

Determination of Non-Significance (DNS)

Barbee Mill Company Interim Remedial Action

Description of proposal:

- A. The former Barbee Mill Property is located at 4101 Lake Washington Boulevard North, Renton, Washington. From 1943 to 1945, the property was owned by Barbee Marine Yards and a shipyard was created on the northern portion of the property to construct vessels during World War II. From 1945 to 2006, the property was owned by Barbee Mill Co. who operated a lumber mill on the property. Conner Homes at Barbee Mill LLC (Conner Homes) purchased the property in 2006 and is the current owner. The property consists of approximately 22 acres. The City of Renton has approved a Preliminary Plat dividing the property into 114 residential lots in addition to several common space tracts and street right-of-ways.
- B. An Environmental Covenant was recorded on June 6, 2008 with the County Auditor's Office on the title of the property owned by Conner Homes at Barbee Mill, LLC, Recording Number 20080606001208. The intent of the Covenant is to ensure the successful operation of the interim remedial actions at the Site.

This proposal includes the following activities to be conducted by project proponent:

- 1. Installation of two well points in the Lake Washington lakebed sediments on the adjacent property to the north to monitor ground-water downgradient of the passive attenuation zone (PAZ). The PAZ is a trench filled with iron particles. As ground water flows through the iron filings, the arsenic in ground water are bound to the iron particles.
- 2. Installation of treatment equipment and controls for the ground-water extraction system. This work was conducted independently by the Barbee Mill Company, Inc., at the company's own risk prior to execution of the Agreed Order. Ecology plans to approve the plan for this work as part of executing the Agreed Order.
- 3. Complete construction and begin operating the ground-water extraction and treatment system within 120 days of the effective date of the agreed order. The goal of the extraction system is to accelerate removal of arsenic from the subsurface and reduce the restoration time frame, to the maximum extent practicable, and to at least less than 50 years.
- 4. The restoration time frame to be re-evaluated annually.
- 5. Develop an operations and maintenance plan to keep the extraction system functioning as needed, and to make changes to the extraction system to optimize its effectiveness.
- 6. Develop a schedule and performance criteria for installation, operation, and monitoring of the ground-water extraction system.
- 7. Prepare a ground-water extraction system construction report.
- 8. Install the gravel layer on top of the sand layer of the storm water detention pond to protect the bottom of the pond. Gravel layer is planned for installation upon completion of all the houses at Conner Homes at Barbee Mill. Final construction shall be completed no later than 30 days after release of the City of Renton's Maintenance Bond number 334518S.

9. Complete draft interim action design and implementation report, and then, after receiving Ecology's comments, incorporate Ecology's comments in the final report.
10. Complete draft Performance Monitoring Plan for ground water and then, after receiving Ecology's comments, incorporate Ecology's comments in the final report.
11. Develop a "data-gaps" analysis, subject to Ecology review and approval, to evaluate the need to further investigate the potential for arsenic to be present in the sediment offshore from the northern half of the Barbee Mill (Connor Homes at Barbee Mill, LLC property) and the southwestern corner of the Quendall Terminals property.

Proponent: Barbee Mill Company

Location of proposal: The former Barbee Mill Property is located at 4101 Lake Washington Boulevard North, Renton, Washington.

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 during the comment period, October 30 to November 30, 2009.

Comments must be submitted by: November 30, 2009.

Responsible official: Robert W. Warren

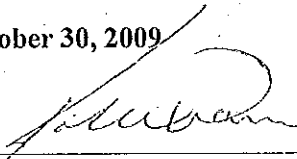
Position/title: Section Manager, Toxics Cleanup Program, Northwest Regional Office, Washington State Department of Ecology.

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Address: 3190 160th Avenue SE, Bellevue, WA 98008

Date: October 30, 2009

Signature 

(OPTIONAL)

☐ You may appeal this determination to: Robert W. Warren at the Washington Department of Ecology, Northwest Regional Office, 3190 160th Avenue SE, Bellevue, WA 98008 no later than November 30,

2009 , by letter or email.

You should be prepared to make specific factual objections.

Contact to read or ask about the procedures for SEPA appeals.

☐ There is no agency appeal.