WAC 197-11-970 Determination of Nonsignificance (DNS).

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: The current proposed Interim Action will result in a faster and more cost effective cleanup of Parcels 4 and 5 of the East Bay Redevelopment Site because the interim action cleanup will be performed in conjunction with development; and will fulfill the Washington State Department of Ecology's (Ecology) and the PLP's Agreed Order entered into in July 2010. As part of that Agreed Order, the Port of Olympia (Port), City of Olympia (City) and LOTT Clean Water Alliance (LOTT) (collectively the PLPs) are required to complete a Remedial Investigation/Feasibility Study (RI/FS) Report for the Site, develop a draft Cleanup Action Plan, and complete the current proposed Interim Action. A Remedial Investigation work plan and an Interim Action for site infrastructure were completed under a previous Agreed Order between the Port and Ecology. 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.

The current proposed Interim Action provides for the cleanup of a portion of the East Bay Redevelopment Site and reduces a threat to human health and the environment by addressing impacts to Parcel 4 and Parcel 5. Performance of this Interim Action is consistent with WAC 173-340-430, as described in more detail in the Interim Action Work Plan. The Interim Action will be completed during development of these parcels by the City and LOTT. The cleanup consists of a combination of capping and excavation and disposal of contaminated soil. The Interim Action Work Plan outlines how the excavated soil will be managed and assessed for reuse or disposal offsite. Stormwater or dewatering effluent will be discharged to the LOTT Budd Inlet Treatment Plant. Quantities up to 25,000 gallons per day may be discharged to the plant. Stormwater quantities in excess of this amount will be stored on-site in Baker-type tanks and metered to the plant at a rate not exceeding 25,000 gallons per day.

Proponents: LOTT Clean Water Alliance and the City of Olympia.

Location of proposal, including street address, if any: The East Bay Redevelopment Site is generally located at 315 Jefferson Street NE in Olympia. The Interim Action is proposed for two parcels southeast of the Budd Inlet Treatment Plant, to the north of Olympia Avenue NE and between Jefferson Street NE and Marine Drive NE, in the City of Olympia. The site is located in Township 18 North, Range 2 West, Section 14. The addresses for Parcels 4 and 5 are 325 Marine View Drive and 410 Jefferson Street NE, respectively.

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 July 6, 2010. Comments must be submitted by August 9, 2010.

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

Position/title: Washington State Department of Ecology, Southwest Regional Office, Section Manager.

Phone: (360) 407-624
Address: P.O. Box 47775, Olympia, WA 98504-7775

Date: 4/23/10 Signature Marian L. Abbott
for Rebecca Lawson

LOTT-Olympia Interim Action Work Plan For East Bay Parcels 4 and 5

SEPA Checklist

June 17, 2010

PREPARED FOR:

LOTT CLEAN WATER ALLIANCE
500 ADAMS ST. NE
OLYMPIA, WA 98501

AND

CITY OF OLYMPIA
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PREPARED BY:

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SEATTLE, WA 98107

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ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of the proposed project:

LOTT-Olympia Interim Action Work Plan For East Bay Parcels 4 and 5

2. Name of Applicant:

LOTT Clean Water Alliance and City of Olympia

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

Ms. Karla Fowler
LOTT Clean Water Alliance
500 Adams St. NE
Olympia, WA 98501
360-528-5712

Mr. Jay Burney
City Of Olympia
P.O. Box 1967
Olympia, WA 98507
360-753-8740

4. Date checklist prepared:

June 17, 2010

5. Agency requesting checklist:

Washington State Department of Ecology

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

The Interim Action will be completed during construction of the Hands on Children's Museum on Parcel 5 by the City of Olympia, and the Plaza on Parcel 4 by the LOTT Clean Water Alliance. Parcel 5 is scheduled to start construction after the comment period (late summer 2010). Parcel 4 is scheduled for construction in summer of 2011.

Ecology will review and consider comments received during the Interim Action comment period of July 6-August 9, 2010, and will make changes to the work plans if appropriate. Remedial Investigation work began in November 2008 and is ongoing. Under terms of the Agreed Order, the PLPs (the Port of Olympia, the City of Olympia and LOTT Clean Water Alliance) will complete a Feasibility Study and draft a Cleanup Action Plan. When the requirements of this Agreed Order are completed, Ecology will negotiate a second Agreed Order or Consent Decree with the PLPs. The PLPs will keep the public involved and informed as this cleanup moves forward. Comment periods will be held at various points in the process.

7. Plans for future additions, expansion, or further activity related to or connected with this proposal:

The LOTT Clean Water Alliance (LOTT) has been working with three partners – the Port of Olympia, the City of Olympia, and the Hands On Children's Museum – to coordinate multiple construction projects in conjunction with overall East Bay Redevelopment. These projects include:

- A larger, permanent home for the Hands On Children's Museum
- A centrally located public plaza and gathering space
- LOTT's new Administrative/Education Center and Water Quality Laboratory
- LOTT's Budd Inlet Treatment Plant expansions and a public corridor (Parcel 8) providing pedestrian passage between LOTT's Education Center, the public plaza, and the Hands On Children's Museum.
- Redevelopment of 13.3 acres of Port property that will provide mixed uses, including shops, restaurants, offices, and possibly urban housing.
-

Many of these activities are not directly tied to work conducted by LOTT, but will require ongoing coordination and communication between LOTT and other project proponents in the area. Separate SEPA review is being conducted by LOTT for the public plaza and by the City of Olympia for the Hands On Children's Museum project. The intent of this cooperative planning is to maximize public benefit and leverage public resources in the East Bay area.

These projects are being undertaken to stimulate public education and economic development in the community and to help revitalize the east end of downtown Olympia with vibrant, open, and inviting spaces.

The current proposed Interim Action is necessary to facilitate redevelopment of this land and to fulfill the Washington State Department of Ecology's (Ecology) and the PLP's Agreed Order entered into in July 2010 to begin cleanup of contamination at the East Bay Redevelopment site.

Ecology will review and consider comments received during the Interim Action comment period, and will make changes to the work plans if appropriate. The Interim Action will be completed during construction of the Hands on Children's Museum on Parcel 5 by the City of Olympia, and the Plaza on Parcel 4 by the LOTT Clean Water Alliance. Parcel 5 is scheduled to start construction during the summer of 2010. Parcel 4 is scheduled for construction in summer of 2011.

The environmental impacts of any future East Bay development projects will be reviewed at such time when there are sufficient plans and details of future projects available for meaningful evaluation of any potential impacts.

8. Environmental information that has been prepared, or will be prepared, directly related to this project:

LOTT has undertaken a great deal of environmental planning and documentation over the past 15 years associated with development of its Wastewater Resource Management Plan (WRMP) and Budd Inlet Treatment Plant Master Plan. Development of the WRMP began in 1995, and included a scientific study of Budd Inlet (1997-1998, plus additional follow-up modeling). The WRMP resulted in a decentralized approach to wastewater management in the Lacey-Olympia-Tumwater and north Thurston County urban area, while increasing wintertime discharges to Budd Inlet as reserve capacity. Numerous environmental documents have been prepared related to the WRMP and its implementation. A programmatic environmental impact statement (EIS) was prepared in 1996 that evaluated nine program directions. A supplemental EIS was prepared in 1998 that evaluated the preferred program direction, The Highly Managed Alternative, and two other alternatives. Reclaimed water is the focal point of the WRMP, also known as The Highly Managed Plan, providing a means for adding small units of new treatment capacity while preserving water resources throughout the LOTT service area. In 2001, an Addendum to the WRMP final supplemental EIS was published to address the Budd Inlet Resource Management Basin Implementation Project, which resulted in construction of a new sand filter system at the Treatment Plant to produce reclaimed water.

The Budd Inlet Treatment Plant Master Planning process began in 2003 and was finalized in June 2006. The Master Plan focused on the specific needs of the Budd Inlet Treatment Plant and builds upon the prior planning efforts. An Environmental Checklist and Determination of Non-Significance were published in July 2007 based upon the completed Master Plan. This checklist evaluated the potential impacts associated with approval of the final Budd Inlet Master Plan, and the purchase of East Bay Parcel 8 adjacent to the east side of the Budd Inlet Treatment Plant, for future treatment process expansion and future extension of the education center. The preferred option in LOTT's Budd Inlet Treatment Plant Master Plan included purchase of this property; LOTT and the Port subsequently entered into a Purchase and Sale agreement on this parcel. The Budd Inlet Treatment Plant Master Plan Checklist provides background for the overall master planning process, and outlines the full range of proposed improvements at the site.

In 2008, LOTT and the Port also entered into a Purchase and Sale agreement for Parcel 4, to the southeast of the Budd Inlet Treatment Plant, as the site of a public plaza.

This Checklist provides site-specific evaluation for the proposed Interim Action Work Plan (IAWP) for Parcel 4 and Parcel 5 of the East Bay Redevelopment.

Similarly, the Port of Olympia (Port) has completed the Budd Inlet Land Use Plan for the State Avenue District, evaluated in the February 7, 1994 FEIS and December 23, 1994 Addendum to the FEIS for the Budd Inlet Land Use Plan. The Port's East Bay short subdivision of one lot into eight lots and associated infrastructure improvements and the demolition of two structures previously underwent SEPA review by the Port in September 2007 at the project level,

consistent with the approach indicated in the Port's 1994 environmental documents. The Port's planning efforts, while located adjacent to LOTT, are separate, independent processes and received separate consideration under SEPA.

Other site-specific studies conducted that relate to this project proposal and/or the properties to be purchased from the Port include:

- *Phase I Environmental Site Assessment, East Bay Redevelopment Project, Olympia, WA.* GeoEngineers. 3/14/07. (Addresses the entire Port-owned East Bay area, including the parcels LOTT is purchasing from the Port)
- *Phase II Environmental Site Assessment, East Bay Port of Olympia Property, 316 Jefferson Street, Olympia, WA.* Brown and Caldwell. 3/15/07. (Addresses the parcels LOTT is purchasing from the Port)
- *Phase II Environmental Site Assessment for the proposed Hands on Children's Museum site, Lot 5, East Bay Redevelopment Project, Olympia, WA.* GeoEngineers. 2/6/07. (Reports the soil and ground water sampling conducted on Lot 4)
- *RI/FS and Conceptual CAP [now known as the RI/FS IA], Port of Olympia East Bay Redevelopment, City Hall lot.* GeoEngineers, Inc. 4/24/07.
- *Supplemental Site Use History and Soil and Groundwater Sampling Clarifications, Port of Olympia East Bay Redevelopment.* GeoEngineers, Inc. 8/3/07.
- *Voluntary Cleanup Program Draft Remedial Investigation and Feasibility Study and Conceptual Cleanup Action Plan, East Bay Redevelopment, Port of Olympia.* GeoEngineers Inc. 12/20/07.
- *Remedial Investigation Work Plan, East Bay Redevelopment, Port of Olympia.* GeoEngineers, Inc, and Pioneer Technologies Corporation. 10/22/08, amended 1/30/09.
- *East Bay Remedial Investigation Phase 1 Summary.* Pioneer Technologies Corporation. 12/20/08.
- *Final Interim Action Work Plan, East Bay Redevelopment, Port of Olympia.* Pioneer Technologies Corporation. 05/09.
- *Empirical Evaluation of the Potential for Soil Constituents to Migrate to Surface Water via Groundwater at the Port of Olympia's East Bay Redevelopment Site.* Pioneer Technologies Corporation. 02/10.
- *Final Environmental Impact Statement for the Port of Olympia Strategic Plan, Olympia, WA.* Port of Olympia. 2/7/94. (Evaluates potential cumulative impacts for development on Port property)
- *Addendum to the Port of Olympia Strategic Plan Final Environmental Impact Statement for the Budd Inlet and Airdustrial Park Land Use Plans, Olympia, WA.* Port of Olympia. 12/23/94.
- *SEPA Environmental Checklist for the Hands On Children's Museum and Surface Parking, Olympia, WA.* City of Olympia. 11/09.
- *SEPA Environmental Checklist for the Budd Inlet Treatment Plant Master Plan, Olympia, WA.* LOTT Alliance. 7/5/07.

- *SEPA Environmental Checklist for the LOTT Alliance Administrative-Education Center and Water Quality Laboratory, Olympia, WA.* LOTT Alliance. 12/31/07.
- *Draft SEPA Environmental Checklist for the East Bay Redevelopment Project Public Plaza, Olympia, WA.* LOTT Alliance. 05/20/10.
- *Infrastructure Interim Action Report for East Bay Redevelopment Site.* Pioneer Technologies Corporation. 06/10.

All of the documents cited above are available for review at the LOTT Alliance office (111 Market St. NE, Ste 250, Olympia, Washington). For more information or a copy of the documents on CD, contact Karla Fowler at (360) 528-5712.

9. Applications that are pending for governmental approvals or other proposals directly affecting the property covered by the proposal:

No applications for governmental approvals are pending for this proposal.

10. List of governmental approvals or permits that will be needed for the proposal:

The following permits/approvals may be required for this project:

- National Pollutant Discharge Elimination System (NPDES) Baseline General Permit for Construction Activity, Washington Department of Ecology
- Interim Action Work Plan Approval, Washington Department of Ecology
- Building/Grading Permit, City of Olympia
- Drainage Review, City of Olympia

Laws and regulations addressing permits or federal, state, or local requirements that may be applicable are listed below. This list may not include all pertinent laws and regulations. Work performed shall be in accordance within the substantive requirements of any applicable law or regulation.

- Chapter 90.48 RCW (State Water Pollution Control Act) and Chapter 173-220 WAC (National Pollutant Discharge Elimination System (NPDES) Permit Program Regulations).
- Chapter 70.105D RCW (Model Toxics Control Act), and Chapter 173-340 WAC (MTCA Regulations).
- Chapter 70.105 RCW (Washington State Hazardous Waste Management Act), and Chapter 173-303 WAC (State Dangerous Waste Regulations).
- Chapter 173-160 RCW (Minimum Standards for Construction and Maintenance of Wells).
- Chapter 43.21C RCW (State Environmental Policy Act), and Chapter 197-11 WAC (State Environmental Policy Act Rules).

- Washington Industrial Safety and Health Act (WISHA).
- Applicable City of Olympia Municipal Codes.
- Applicable Thurston County Codes.

11. Brief, complete description of the proposal, including the proposed uses and the size of the project and site:

The IAWP details the remedial action to take place at Parcels 4 and 5. Performing the interim action will result in a faster and more cost effective cleanup of Parcels 4 and 5 because the interim action cleanup will be performed in conjunction with development. The Interim Action will facilitate construction of the Hands-On Children's Museum on Parcel 5 by the City of Olympia (the City) and the public plaza on Parcel 4 by LOTT. The City and LOTT will implement the IAWP for Parcels 4 and 5 as a single joint project.

According to WAC 173-340-430 (1), an Interim Action is distinguished from a cleanup action in that an Interim Action only partially addresses the cleanup of a site. An Interim Action is:

- A remedial action that is technically necessary to reduce a threat to human health or the environment by eliminating or substantially reducing one or more pathways for exposure to a hazardous substance at a facility;
- A remedial action that corrects a problem that may become substantially worse or cost substantially more to address if the remedial action is delayed; or
- A remedial action needed to provide for completion of a site hazard assessment, remedial investigation / feasibility study or design of a cleanup action.

The East Bay Redevelopment is a 13.3 acre property located on the Port of Olympia peninsula in Olympia, WA. The Port has short platted the property into eight parcels for public and commercial mixed use. The proposed project site includes Parcels 4 and 5 of the redevelopment area. Remedial activities within the East Bay Redevelopment will be carried out under an Agreed Order (AO) between the Port, the City, LOTT, and the Washington State Department of Ecology (Ecology). The AO provides for completion of a Remedial Investigation / Feasibility Study (RI/FS) of the Site, development of a draft Cleanup Action Plan, and the Parcel 4 and 5 Interim Action. A Remedial Investigation work plan and an Interim Action for site infrastructure were completed under a previous AO between the Port and Ecology. The proposed Interim Action provides for the cleanup of a portion of the East Bay Redevelopment area and reduces a threat to human health and the environment by addressing impacts to Parcel 4 and Parcel 5.

The areas within the Parcel 4 and 5 boundaries lie within the original tidal flats of Budd Inlet, and are situated on fill material. Fill operations began as early as the late 1800s and continued until as late as the 1970s. Much of the fill on the site appears to be marine dredge spoils from dredging operations in the East and West

Bays of Budd Inlet. In addition, fill has been found to contain wood debris, construction debris, and roadway fill.

Lumber milling operations were located on the site as early as 1888 and operated until 1968. Various support facilities and services accompanied the lumber milling operations. Log booming operations also took place in the adjacent East Bay of Budd Inlet. Following cessation of lumber milling activities in 1968, the area was used for commercial and light industrial activities and warehousing. Warehousing and light industry ceased in 2008 as the site was cleared of tenants and operators in preparation for the East Bay Redevelopment.

12. Location of the proposal, including street address, if any, and section, township, and range; legal description; site plan; vicinity map; and topographical map, if reasonably available:

The project is proposed for two parcels southeast of the Budd Inlet Treatment Plant, to the north of Olympia Avenue NE and between Jefferson Street NE and Marine Drive NE, in the City of Olympia. The site is located in Township 18 North, Range 2 West, Section 14.

Parcels 4 and 5 of East Bay Redevelopment Short Plat, City of Olympia Master File #07-0154. The vicinity map is shown on Figure 1, and the proposed site excavation plan is shown on Figure 2. Addresses for Parcels 4 and 5 are 325 Marine View Drive and 410 Jefferson Street NE, respectively.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (underline):

flat, rolling, hilly, steep slopes, mountainous, other

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

The site is generally flat. No steep slopes exist on the site.

c. What general types of soils are found on the site (for example clay, sand, gravel, peat, muck)? Specify the classification of agricultural soils and note any prime farmland.

The Soil Survey of Thurston County, Washington (1990) has mapped the site as having Xerothents soils. These moderately well drained to excessively drained soils are located on uplands and tidelands, and largely consist of sandy fill material. Surface soils on the site have been highly disturbed by earlier site activities, including dredge spoils placement. Soils found on site generally consist of sand or silty sand interspersed with clay (Brown and Caldwell, 2007a).

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

No. Although this area is noted to be susceptible to liquifaction, there are no surface indications or history of unstable soils on the site. Preliminary geotechnical evaluations were conducted in the vicinity of Parcels 4 and 5. Borings indicated varying depths of fill material over native soils. Indications of unstable soils were not found, and the earth work appears feasible from a geotechnical standpoint (AMEC, September 2006, October 2006, April 2007 and October 2007). Surface soils on the site have been highly disturbed by earlier site activities, including dredge spoils placement (Brown and Caldwell, 2007a).

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

The purpose of the proposed grading and filling on Parcels 4 and 5 is to reduce threats to human health or the environment. The project will eliminate or substantially reduce the pathways for exposure to hazardous substances through capping, excavation and disposal, and stabilization of the project area.

The existing soil would be left in place in areas underneath buildings, paved outdoor areas, and parking areas. For planting areas, existing soil would be excavated to a depth of six feet below the finished grade, or until contact with groundwater. This depth is selected to provide a barrier to direct contact for all users except utility or construction workers. A permeable geotextile will be placed at the bottom of all excavations. This geotextile will serve as a marker of excavation depth if portions of the site are redeveloped in the future.

The six feet of clean soil cover depth is sufficient to prevent direct contact with soil left in place. There will be limited excavation and disposal of soil in areas where hazardous substance concentrations exceed Interim Action Remediation Levels (hot spots). Excavation and disposal will protect aquatic receptors by removing potential sources of contamination that may be subject to leaching, and will protect utility workers in the event of future utility construction or maintenance.

Excavation spoils from hot spot excavations, utility installation, or building structural work would be stockpiled on site, tested, and categorized as material suitable for reuse on site (if stockpile samples do not exceed acceptable levels) or material for offsite disposal (if stockpile samples exceed acceptable levels). Excavations will be backfilled with stockpiled material suitable for on-site reuse or with imported fill.

Excavation volume is approximately 5,500 cubic yards. An excavation plan for the project is shown on Figure 2.

It is not clear at this time if fill material from an offsite location will be necessary. If offsite fill is needed for the project the general contractor or

remediation contractor will be responsible for locating a source of clean fill in compliance with all state and local requirements.

f. Could erosion occur as a result of clearing, construction, or use?

As with all projects, erosion could occur as a result of construction activities; however, the flat grade of the site would limit the potential for erosion. The potential for erosion will be further minimized with adherence to best management practices (BMPs) described below in sections 1.h, 2.c, and 3.d.

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

The purpose of the proposed grading and filling on Parcels 4 and 5 is to reduce threats to human health or the environment. Two projects that are being reviewed under a separate SEPA review process would be developed on Parcels 4 and 5 after the cleanup project is complete. After project completion, Parcel 4 will be developed as a public plaza with approximately 60 percent of the parcel covered in impervious surface. Parcel 5 is the site of the Hands On Children's Museum and is expected to be approximately 70 percent impervious surface on completion.

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

The general contractor or remediation contractor will implement best management practices for stormwater management and erosion control. Stormwater will be treated on-site, if necessary, and discharged to the LOTT Budd Inlet Treatment Plant. Quantities up to 25,000 gallons per day may be discharged to the plant. Stormwater quantities in excess of this amount will be stored on-site in Baker-type tanks and metered to the plant at a rate not exceeding 25,000 gallons per day.

2. Air

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

During construction activities, there may be a small increase in exhaust emissions from construction vehicles and equipment and a temporary increase in fugitive dust due to earthwork. Potential quantities of airborne contaminants would be expected to be minimal.

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

LOTT's Budd Inlet Treatment Plant is adjacent to the west of the project site. Wastewater treatment plants can produce odors created by the bacterial breakdown of sewage in wastewater. Currently, there are four separate foul air treatment systems at the plant. Upgrades to the primary odor scrubber are planned in conjunction with a new primary sedimentation system. Odor generation associated with the plant is expected to be minimal and manageable and will not likely affect the proposed public plaza.

There are no other off-site sources of odor that would affect the project.

c. Describe proposed measures to reduce or control emissions or other impacts to air, if any.

Site construction/cleanup will be conducted in compliance with Department of Ecology requirements, designed to minimize the potential for airborne transport of contaminants. The general contractor or remediation contractor will implement best management practices for particulate control.

Measures that could be incorporated during construction to minimize impacts to air quality include:

- Watering construction surfaces to control dust, temporary ground covers, sprinkling the project site with approved dust palliatives, or use of temporary stabilization practices upon completion of grading.
- Wheel-cleaning stations could be provided to ensure construction vehicle wheels and undercarriages do not carry excess dirt from the site onto adjacent roadways.
- Streets would be regularly cleaned to conform to City of Olympia requirements to ensure excess dust and debris is not transported from the construction-site to adjacent roads.
- Construction would be planned to minimize exposing areas of earth for extended periods.
- The potential for contaminants present in the soil to become airborne during construction will be minimized with adherence to best management practices (BMPs) described below in section 7.a.2.

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, and wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Budd Inlet is located approximately 150 feet to the east and approximately 1,500 feet to the west of Parcels 4 and 5.

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 project will not require any work over or within Budd Inlet. The cleanup site is approximately 150 feet from Budd Inlet and separated by Marine Drive NE (Figure 1).

3. Estimate the amount of fill and dredge material that could 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 materials.

Not applicable. There will be no fill or dredging of material in surface waters or wetlands.

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

Not applicable. The project will not require any surface water withdrawals or diversions.

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

According to the maps developed by the Thurston Regional Planning Council based upon 1981 Flood Insurance Rate Maps for the project area, the 100-year floodplain for Budd Inlet does not extend onto the project site.

6. Does the proposal involve discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The proposal does not involve discharges of waste materials to surface waters. However, the general contractor or remediation contractor will implement best management practices for stormwater management and erosion control. Stormwater will be treated on-site (if required by LOTT), before discharging to the LOTT Budd Inlet Treatment Plant. Quantities up to 25,000 gallons

per day may be discharged to the plant. Stormwater quantities in excess of this amount will be stored on-site in Baker-type tanks and metered to the plant at a rate not exceeding 25,000 gallons per day.

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.

During construction, dewatering may be necessary due to the high water table in the local area. Quantities of water to be withdrawn are unknown at this time. All dewatering will occur in accordance with Department of Ecology requirements.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any. 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) is expected to serve.

Not applicable. No waste material will be discharged into the ground from septic tanks or other sources.

c. Water Runoff (including storm water)

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (including quantities if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The only source of runoff on the project site is stormwater. Stormwater will be collected on-site and discharged to the LOTT Budd Inlet Treatment Plant. Quantities up to 25,000 gallons per day may be discharged to the plant. Stormwater quantities in excess of this amount will be stored on-site in Baker-type tanks and metered to the plant at a rate not exceeding 25,000 gallons per day.

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

The purpose of this project is to provide for the cleanup of soils on Parcels 4 and 5 and reduce threats to human health and the environment. Hazardous material concentrations that pose a risk of leaching to groundwater will be removed (either through targeted hot spot excavation or bulk excavation), or stabilized to reduce their mobility or toxicity. Therefore, waste materials will not enter ground or surface waters.

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

Stormwater will be treated on-site (if required by LOTT), and discharged to the LOTT Budd Inlet Treatment Plant. Quantities up to 25,000 gallons per day may be discharged to the plant. Stormwater quantities in excess of this amount will be stored on-site in Baker-type tanks and metered to the plant at a rate not exceeding 25,000 gallons per day. Sources of potential groundwater contamination will be removed (either through targeted hot spot excavation or bulk excavation), or stabilized to reduce their mobility or toxicity. Therefore, no impacts to ground or surface waters are anticipated.

4. Plants

a. Types of vegetation found on-site:

Approximately 100 percent of Parcels 4 and 5 are currently covered by impervious or other non-vegetated surface.

b. What kind and amount of vegetation will be removed or altered?

There is no vegetation currently on Parcels 4 or 5 so none will be removed or altered.

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

Parcels 4 and 5 are located in an urbanized, upland area. No threatened or endangered plant species or critical habitat are known to be on or near the project site.

d. Describe proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on-site.

The purpose of this project is to provide for the cleanup of soils on Parcels 4 and 5 and reduce threats to human health and the environment. Two projects that are being reviewed under a separate SEPA review process are proposed for Parcels 4 and 5 after completion of the cleanup project. Both the public plaza proposed for Parcel 4 and the Hands On Children's Museum proposed for Parcel 5 will incorporate extensive native landscaped areas in their design.

5. Animals

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

Fish: bass, salmon, trout, herring, shellfish, other

Amphibians: frogs, salamanders, other

Reptiles: lizards, snakes, turtles, other

Birds: hawks, heron, eagle, songbirds, ducks, other

Mammals: deer, bear, elk, beaver, other

b. List any threatened or endangered species or critical habitat near the site.

No threatened or endangered species or critical habitats are present on Parcels 4 and 5. The shoreline of Budd Inlet is designated as an estuarine area. Listed species in Thurston County that may be present in the vicinity of Parcels 4 and 5 include bald eagle, bull trout, Chinook salmon, and marbled murrelet.

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

The project site is located within the Pacific Flyway, which is a flight corridor for migrating waterfowl and other avian fauna. The Pacific Flyway extends south from Alaska to Mexico and South America.

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

Impacts to wildlife are not anticipated as a result of this proposal; therefore, mitigation measures have not been proposed. The project will result in the cleanup of soils on Parcels 4 and 5 and reduced threats to human health and the environment.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable. The purpose of this project is to provide for the cleanup of soils on Parcels 4 and 5 and reduce threats to human health and the environment. Clean up efforts require no long-term energy needs.

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

Not applicable. The purpose of this project is to provide for the cleanup of soils on Parcels 4 and 5 and reduce threats to human health and the environment. The completed project will have no affect on 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.

The purpose of this project is to provide for the cleanup of soils on Parcels 4 and 5 and reduce threats to human health and the environment. Opportunities for energy conservation and sustainable approaches will be explored through all aspects of the planning and design of the remediation plans.

7. Environmental Health

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

The purpose of this project is to provide for the cleanup of soils on Parcels 4 and 5 and reduce threats to human health and the environment. Site grading and ground work could potentially unearth contaminated soils and could lead to exposure of construction personnel and potentially the nearby public. Potential exposure to contaminants would be expected to be minimal. Site construction/cleanup will be conducted in compliance with Department of Ecology requirements, designed to minimize the potential for transport of contaminants. Standard BMPs for ground work and cleanup will be implemented.

1. Describe special emergency services that might be required.

Construction efforts will comply with all applicable fire codes and Occupational Safety and Health Administration (OSHA) regulations. Special emergency services beyond those currently employed at the site would not be required.

2. Describe proposed measures to reduce or control environmental health hazards.

Several measures will be used to reduce or control environmental health hazards. Site access will be controlled using fences with locking gates and appropriate traffic control measures. Site construction/cleanup will be conducted in compliance with Department of Ecology requirements, designed to minimize the potential for transport of contaminants. Clean-up efforts will be conducted by personnel who are trained and specialize in contaminant removal. Standard BMPs for ground work and cleanup will be implemented. Stormwater will be collected on-site and discharged to the LOTT Budd Inlet Treatment Plant. Quantities up to 25,000 gallons per day may be discharged to the plant. Stormwater quantities in excess of this amount will be stored on-site in Baker-type tanks and metered to the plant at a rate not exceeding 25,000 gallons per day.

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 sources of noise in the area that would adversely affect the proposal.

2. What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction, operation, other)?

Noise levels are not expected to change from existing conditions. There may be some temporary noise from construction equipment but it is unlikely to cause an increase over past industrial use of the site. Past use included noise from the range of equipment and processes generally expected from industrial use.

3. Describe proposed measures to reduce or control noise impacts, if any.

Aside from temporary noise increase during construction, noise impacts are not anticipated; therefore, mitigation measures have not been developed.

8. Land and Shoreline Use

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

Parcels 4 and 5 are located on Port-owned property known as the East Bay Redevelopment area. The entire site is currently vacant unused land. The LOTT Alliance, the Hands On Children's Museum, the City of Olympia, and the Port of Olympia are coordinating efforts to help revitalize the East Bay area by creating a center of facilities and activities, connecting surrounding neighborhoods, the waterfront, and Olympia's downtown.

Adjacent land uses include the Budd Inlet Treatment Plant, Port of Olympia facilities, and community service and commercial establishments, such as the Thurston County Food Bank and ACME Fuel.

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

No. The site has not been used for agriculture. It has been used for Port facilities and industrial use.

c. Describe any structures on the site.

There are no structures currently on the site. However, a large warehouse building was recently removed by the Port.

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

No structures will be demolished. A large old warehouse structure was recently removed by the Port.

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

The entire site is zoned Urban Waterfront (UW) by the City of Olympia, and is considered part of the Commercial District. The Urban Waterfront zone allows a wide range of uses including open space, retail, office, limited light industrial, and multi-family residential development.

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

The current comprehensive plan designation is UW – Urban Waterfront. The new parcel being acquired from the Port of Olympia by LOTT is designated as Port Peninsula – Urban Waterfront. The Urban Waterfront designation allows a wide range of uses including open space.

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

The eastern portion of Parcels 4 and 5 are within 200 feet of Budd Inlet. This portion of Budd Inlet is designated Urban Waterfront (Port Peninsula) in the current Shoreline Master Program. The shoreline regulations add additional height restrictions that will not affect the cleanup project.

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

No portion of the site has been classified as an environmentally sensitive area by the City of Olympia.

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

The purpose of this project is to provide for the cleanup of soils on Parcels 4 and 5 and reduce threats to human health and the environment. No people will reside or work on the site after the completion of this project. The cleanup project will allow for the completion of two projects that would be developed on Parcels 4 and 5. These additional projects are part of the overall East Bay Redevelopment plan and are being reviewed under a separate SEPA review process.

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

No one would be displaced by the completed project.

k. Describe proposed measures to avoid or reduce displacement impacts, if any.

Displacements would not occur as a result of this project; therefore, mitigation measures have not been developed.

l. Describe proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

Not applicable. The purpose of this project is to provide for the cleanup of soils on Parcels 4 and 5 and reduce threats to human health and the environment. The cleanup project will allow for the completion of two projects that would be developed on Parcels 4 and 5. These additional

projects are part of the overall East Bay Redevelopment plan and are being reviewed under a separate SEPA review process.

9. Housing

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

Not applicable. Housing would not be created as a result of this project.

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

Not applicable. Housing would not be eliminated as a result of this project.

c. Describe proposed measures to reduce or control housing impacts, if any.

Impacts to housing are not anticipated; therefore, mitigation measures are not proposed.

10. Aesthetics

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

Not applicable. No structures are proposed as part of this project.

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

No views will be altered or obstructed as a result of this project.

c. Describe proposed measures to reduce aesthetic impacts, if any.

Aesthetic impacts are not anticipated; therefore, mitigation measures are not proposed.

11. Light and Glare

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

Not applicable. No lighting is proposed as part of this project.

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

Not applicable. No lighting is proposed as part of this project.

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

Not applicable. No off-site sources of light or glare would affect the proposed project.

d. Describe the proposed measures to reduce or control light and glare impacts, if any.

Light and glare impacts are not anticipated; therefore, mitigation measures have not been developed.

12. Recreation

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

Budd Inlet provides recreational walking and boating opportunities in the area. There is a walking trail along the East Bay shoreline and a public boardwalk along the West Bay shoreline. Several marinas are present along Budd Inlet, with the closest approximately 0.25-mile from the site. LOTT will continue to coordinate with the Port of Olympia and the City of Olympia regarding recreational opportunities such as local trail connections and expansions as plans progress for the East Bay Redevelopment area.

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

The proposed project will not displace any recreational opportunities in the area.

c. Describe proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant.

Recreational impacts are not anticipated; therefore, mitigation measures have not been developed.

13. Historic and Cultural Preservation

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

No places or objects near or at the site are known to be listed or eligible for national, state, or local preservation.

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

Western Shore Heritage Services, Inc. (WSHS) conducted an archaeological review of the project area for this project (April 2, 2007). No landmarks or evidence of historic, archaeological, scientific, or cultural importance were discovered to be on or next to the site (WSHS, 2007).

c. Describe proposed measures to reduce or control impacts, if any.

Although the proposed project does not appear to involve any construction activities that would adversely affect designated landmarks or historic

properties, WSHS (now known as Cultural Resource Consultants) recommended that a limited monitoring program be developed such that a qualified archaeologist is on site to examine sub-fill materials in native soils. Continued coordination with area tribes is also recommended through all investigative efforts and through construction.

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 bordered by Olympia Avenue NE on the southwest, Jefferson Street NE on the west, and Marine Drive NE on the east portion of the site. Currently, the main access to the site is provided from Marine Drive NE from the east.

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

Parcels 4 and 5 are not currently served by transit. Intercity Transit's main Downtown bus terminal is about two blocks west of the site.

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

Not applicable. The purpose of this project is to provide for the cleanup of soils on Parcels 4 and 5 and reduce threats to human health and the environment. No parking is proposed and none will be eliminated.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe.

The project will not require any new roads, streets, or road improvements. The streets and roadways in the project area were completed as part of the overall East Bay Redevelopment project.

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, nor interfere with, water, rail, or air transportation.

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

The purpose of this project is to provide for the cleanup of soils on Parcels 4 and 5 and reduce threats to human health and the environment. No vehicle trips will be generated by the completed project.

g. Describe proposed measures to reduce or control transportation impacts, if any.

Long-term transportation impacts are not anticipated; therefore, mitigation measures have not been developed.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally explain.

The proposal would not result in an increased need for public services.

b. Describe proposed measures to reduce or control direct impacts on public services.

Since an increase in the need for public services is not required, mitigation to reduce impacts to public services is not proposed.

16. Utilities

a. Underline utilities currently available at the site:

Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic systems, other. These services will be available adjacent to the site at the completion of the East Bay improvements project.

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.

Water, solid waste, and storm water collection utilities are provided by the City of Olympia. Electricity is provided by PSE.

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: Jay Burney

Name (print): Jay Burney

Title: Assistant City Manager - Special Projects

Signature: Eric Hielema

Name (print): Eric Hielema

Title: Senior Wastewater Engineer

Date Submitted: 6/23/2010

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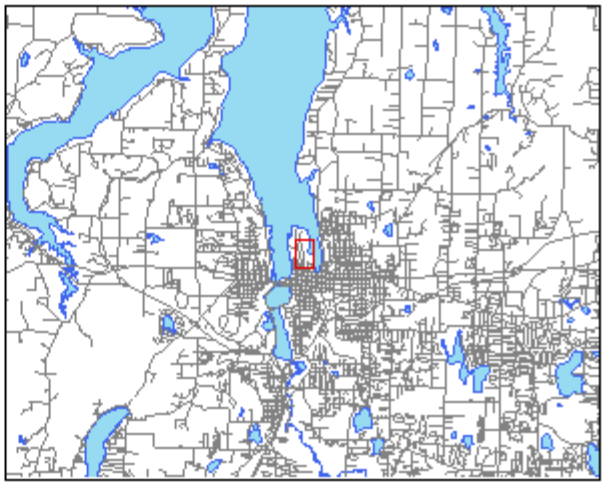
FIGURES

East Bay Parcels 4 and 5
Interim Action Work Plan
Figure 1
Vicinity Map

Legend

East Bay Redevelopment Boundaries

Parcel Boundaries



Parcel 7

Parcel 8

Parcel 6

Parcel 5

Parcel 4

Parcel 9

Parcel 3

Parcel 2

Parcel 1

N

W

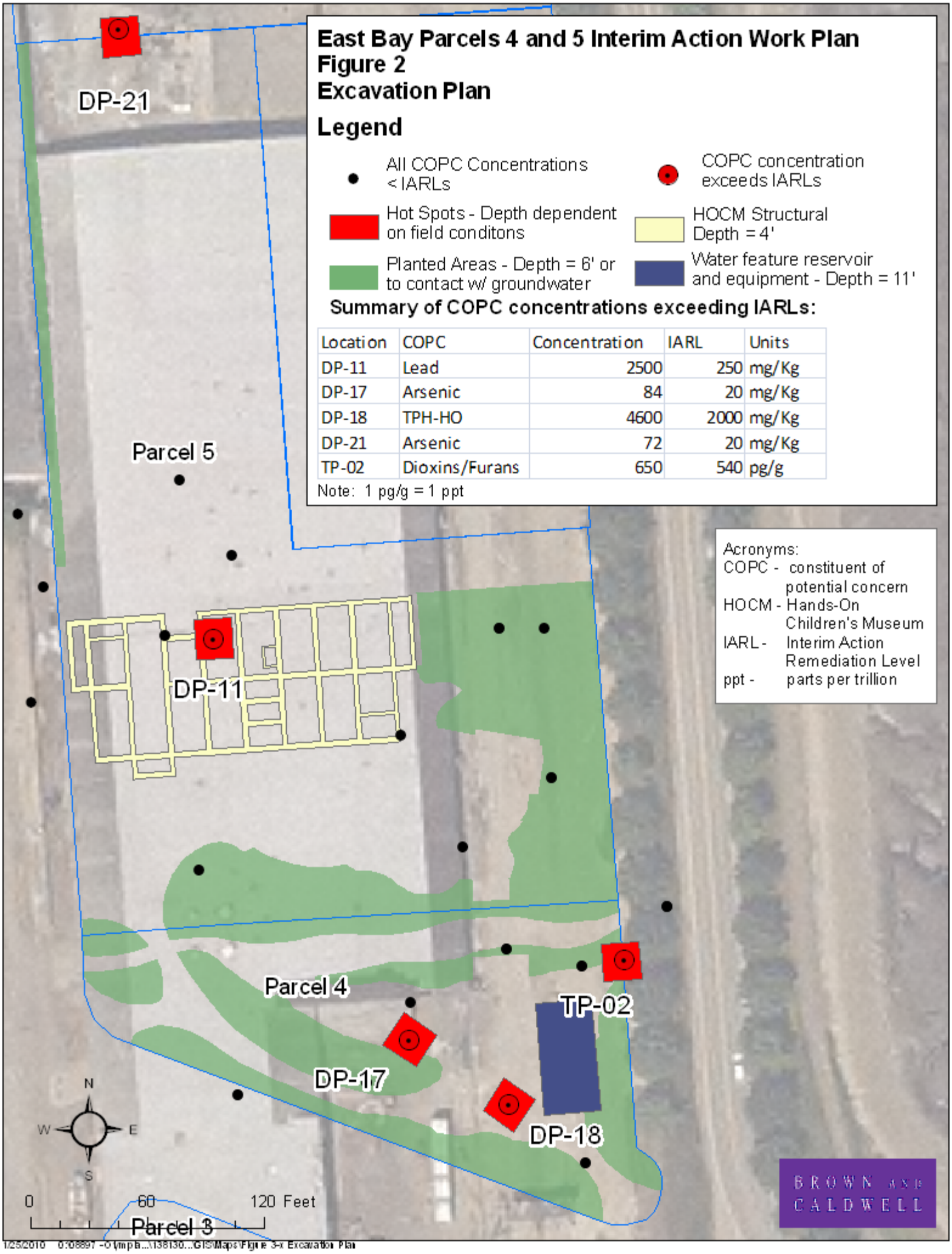
E

S

0 175 350 Feet

BROWN AND CALDWELL

1/19/2010 0:08897 -O:\mpla...\138130...GIS\Maps\Figure 1-1 Site and Area Map


East Bay Parcels 4 and 5 Interim Action Work Plan
Figure 2
Excavation Plan
Legend
All COPC Concentrations < IARLs
COPC concentration exceeds IARLs
Hot Spots - Depth dependent on field conditons
HOCM Structural Depth = 4'
Planted Areas - Depth = 6' or to contact w/ groundwater
Water feature reservoir and equipment - Depth = 11'
Summary of COPC concentrations exceeding IARLs:
Location | COPC | Concentration | IARL | Units
DP-11 | Lead | 2500 | 250 | mg/Kg
DP-17 | Arsenic | 84 | 20 | mg/Kg
DP-18 | TPH-HO | 4600 | 2000 | mg/Kg
DP-21 | Arsenic | 72 | 20 | mg/Kg
TP-02 | Dioxins/Furans | 650 | 540 | pg/g
Note: 1 pg/g = 1 ppt
Acronyms:
COPC - constituent of potential concern
HOCM - Hands-On Children's Museum
IARL - Interim Action Remediation Level
ppt - parts per trillion
DP-21
Parcel 5
DP-11
Parcel 4
TP-02
DP-17
DP-18
Parcel 3
N
W
E
S
0
60
120 Feet
BROWN AND CALDWELL