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

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: The purpose of the project is to conduct a Model Toxics Control Act (MTCA) cleanup action at the West Bay Marina cleanup site. The remedial work will remove dioxin/furan contaminated soil from an area of concern at the site by removing six trees, excavating and disposing of contaminated soil along with tree roots, backfilling the excavation with clean soil, and restoring the site with new plantings. All work will be completed above the ordinary high water mark of the adjacent stream.

Due to its location on Puget Sound, the site is designated as a Puget Sound Initiative cleanup site.

Proponent: Washington State Department of Ecology, Toxics Cleanup Program, Southwest Regional Office

Location of proposal, including street address, if any: The West Bay Marina site is generally located at 2100 West Bay Drive NW in Olympia, 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 September 8, 2014.

Comments should be directed to Andrew Smith, Site Manager, at Andrew.Smith@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: P.O. Box 47775, Olympia, WA 98504-7775

Date 8/5/2014 Signature Rebecca S. Lawson

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

***Instructions for applicants*:**

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable

West Bay Marina site remediation

2. Name of applicant:

Washington State Department of Ecology, Toxics Cleanup Program-Southwest Regional Office

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

Mr. Andrew Smith
Washington State Department of Ecology
PO Box 47600
Olympia, WA 98504-7600
(360) 407-6316

4. Date checklist prepared:
June 27, 2014

5. Agency requesting checklist:

Washington State Department of Ecology

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

Specific timing and schedule for the proposed work has not yet been determined. Implementation may be tentatively scheduled for the 2015 construction season.

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

No.

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

Previous upland soil, groundwater, sediment, seep, and stream investigations were conducted at the West Bay Marina site in 1993, 1999, 2009, 2010, 2012, and 2014. These studies are listed below, the details of which are presented in the 2011 Remedial Investigation (RI) report and 2012 RI Addendum (Hart Crowser 2011 and 2012) and in Appendix A of the Focused Feasibility Study (FFS) report (Hart Crowser 2014). The following studies and reports relate directly to this proposal (see Section D of this checklist):

- Preliminary Environmental Assessment and Soil Remediation by Hart Crowser (1993);
- Underground Storage Tank (UST) Removal Site Assessment by Stemen Environmental (1999);
- 2009/2010 Remedial Investigation by Anchor (2009 and 2010);
- 2011 Remedial Investigation by Hart Crowser (2011); and
- 2014 Stream Assessment by Hart Crowser (2014).

The site was first developed as a lumber mill by Buchanan Lumber Company in 1919. Between 1919 and 1966, the site was used for various activities including a sawmill, veneer plant, and stud mill. These timber-related facilities also included a hog fuel burner near the northern property line. It is suspected that operation of the former hog fuel burner may be a potential source of the dioxin/furan contamination detected in near-surface soil at the northern end of the site. Between 1966 and 2002, the site operated as a boatyard and marina. West Bay Marina Associates (WBMA) has owned the West Bay Marina since 1990. In 2002, boat maintenance and repair activities ceased at the site, and it has operated solely as a marina since that time.

Two cleanup actions were conducted at the site, which are described in detail in the 2011 RI report (Hart Crowser 2011). In 1993, Hart Crowser performed a cleanup of the soil in the southern ditch, removing the top 3 inches of soil, which contained elevated concentrations of copper. Additionally, approximately 55 tons of petroleum-impacted soil were removed from around an aboveground waste oil storage tank. In 1999, Stemen Environmental removed three underground storage tanks (USTs) from the parking area at the site (Stemen Environmental 1999a). Approximately 675 tons of petroleum-impacted soil, 56 tons of demolition debris, and an unreported volume of oily water were removed from the UST excavation.

Remedial action implementation will be further developed in an engineering design report and project design documents. These will be developed following the public comment period on the draft Cleanup Action Plan. A remedial action report will be developed after the cleanup is complete.

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 other known proposals that directly affect the property that is covered by our proposal.

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

Known government approvals or permits that may apply include the following:

- City of Olympia Drainage and Grading Permits (including critical areas and SMP exemption).
- City of Olympia Critical Areas review.

The proposed work will be conducted as a remedial action by the Washington State Department of Ecology within the authority of the state Model Toxics Control Act (MTCA). In general, only the substantive requirements of applicable or relevant and appropriate requirements (ARARs) are applied to MTCA cleanup sites being conducted by the department or under a legally binding agreement with Ecology (WAC 173-340-710[9][b]). Work will be performed in accordance with the substantive requirements of any applicable law or regulation.

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 purpose of the proposed remedial work is to remove dioxin/furan-contaminated soil from the area of concern (AOC) at the site. The proposed work consists of the following elements:

- Removing six trees within the AOC to allow for complete removal of contaminated soil;
- Excavating contaminated soil to an approximate depth of up to 3 feet;
- Transporting and disposing of excavated soil off site at a Subtitle D landfill;
- Backfilling the AOC with clean fill material; and
- Restoring the site, including planting six new trees.

All work will be completed above the ordinary high water mark of the adjacent stream. The stream buffer will be restored to a better condition than the current condition and revegetated with native plants.

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 proposed project is located at the north end of the West Bay Marina property, at 2100 West Bay Drive NW in Olympia, Washington. A vicinity map, site plan, and a conceptual layout of the proposed work area are provided on attached Figures 1 through 3, respectively.

The AOC where the work will occur is limited to the upland area located north of the office/supply buildings at the northern end of the property but does not extend beyond the property boundary (Figure 2). The northern boundary of the AOC is limited by the stream channel line and trees located at the edge of the stream. The eastern boundary of the AOC is limited to the top of the slope before it descends to Budd Inlet. The western boundary extends to half the distance between the soil sample location that exceeded the cleanup level and the next sample location that did not exceed the cleanup level. The AOC is approximately 1,300 square feet (SF) (0.03 acres).

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

The long axis of the AOC runs west to east and is generally flat (estimated slope on site is 4%).

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

<5%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The soil in the AOC consists generally of sandy silt and clayey silt.

USDA NRCS Web Soil Survey result:
Thurston County Area, Washington. 125—Xerorthents, 0 to 5 percent slopes;
Xerorthents and similar soils: 100 percent.

Soil will be removed from the site as described above under the project description in item #A.11.

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

There is some evidence of erosion along the banks of the stream and on the shoreline where the stream meets Budd Inlet. However, this is outside of the AOC boundary. Riprap along the shoreline of the West Bay Marina property transitions to cobble material at the stream outflow.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The proposed work includes excavating, backfilling, and grading. The purpose of this work is to remove soil contaminated with dioxins/furans from the AOC and to then backfill with clean material. The excavation and backfilling work will be conducted using standard construction equipment appropriate for the shallow excavation depth (approximately 3 feet) and suitable for working within site constraints.

Approximate quantities are as follows:

- Excavation volume: 144 cubic yards (CY)
- Backfill volume: 144 CY

- Excavation, backfilling, and grading area: 144 square yards (SY)

Excavated areas will be backfilled to restore existing grades. Clean fill material will be used for backfilling from a local source to be determined by the contractor.

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

Erosion is not expected given the flat topography of the site. Appropriate best management practices (BMPs) will be applied to control the potential for erosion during construction.

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

The proposed work does not include installation of impervious surfaces.

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

Contractors will be required to implement BMPs for erosion control during construction consistent with the Washington State Department of Ecology Stormwater Management Manual for Western Washington. These may include covering stockpiles or using fabric filter fences, straw bales, and/or other similar measures. Silt fences or other erosion control measures will be used to protect sedimentation of the adjacent stream. Site restoration following construction will include erosion control measures, such as seeding the restored area.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Short-term air emissions are expected to be limited to diesel and gasoline engine emissions from work vehicles and other heavy equipment being used for excavating, backfilling, grading, and other construction work. The potential exists for dust to be generated during excavation, backfilling, and grading. Dust suppression BMPs will be employed during these activities and for stockpiled soil, including but not limited to wetting and covering the soil. The completed project will not produce air emissions.

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:

BMPs will be implemented by the contractor, as appropriate, to control or reduce emissions, including but not limited to keeping areas wetted to reduce dust during earthwork activities and maintaining all internal combustion equipment to limit emissions.

3. **Water**

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The proposed project area is located adjacent to Budd Inlet. There is an unnamed stream that runs along the northern property boundary, which collects drainage from areas to the west of the site. This drainage flows into a pond to the west of the AOC, then drains eastward through an incised stream channel (that appears to have been excavated at an earlier time) before discharging into Budd Inlet.

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.

There will be no in- or over-water work. Work will be performed adjacent to the stream channel and near Budd Inlet (within approximately 30 feet); however, the work will not extend below or waterward of the ordinary high water marks (OHWM) of these water bodies. These features and their associated OHWMs are shown on the vicinity map and site plans provided (see Figures 1 through 3).

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.

Yes, it would likely lie with the 100-year floodplain of both the stream and Budd Inlet.

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.

Planned discharges of waste materials to surface water are not included in the proposed work. Incidental discharges to surface water during the cleanup could include impacted soil from the excavation area or leakage of petroleum products (fuels, oil, grease, hydraulic fluids, lubricants) from construction equipment that could enter surface water in stormwater runoff. The contractor will implement BMPs to minimize and control spills and potential surface water discharges during construction.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Groundwater will not be withdrawn from a well for drinking water purposes. Water will not be discharged to groundwater.

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.

Not applicable. The work does not involve discharge of waste material into the ground from septic tanks or other sources.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including stormwater) 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.

Stormwater originating on the site during construction is planned to be managed primarily through infiltration (i.e., zero discharge condition). If stormwater runoff is generated as a result of significant precipitation, it will likely flow toward the stream channel and Budd Inlet. Since the site is less than 1 acre, an NPDES permit is not required. Contract plans and specifications would require the contractor to develop a Stormwater Pollution Prevention Plan that is generally in accordance with the substantive requirements of the current Washington State Construction Stormwater General Permit. Contractor requirements will include providing a contingency for discharge to surface water, if such action became necessary.

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

Since BMPs would be implemented during project activities, there is very little potential for waste materials to enter ground or surface waters. Any discharges, if they occur, are planned to be managed on site as appropriate. Contractor requirements would include providing a contingency for discharge of surface runoff to the stream channel or Budd Inlet in accordance with substantive provisions of the Construction Stormwater General Permit. Contractors will be required to have spill response plans and appropriate materials necessary to contain and clean up an accidental spill at the site.

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

No. The site grade will be restored back to original condition following remediation activities.

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

Impervious surface sweeping will be implemented to limit materials that can be mobilized by storm events as well as other BMP measures including hydroseeding and planting exposed soil following construction, minimizing exposed soil during rainy periods using plastic covering or use of straw bales and check dams. Care will be taken to prevent petroleum products, chemicals, or other toxic materials from entering the water. Contractors will be required to have spill response plans and appropriate materials necessary to contain and clean up an accidental spill at the site. Construction BMPs will comply with the substantive requirements of the Construction Stormwater General Permit and Stormwater Management Manual for Western Washington.

4. **Plants**

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

_X__deciduous tree: alder maple, aspen, other: deciduous larch conifers
____evergreen tree: fir, cedar, pine, other:
_X__shrubs
_X__grass
____pasture
____crop or grain
____orchards, vineyards or other permanent crops.
____wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

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

The proposed remediation would remove four larch conifers and two red alders before excavation in the AOC. Six new native trees will be planted during site restoration. The site will also be hydroseeded with a grass mixture that meets City of Olympia and Ecology requirements following construction.

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

None are known.

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

Six new native trees will be planted as part of the site restoration. The remainder of the site will be hydroseeded with a grass mixture that meets the requirements of the City of Olympia and Ecology.

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

Himalayan blackberry, Scotch broom, and non-native grasses are within and near the site.

5. **Animals**

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

- birds: Waterfowl, eagles, and heron could occur near the site. Songbirds use the trees and shrubs on and adjacent to the site.
- mammals: Rats and raccoons may occur on site.
- fish: Salmon, trout, herring, and shellfish occur within Budd Inlet.

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

No known threatened or endangered species are within the site. Budd Inlet provides habitat for Chinook salmon and steelhead trout, which are both listed as threatened species. Other salmonids that are not listed as threatened or endangered, but are protected under the Magnuson Stevens Act, are present within Budd Inlet, including chum, coho, sockeye, and pink salmon.

No other threatened or endangered animals are known to be on or near the site.

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

No, the site is not part of a migration route.

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

Removing contaminated soil so that no toxins are transported into the adjacent stream and Budd Inlet enhances wildlife habitat. Since existing vegetation (including non-native vegetation) and soil will be removed and replaced with native vegetation, the site will be enhanced for use by birds and small mammals.

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

None are known.

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.

The completed project will not have any energy needs.

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 are proposed.

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.

Potential environmental health hazards during the cleanup work include accidental spills or leakage of petroleum products from construction equipment used during construction. Contractors will be required to have spill response plans and appropriate materials necessary to contain and clean up an accidental spill at the site. The Contractor will be required to prepare a health and safety plan for work in areas where it is expected that contaminated soil may be encountered.

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

There is known dioxin/furan contamination in near-surface soil at the northern end of the site, which is likely a result of the operation of a former hog fuel burner at that location. The purpose of the proposed work is to remove this contaminated near-surface soil from the AOC.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None are anticipated.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Petroleum products will be used for the construction equipment during execution of the work.

4) Describe special emergency services that might be required.

None are anticipated.

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

- Health and Safety Plan;
- Spill Control Plan;
- BMPs;
- HAZWOPER training; and
- HAZMAT handling training and equipment.

b. Noise

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

Existing noise 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.

Short-term construction noise will occur associated with a variety of construction equipment and activities including truck engines, excavators, backhoes, and other heavy equipment. Construction work and noise will be limited to work days and daytime hours.

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

Construction activities will be implemented in a manner consistent with the City of Olympia municipal code and state environmental noise standards.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the property where the AOC is located is as a marina and restaurant. The AOC is in an open area behind a building acting as an office for paddleboard rentals. Uses adjacent to the AOC property include a log sorting yard.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Not applicable. The project site has not been used as working farmlands or working forest lands. No agricultural or forest land of long-term commercial significance will be converted to other uses.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site.

The AOC is directly behind (north of) a single-story building of wooden construction. The building is used as an office for a paddleboard rental business.

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

No.

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

Urban waterfront (UW) and residential (R-4-8) (Thurston GeoData Center database).

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

Industrial.

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

Urban.

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

Yes. The stream adjacent to the AOC requires a critical areas review.

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

Current use of the site is expected to remain unchanged following project completion. No people would reside or work in the completed project. Businesses on the property where the AOC is located may access the completed project area.

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

None.

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

Not applicable. The completed project will not produce displacement impacts.

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

The small project site will be cleaned up and restored to similar pre-existing conditions; site area land use will not change.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not applicable. There are no agricultural or forest lands of long-term significance nearby.

9. **Housing**

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

Not applicable. The proposed project does not involve housing construction.

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

Not applicable.

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.

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?

The proposal will not produce light or glare.

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: [help]

Not applicable.

12. **Recreation**

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

Recreational boating activities and paddle boarding.

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 buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

There are no buildings on or near the site that are known to be historic or would be eligible for listing in a preservation register.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There are no known historic places or objects located on or near the site, and there are no known studies that have been conducted to identify such resources for the site.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The Washington Information System for Architectural and Archaeological Records Data (WISAARD) was consulted for the West Bay Marina property (accessed through the Department of Archaeology and Historic Preservation [DAHP]), which is not listed in the database.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

If any historical or archeological resources are found during project implementation, then the project will be stopped and the appropriate agencies (DAHP) will be notified. If needed, a plan that will satisfy DAHP requirements for dealing with these resources will be prepared. Work will resume once DAHP determines that the site is in compliance with its regulations.

14. **Transportation**

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

West Bay Drive NW is located on the western property boundary. This street will serve as the main access route during construction.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The nearest Olympia transit stop is approximately 1 mile from the site.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Not applicable. Existing parking will remain unchanged following project completion.

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

No.

e. Will the project or proposal 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 or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

During construction of the project, excavated materials and backfill will be transported from and to the site in single or double dump trucks. It is estimated that during project construction, approximately 5 double dump truck (or 10 single dump truck) trips per day will be generated, which would occur over a few days. Truck travel may occur throughout the workday, as trucks become available and loads are prepared for transport to and from the site. Additionally, contracted worker travel to and from the site may generate approximately 3 to 5 passenger vehicular trips per day over 1 to 2 weeks. These are rough estimates and are based on similar project experience. The completed project will not generate daily vehicular trips. Following completion of construction, vehicular traffic for the site in general is expected to return to pre-existing conditions.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

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

None.

15. **Public services**

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

No.

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

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.

Not applicable. Utility services are not 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: _____

Name of signee: Andrew Smith

Position and Agency/Organization: UST/Technical Services Unit Supervisor

Washington State Department of Ecology, Toxics Cleanup Program

Date Submitted: June 27, 2014

D. References:

Hart Crowser 1993. Preliminary Environmental Assessment and Soil Remediation, West Bay Marina, Olympia, Washington. Prepared for West Bay Marina Associates by Hart Crowser, Inc. July 20, 1993.

Hart Crowser 2011. Remedial Investigation, Westbay Marina, 2100 West Bay Drive NW, Olympia, WA. Prepared for the Washington State Department of Ecology by Hart Crowser, Inc. June 30, 2011.

Hart Crowser 2012. Remedial Investigation Addendum, Westbay Marina, 2100 West Bay Drive NW, Olympia, WA. Prepared for the Washington State Department of Ecology by Hart Crowser, Inc. May 31, 2012.

Hart Crowser 2014. Draft Final Focused Feasibility Study. West Bay Marina, 2100 West Bay Drive NW, Olympia, WA. Prepared for the Washington State Department of Ecology by Hart Crowser, Inc. June 20, 2014.

Stemen Environmental 1999a. Tank Removal and Independent Remedial Action Report. Prepared for West Bay Marina Associates by Stemen Environmental, Inc. August 1999.

Stemen Environmental 1999b. Groundwater Monitoring Well Installation and Groundwater Sampling for West Bay Marina. Prepared for Neil Falkenburg, West Bay Marina, by Stemen Environmental, Inc. December 1999.

Attachments:
Figure 1 – Vicinity Map
Figure 2 – Site Overview Map
Figure 3 – Proposed Cleanup Action Conceptual Layout