgefield (Port)

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

Brent Grening, Executive Director  
Port of Ridgefield  
PO Box 55  
111 W. Division Street  
Ridgefield, WA 98642  
Tel: (360) 887-3873

4. *Date checklist prepared:*

July 16, 2013

5. *Agency requesting checklist:*

Washington State Department of Ecology

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

The Port anticipates proceeding with the Railroad Avenue Remedial Action in late summer/early fall 2013.

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

The Port does not currently have plans for additions, expansion, or further activity related to the subject site.

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

The Former Pacific Wood Treating Remedial Investigation/Feasibility Study (RI/FS) has been completed for the Railroad Avenue and associated sites on behalf of the Port of Ridgefield under an Agreed Order with the Washington State Department of Ecology (Ecology). Based on the data collected during the RI, Ecology has determined that a remedial action to limit exposure to dioxin contamination in surface soil at the site is warranted.

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.*

There are no pending applications for proposals directly affecting this project.

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

The project will demonstrate substantive requirements pursuant to RCW 70.105D.090 and WAC 173-340-710. This will be demonstrated through obtaining a City of Ridgefield Construction Permit and Revocable Encroachment Permit.

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 Railroad Avenue Remedial Action will remove all existing vegetation on the subject site and place a two foot minimum clean soil cap to eliminate exposure to contaminants in the soil. The extent of the cap includes a portion of the Port-owned property and the City of Ridgefield right-of-way (see attached Figure).

The project provides for long-term protection of human health and the environment by capping in the Railroad Avenue properties. The cap provides effective long-term protection for ecological receptors and eliminates exposure to nearby residents. The cap would be monitored annually.

There are currently no plans to redevelop the site with structures.

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 Railroad Avenue site consists of two parcels oriented north-south and located along Railroad Avenue east of the Port of Ridgefield Lake River Industrial Site (LRIS) in between the Burlington Northern Santa Fe railroad and residential properties on the western fringe of downtown Ridgefield. These properties are upgradient of the LRIS and are undeveloped at this time.

The Railroad Avenue property site address is 325 Railroad Avenue, Ridgefield 98642. Property Identification Number is 67991003. The property is located in the northwest quarter of the northeast quarter of section 24, township 4 north, range 1 west of the Willamette Meridian.

Please refer to the Figure included with this checklist.

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other . . . . .

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

15%

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 prime farmland.

USDA Web Soil Survey indicates Hillsboro silt loam.

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

There are no indications or history of unstable soils in the immediate vicinity of the site.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

The site will be cleared of all existing vegetation and covered with a two-foot cap of clean soil. The volume of the cap will be 3,040 cubic yards. The source of fill is Ecology-approved material procured from a WSDOT construction project at the new interchange on Interstate 5 at 269th Street (Pioneer Street).

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

Best management practices will be employed during all clearing and construction activities to ensure that erosion does not occur. The grading and erosion control plans will demonstrate compliance with all applicable City of Ridgefield standards.

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

No part of the site area will be covered with impervious surfaces after project construction.

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

Construction activities will comply with the erosion control best management practices for the site. A cap of clean soil will be placed on the site and stabilized through the planting of Ecology-approved grass species.

a. **Air**

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Construction and clearing activities on the site may produce some minor and temporary dust and machinery exhaust emissions. No long-term emissions to the air will result from project completion.

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

No

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

None

3. **Water**

a. **Surface:**

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.

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No

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.

No

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.

The project will not require surface water withdrawal or diversion.

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

No

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.

The proposed project does not involve discharge of waste material to surface water.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No

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.

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.

No runoff. All stormwater will infiltrate on-site.

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

No.

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

No runoff will result from the project.

#### 4. Plants

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

\_\_\_\_\_ deciduous tree: alder, maple, aspen, other

X evergreen tree: fir, cedar, pine, other

X shrubs

\_\_\_\_\_ grass

\_\_\_\_\_ pasture

\_\_\_\_\_ crop or grain

\_\_\_\_\_ 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?

All existing vegetation will be removed as result of clearing activities.

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

No federally listed threatened or endangered plant species are expected to occur within the project area, based on searches of the Washington State Department of Natural Heritage Data System and Clark County GIS database.

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

The clean soil cap on the project site will be planted with grass.

#### 5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other: carp

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

Species federally listed as threatened or endangered that may occur in or near the project area include Columbian white-tailed deer. Steelhead (rainbow trout), chinook salmon, coho salmon, chum salmon, sockeye salmon, and Pacific smelt (Eulachon) are known to be found in the nearby Lake River.

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

The site is in the generally defined Pacific Flyway for migrating birds, a broad migratory corridor that extends from Alaska to Baja California. The property is also in close proximity to the Ridgefield National Wildlife Refuge.

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

No such measures are necessary or proposed as part of this project.

**6. Energy and natural resources**

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.*

Not applicable to the current project.

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

This project will not affect the potential use of solar energy by adjacent properties.

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:*

Not applicable to the current project.

**7. Environmental health**

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.*

The current project is required in order to reduce exposure to environmental health hazards. The capping approach has been selected to avoid exposure to contaminated soils. Work will be conducted in compliance with a health and safety plan (HASP). The project also involves typical risks, such as vehicle leaks, from operation of construction equipment. To control these risks, a construction Stormwater Pollution Prevention Plan (SWPPP) will be implemented.

1) *Describe special emergency services that might be required.*

No special emergency services are anticipated.

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

Implementation of the HASP and construction SWPPP will minimize potential environmental health hazards. Contractors will be required to have current hazardous materials training and personal protective equipment.



**b. Noise**

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

There are no existing noises in the area that are anticipated to affect the current project.

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 proposed action will generate short-term noise from construction equipment and truck traffic. The normal hours of operation on the site will be from 8:00am to 5:00pm.

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

Construction activities will be carried out in a manner consistent with the City of Ridgefield Municipal Code.

**8. Land and shoreline use**

a. *What is the current use of the site and adjacent properties?*

The site is currently vacant of all uses.

b. *Has the site been used for agriculture? If so, describe.*

The site has not been used for agriculture.

c. *Describe any structures on the site.*

The site is currently vacant of all structures.

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

No. The site is currently vacant of all structures.

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

The site is zoned Residential Low Density.

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

The current comprehensive plan designation is Urban Low Density Residential

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

The current shoreline master program designation is High Intensity.

h. *Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.*

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The site is not identified with an environmentally sensitive classification on City or County maps.

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:*

The proposed remedial action is compatible with applicable land use regulations for the site. The action will not preclude future development of the site.

**9. Housing**

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**

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 included as part of the current project.

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

None

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

None

**11. Light and glare**

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

The current proposal will not result in light or glare from the site.

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:*

Not applicable

**12. Recreation**

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

Informal recreational opportunities in the immediate vicinity of the site include boating on Lake River and Carty Lake and nature observation in the Ridgefield National Wildlife Refuge.

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

No

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

None

**13. Historic and cultural preservation**

a. *Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.*

There are no places or objects on or next to the site that are listed or proposed for listing on national, state or local preservation registers.

b. *Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.*

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There are no known landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

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

In the case that artifacts are discovered during clearing and construction, all activities will cease and appropriate measures will be taken to characterize and protect the artifacts.

**14. Transportation**

*a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.*

The site is adjacent to Railroad Avenue to the east, Mill Street to the south and Ash Street to the north all of which are City of Ridgefield rights-of-way. No access is currently proposed to the existing street system. The site will not serve as vehicular access post-construction.

*b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?*

The site is not served by public transit. The C-Tran Ridgefield Express bus runs between the Ridgefield Park & Ride located at NW 269th Street and NW 11th Avenue and the Salmon Creek Park and Ride at NE 134th Avenue and the I-5 freeway.

*c. How many parking spaces would the completed project have? How many would the project eliminate?*

The proposed project will not require any new parking spaces or eliminate existing parking spaces.

*d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).*

The proposed project will not require any new roads.

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

The project will not use water, rail, or air transportation, but will occur in the immediate vicinity of the BNSF rail road.

*f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.*

The completed project will not generate any vehicular trips.

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

The project will not create any permanent transportation impacts.

**15. Public services**

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

Since there are no anticipated impacts, there are no proposed reduction or control measures.

16. Utilities

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 utilities are needed or proposed for the project.

C. SIGNATURE

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:  .....

Date Submitted: 7/16/2013 .....