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

DETERMINATION OF NONSIGNIFICANCE

**Description of proposal:**
Remedial actions at the former Hambleton Bros Log Yard, including investigation and removal of buried transformers (if identified), excavation of contaminated soils, removal and treatment of impacted surface water from log pond, consolidation of impacted soils, and capping. These activities will be conducted to remediate soil contaminated with petroleum, lead, mercury, polychlorinated biphenyls (PCBs), and carcinogenic polycyclic aromatic hydrocarbons (cPAHs), and groundwater impacted by petroleum.

**Proponent**: Port of Camas-Washougal

**Location of proposal, including street address, if any**: 335 South A Street, Washougal, 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.

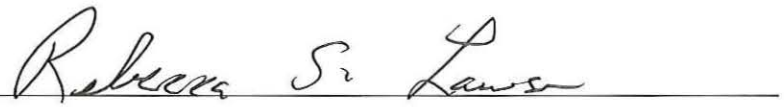
☐ There is no comment period for this DNS.

☐ 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 for 14 days from the date below. Comments must be submitted by May 15, 2014.

Comments should be directed to Scott Rose, Site Manager, at Scott.Rose@ecy.wa.gov or PO Box 47775, Olympia, WA 98504-7775.

Responsible official: Rebecca S. Lawson, P.E., LHG
Position/title: Section Manager, Toxics Cleanup Program/Southwest Regional Office, WA State Department of Ecology
Phone: (360) 407-6241
Address: PO Box 47775, Olympia, WA 98504-7775

Date 4/29/2014 Signature 

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

ENVIRONMENTAL CHECKLIST

*Purpose of checklist:*

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

*Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

*Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

## A. BACKGROUND

**1. Name of proposed project, if applicable:**
Hambleton Bros Log Yard

**2. Name of applicant:**
Port of Camas-Washougal

**3. Address and phone number of applicant and contact person:**
David Ripp
Port of Camas-Washougal
24 South A Street
Washougal;, WA 98671
360-835-5560

**4. Date checklist prepared:**
February 12, 2014

**5. Agency requesting checklist:**
Washington State Department of Ecology

6. **Proposed timing or schedule (including phasing, if applicable):**
   Agreed Order and Cleanup Action Plan—June 2013
   Remedial Design—Winter 2013/2014
   Construction—Summer-Fall 2014

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**
   The site may be redeveloped in the future. A separate SEPA checklist will be completed when specific redevelopment plans are proposed.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**
   - Cleanup Action Plan: Hambleton Bros Log Yard. Issued by the Washington State Department of Ecology, June 2013.
   - Focused Site Assessment: Former Hambleton Lumber Mill. Prepared for Port of Camas-Washougal of Washougal. Prepared by Maul Foster & Alongi, Inc. January 2012
   - Phase I Environmental Site Assessment (ESA). Prepared for Hambleton Lumber Company. Prepared by Certified Environmental Consultants, Inc., Vancouver, Washington, and Evren Northwest, Inc., Portland Oregon. July 13 2006.
   - Preliminary Work Plan for Log Pond Decommissioning. Prepared for Hambleton Lumber Company. Prepared by Certified Environmental Consultants, Inc., Vancouver, Washington, and Evren Northwest, Inc., Portland Oregon. August 8, 2008
   - DRAFT Initial Independent Cleanup Report and Risk Assessment. Prepared for Hambleton Lumber Company. Prepared by Certified Environmental Consultants, Inc., Vancouver, Washington, and Evren Northwest, Inc., Portland Oregon. October 16, 2009

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.**
   A SEPA will be prepared for a general construction NPDES permit for any future development of the property.

10. **List any government approvals or permits that will be needed for your proposal, if known.**
    State law exempts parties from having to acquire state and local permits or approvals for cleanup actions that are conducted under an agreed order (RCW70.105D.090). The project will meet substantive requirements the City of Washougal's grading permit and since the project is located within the jurisdictional boundary of the Shoreline Management Act, it will also comply with substantive requirements of the City of Washougal Shoreline Master Program.

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.)**

An environmental cleanup of the former Hambleton Bros Log Yard site in Washougal is proposed. Work will include investigation and removal of any buried transformers (if present), excavation of contaminated soils, consolidation, and capping of material on site along with pumping and treatment of surface water from a log pond. Clean soils will be brought in to cap and regrade the site. See Site Figures attached to checklist for location.

**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 located at 335 South A Street in Washougal, Washington. The project is located in section 12, township 1 north, and range 3 east of the Willamette Meridian.

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

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

The site is generally flat, with a slight slope toward the Columbia River (south). The Columbia River is at the Property's southern boundary, at the end of an approximately 32-foot downward slope.

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

The steepest slope on the site is approximately 33% along Columbia River bank, but the average of the site is less than 5%. The proposed project does not include work on the river bank.

**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.**

The Property is located on Quaternary alluvial deposits composed of coarse-grained outwash deposits (gravel, cobbles, boulders) from the Missoula Floods. These deposits were observed in boring and test pit log depths of up to 45 feet bgs.

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

No

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

After liquids are removed from the log pond, it will backfilled with approximately 3,340 cubic yards of impacted soil and capped with approximately 3,180 cubic yards of clean fill. Approximately 4,340 cubic yards of clean fill material will be graded on site to cap other impacted areas. Fill dirt is currently stockpiled by the Port of Camas Washougal on the adjacent 6th Street property, and will be used as clean fill.

**f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**
Erosion is not expected to occur. Earthwork will be planned for the summer months when precipitation is limited. Construction of the Project requires that erosion and sediment control best management practices (BMPs) be installed consistent with the Ecology Stormwater Management Manual for Western Washington and/or the City of Washougal adopted stormwater manual.

**g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**
The cleanup project will not create impervious surfaces. The project will require removal of impervious surfaces (i.e., asphalt and concrete) and it is anticipated that most of the existing impervious surfaces on the property will be removed as part of the remediation work.

**h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**
Earthwork will be planned for the summer months when precipitation is limited. Construction of the Project requires that erosion and sediment control best management practices (BMPs) be installed consistent with the Ecology Stormwater Management Manual for Western Washington and/or the City of Washougal equivalent adopted stormwater manual.

**2. 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.**
Limited amounts of dust may result from the excavation. Diesel exhaust will also result from construction equipment.

**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:**
Water will be used to control dust as needed. Exposure to diesel exhaust will be controlled by limiting hours of operation and access to the site.

**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.**

Yes. The Columbia River is located on the southern boundary of the property.

**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, the cleanup project will occur within 200 feet of the Columbia River; however, no work will occur over water or on the bank of the river.

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.**

No.

**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.**

No

**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.**

Excavation will occur in late summer and is not expected to encounter groundwater. Groundwater monitoring is included as part of the cleanup action for the site.

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.**

No waste material will be discharged to groundwater.

**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.**

Under existing conditions, stormwater runoff is generated from paved surfaces that cover approximately a fourth of the property. The water drains to catch basins and discharges to a dry well and through an outfall to the Columbia River.

The cleanup project will remove the dry well and will leave the outfall in place. However, it is anticipated that the project will create stormwater swales to allow surface water to infiltrate on the site and will eliminate discharge to the Columbia River temporarily until development occurs.

**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:**

To reduce runoff, earthwork will be planned for the summer months when precipitation is limited. Potential impacts to surface water and groundwater will also be reduced and controlled by drafting and implementing a Spill Prevention Control and Countermeasure Plan and a Stormwater Pollution Prevention Plan. Construction of the Project requires that erosion and sediment control best management practices (BMPs) be installed consistent with the Ecology Stormwater Management Manual for Western Washington and/or the City of Washougal adopted manual.

4. **Plants**

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

_X_ deciduous tree: alder, maple, aspen, other. **cottonwood**
_X_ evergreen tree: **fir**, cedar, pine, other
_X_ shrubs
_X_ grass
___ pasture
___ crop or grain
___ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other –
___ water plants: water lily, eelgrass, milfoil, other
_X_ other types of vegetation: herbaceous weeds - blackberry

**b. What kind and amount of vegetation will be removed or altered?**
Grass and weeds will be removed as part of the excavation of contaminated soils.

**c. List threatened or endangered species known to be on or near the site.**
None.

**d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**
After the contaminated soils are excavated, backfilled and graded, it will be hydroseeded 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:

b. **List any threatened or endangered species known to be on or near the site.**
A number of populations of Pacific salmon and steelhead in the Columbia River Basin are listed as threatened or endangered under the ESA. These include seven evolutionarily significant units (ESUs) of Pacific salmon (Chinook, coho, chum, and sockeye), four distinct population segments (DPSs) of steelhead trout, and one DPS of bull trout. Eulachon, green sturgeon, and Steller sea lion are additional listed species known to be present in the Lower Columbia River.

**c. Is the site part of a migration route? If so, explain.**
Yes, it is part of the North Pacific migration route.

**d. Proposed measures to preserve or enhance wildlife, if any:**
Capping of contaminated soils will improve conditions for wildlife by reducing risks to exposure to toxics.

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.**
Diesel fuel will power earth moving and trucking equipment.

**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**

**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.**
No. A Spill Prevention and Counter prevention Plan will be created and implemented to address any potential risk of spills of oil or other hazardous substances from construction equipment

**1) Describe special emergency services that might be required.**
Spill kits will be on site in case of any fuel spills.

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

Personal protective equipment will be utilized to limit workers' contact with any hazardous substances. Water will be used to control dust.

b. **Noise**

**1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**
None that will affect the Project. The site is located near SR 14, but the traffic noises will not affect the 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 operation of heavy equipment and trucks will generate noise on a short-term basis. Operations will only occur during daylight hours, generally between 7:00AM and 6:00PM.

**3) Proposed measures to reduce or control noise impacts, if any:**
Use of heavy equipment will be limited to daylight hours, generally between 7:00 AM and 6:00 PM on weekdays to minimize noise impacts.

8. **Land and shoreline use**

**a. What is the current use of the site and adjacent properties?**
The property is currently vacant. It has historically been used as a sawmill. Adjacent properties to the east are single family residential. Properties to the west are commercial, including a hotel, car dealership, and marina.

**b. Has the site been used for agriculture? If so, describe.**
Not in recent history (since 1940's).

**c. Describe any structures on the site.**
The site is vacant. The former lumber mill buildings have been removed.

**d. Will any structures be demolished? If so, what?**
No.

**e. What is the current zoning classification of the site?**
The property is zoned Highway Commercial.

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

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

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

The shoreline of the Columbia River is designated as riparian habitat under the City of Washougal Critical Areas Ordinance. The property is also located within a designated critical aquifer recharge area.

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

None. The cleanup project will not create space for employment or residence. Future redevelopment of the property may include commercial uses, but future redevelopment plans will be reviewed under a separate application and environmental review process.

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

None.

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

Not applicable.

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

The Project aligns with existing land use plans, including the City of Washougal Comprehensive Plan and the Port of Camas-Washougal Strategic Plan.

9. **Housing**

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

None. Future redevelopment of the property may include housing, but the cleanup project will not create any residential units. Future redevelopment plans will be reviewed under a separate application and environmental review process.

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:**

Not applicable.

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 proposed as part of the Project.

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

Not applicable.

**c. Proposed measures to reduce or control aesthetic impacts, if any:**
Not applicable.

11. **Light and glare**

**a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**
None.

**b. Could light or glare from the finished project be a safety hazard or interfere with views?**
Not applicable.

**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?**
The site is located adjacent to the Columbia River which provides informal recreational opportunities. It is approximately 200 feet east of the Port of Camas Washougal Marina and Marine Park.

**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:**
Not applicable.

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.**
None known.

**b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**
A cultural and archaeological resources assessment has been conducted and no historic, archaeological, or cultural resources were found to exist on the site. Historical, cultural and archaeological artifacts have been found in the surrounding area.

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

An unanticipated discovery plan will be prepared for the remediation actions.

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 property is located south of State Route 14 between 2nd Street and 6th Street. There are access points on the site from 2nd Street and 6th Street.

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

The site is not currently served by public transit. The nearest transit stop is approximately 1,200 feet away.

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

None. No change to existing number.

**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).**

No new roads or improvements to existing roads.

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

No.

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

All hauling and work will be on Port of Camas Washougal property unless buried transformers are found. Then between 1 and 20 truck trips are estimated to remove transformers and impacted soil.

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

Work will be conducted during daytime hours generally between 7:00 AM and 6:00 PM on weekdays to minimize impacts.

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 describe.**

No.

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

Not applicable.

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.**

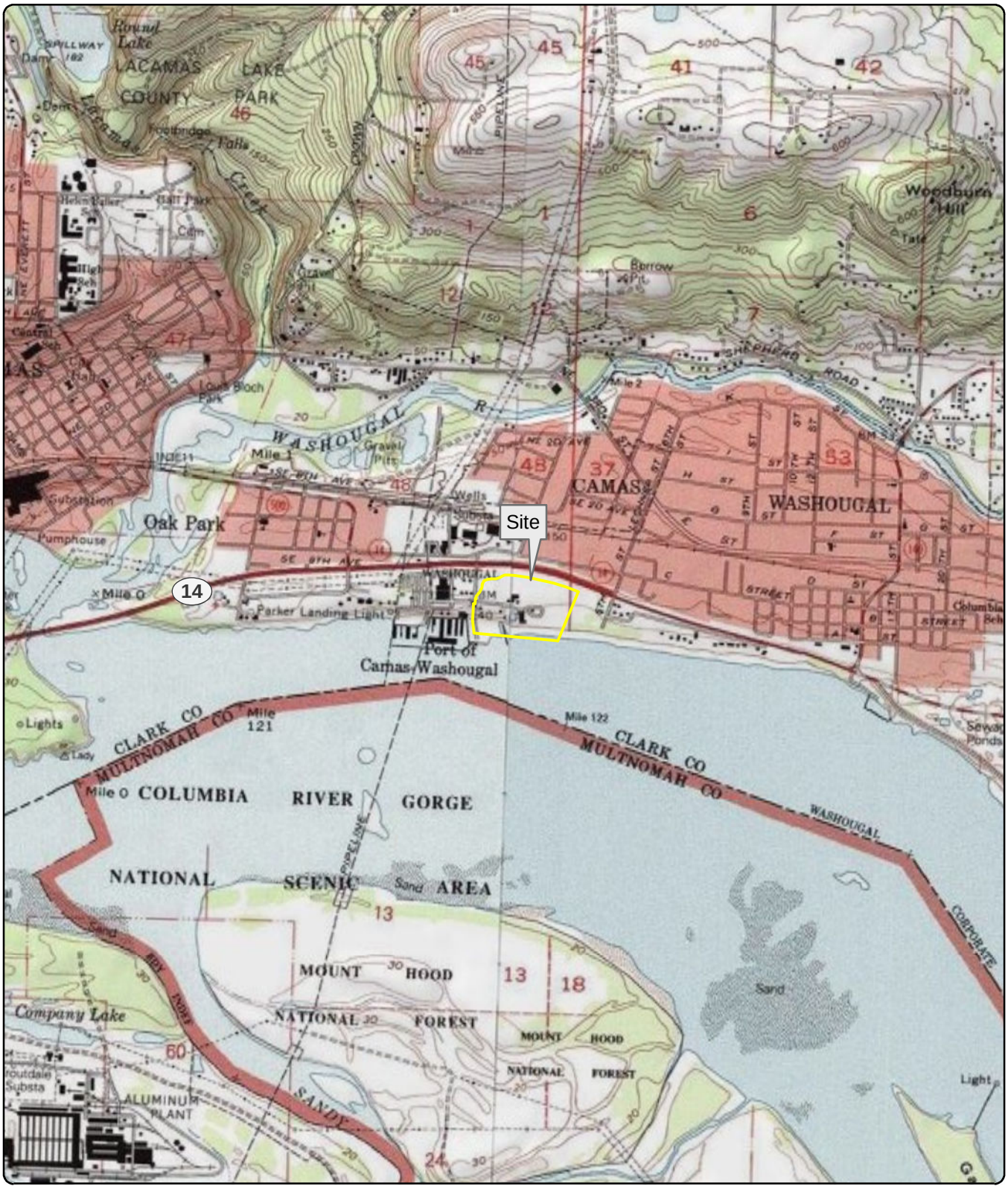
No changes to utilities are proposed as part of the cleanup project.

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: Dave Ripp

Date Submitted: April 28, 2014




Site Address: 335 South A Street, Washougal, Washington
Source: US Geological Survey (1990) 7.5-minute topographic quadrangle: Camas & Washougal
Section 12, Township 1 N, Range 3E

## Legend

Site Boundary

# Figure 1
## Site Location

Port of Camas-Washougal
Washougal, Washington

0 1,000 2,000
Feet

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p. 971 544 2139 | www.maulfoster.com



Path: X:\0229.04\1.2 RIFS\Projects\Fig1 Site Location.mxd
Print Date: 3/11/2013
Approved By: K. Roslund
Produced By: J. Schane
Project: 0229.04.03

# Figure 2
# Site Features

Port of Camas-Washougal
Washougal, Washington


## Legend

- Catch Basin
- Outfall
- Potential Dry Well
- Monitoring Well
- Stockpile
- Fill
- Aggregate Recycling Area
- Former Swale
- Current and Former Site Buildings
- Site Boundary
- Property Boundary

Notes:

1. Site features were interpreted from aerial photography and gathered from Figures 2, 3, and 11 of the Initial Independent Cleanup Report and Risk Assessment by Certified Environmental Consulting, Inc. and Evren Northwest (October 16, 2009).
2. Potential fill based on site contact interview.
3. UST = Underground Storage Tank.
4. Property boundary is approximate and based on legal description provided by KC Development (Sept. 10, 2012).

0 75 150
Feet

Source: Aerial photograph obtained from ESRI, Inc. ArcGIS Online/Bing Maps.

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Path: X:\0229.04\08_Remedial_Action\Projects\Fig2_Site Features.mxd
Project: 0229.04.03
Produced By: rmaronn
Approved By: athughes
Print Date: 5/16/2013