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) Site cleanup. The cleanup action would remove almost all of the known and reasonably accessible residual source mass soil from the Site. It would limit the extent of excavation to outside the footprints of the two existing buildings on the Site and would involve a limited amount of excavation within the public right-of-way. The estimated mass of soil to be excavated in these two areas would be approximately 400 tons. Following excavation, the properties would be restored to their original grades, then paved and landscaped. The sidewalk and a portion of Cherry Street Southeast would be repaved to City of Olympia standards. The remedy for contaminated groundwater is monitored natural attenuation. Groundwater and seep monitoring shall be conducted as described in the Compliance Monitoring Plan. The Compliance Monitoring Plan shall also include the task of collecting sub-slab, indoor air, ambient air samples, and short-term trichloroethylene (TCE) exposure concentrations from the dry cleaners building. If the indoor air or short-term TCE exposure concentrations exceed cleanup levels or short-term exposure limits or screening levels, then an Indoor Air Mitigation Plan shall be prepared for Ecology review and approval. This plan shall be implemented upon Ecology approval. Following the remedial excavation and off-Site disposal of contaminated soil, institutional controls shall be implemented to prevent exposure to remaining contaminated soil, groundwater, surface water (seeps), and indoor air. These institutional controls shall be primarily described in the Environmental Covenants.

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

Location of proposal, including street address, if any: The Olympia Dry Cleaners Site is located at 606 Union Avenue Southeast 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 October 17, 2014.

Comments should be directed to Steve Teel, Site Manager, at Steve.Teel@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 9/15/14 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: [help]

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: [help]

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: *Remediation of former Olympia Dry Cleaners, 606 Union Avenue, Olympia WA*

2. Name of applicant: *Gary Burleson*

3. Address and phone number of applicant and contact person: *331 E. Bald Eagle Drive, Sheldon, WA 98584 360-463-0351*

4. Date checklist prepared: *6/16/14*

5. Agency requesting checklist: *Department of Ecology*

6. Proposed timing or schedule (including phasing, if applicable): *Late summer to Fall of 2014*

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.

Draft Cleanup Action Plan, Former Olympia Dry Cleaners Site, 2014. Remedial Investigation Report, 2009; Feasibility Study Report, 2013

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.

No other applications are pending.

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

Street use permit, City of Olympia- Permit already issued.

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.)

This project will involve the digging out 400 tons of soil contaminatedwith dry cleaning solvents to a depth of 12 feet. . Digging will be done with a backhoe using the slot trench methodology. Controlled density fill will be used to backfill each trench to within 4 feet of ground surface. Contaminated soill will be briefly stockpiled on site for testing, and then sent off site to landfills for disposal. The CDF placed in slot trenches will act to block upward flow of groundwater, which is artesian in the area, and thereby either stop or relocate a seep in this area that is currently contaminated.

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.

Project is located at 606 Union Street, Olympia WA. Figure showing site location is attached. Thurston County Tax parcel is 78204000800.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

Less than 1%

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.

Site soils are silts, fine sands are clay. 400 tons of these soils will be removed for disposal.

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

No.

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.

Purpose is to dig out contaminated soil. Total affected area is approximately 600 square feet, which will be dug to depths of 12 feet. Some excavation will take place along Cherry Street (approximately 5 feet into the street). Excavation will be backfilled with lean concrete (controlled density fill). Site grade will not change.

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

There is a low potential for erosion due to the flat slope, but erosion control measures consistent with Department of Ecology and city of Olympia requirements will be put in place. Details of these measures will be provided in the Erosion Control and Stormwater Pollution Prevention Plan which will be reviewed and approved by Ecology before work begins.

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

This is not new construction, so there will not be new impervious surfaces. However, 600 square feet of excavation area will be backfilled with CDF, which is impervious, except the upper 4 feet will be native soil backfill, a part of which will be repaved with a sidewalk and a roadway. So there is no signficant change from pre-existing conditions.

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

Erosion control measures consistent with Department of Ecology and city of Olympia requirements will be put in place. Details of these measures will be provided in the Erosion Control and Stormwater Pollution Prevention Plan which will be reviewed and approved by Ecology before work begins.

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.

Air emmissions are not expected. The contaminants in soil are not expected to be present in large quantities and the soil, once excavated, will be covered by tarps and/or plastic sheeting.

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: [help]

Cover soil with tarps and /or plastic sheeting.

3. **Water**

a. Surface Water: [help]

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. [help]

No.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help]

No.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable as there are no wetlands or surface water in the site.

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 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.

There is one water supply well on site (that is not used for drinking water) that will be pumped to relieve artesian pressure during the excavation activities.

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.

Nothing will be discharged into the ground.

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.

Stormwater, if generated during construction will be diverted around the work area by hay bales or berms. Stormwater that inadvertently comes into contact with soils within the work area and/or stockpile soils shall be contained and tested, and either transported off-Site to an appropriate disposal facility or disposed of to the sanitary sewer under permit.

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

If done poorly, waste materials (contaminated soil) can fall back into the excavation prior to backfill, but this is unlikely as a trench box will be used to shore the excavation slots.

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

No drainage patterns will be altered. A small seep that exists at one corner of the excavation area may disappear or be diverted by the addition of CDF to the excavation area during backfilling.

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

Stormwater control measures consistent with Department of Ecology and city of Olympia requirements will be put in place. Details of these measures will be provided in the Erosion Control and Stormwater Pollution Prevention Plan which will be reviewed and approved by Ecology before work begins.
Stormwater that inadvertently comes into contact with soils within the work area and/or stockpile soils shall be contained and tested, and either transported off-Site to an appropriate disposal facility or disposed of to the sanitary sewer under permit.

4. **Plants** [help]

a. Check the types of vegetation found on the site: [help]

____deciduous tree: alder, maple, aspen, other
____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? [help]

A minor amount of landscaping will be removed and replaced on the adjacent property (small shrubs)

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

None known, the site is located in downtown Olympia.

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

None proposed.

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

Not known. However, since the project Site is in a downtown area of Olympia, noxious weeds and invasive species are not likely to be significant.

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: [help]

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

None observed.

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

None known.

c. Is the site part of a migration route? If so, explain. *No,*

d. Proposed measures to preserve or enhance wildlife, if any: *None.*

e. List any invasive animal species known to be on or near the site. *None 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.

Not applicable. Project has no energy requirements.

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: [help]

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. [help]

The purpose of the project is to remove and reduce exposure to toxic chemicals to acceptable levels Yes, exposure to contaminated soils could occur to the workers, but they will follow a health and safety plan that will mitigate this risk.

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

Site soils and groundwater contaminated by dry cleaning solvent (PCE) relased from past spillage or disposal.

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.

The purpose of this project is to remove the soils so it won't be an issue in the future.

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.

Hazardous substances (e.g., hydraulic fluid, diesel fuel) that are associated with the use of construction excavation equipment. A Spill Prevention and Counter Measure Plan will be prepared and implemented to address any potential risk of spills of oil or other hazardous substances from construction equipment. For example, spill kits will be available to control any releases of these substances. All contaminated soils that are removed will be send to an off site permitted landfill for disposal.

4) Describe special emergency services that might be required.

There are no unusual risks associated with this proposal. All personnel will be required to read and abide by the Site Safety Plan. Emergency medical contact numbers and directions to the nearest hospital will be listed in the plan and posted at the Site during construction.

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

The purpose of the project is to remove and reduce exposure to toxic chemicals to acceptable levels. The Site will be barricaded off to prevent public from access during construction. Workers will follow health and safety plan. Air monitoring will occur. Soil stockpiles will be covered.

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 known sources of noise in the area that will affect the proposed 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 noise during construction activities during working hours only. Noise levels will be low to moderate at worse. 2 man crew with one small excavator.

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

None necessary

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.

Current use is as a dry cleaners and adjacent property is an office building. Land use will remain unaffected by this project.

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?

No.

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.

One story building, wood frame construction, is on site.

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

No.

e. What is the current zoning classification of the site? [help]

DB- Downtown business.

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

Will remain Downtown Buisness

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

Not applicable.

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

No.

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

Not applicable- not new construction.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

9. **Housing -**

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

Not applicable.

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

Not applicable.

c. Proposed measures to reduce or control housing impacts, if any: [help]

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? [help]

Not applicable- no new construction is proposed.

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

None.

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]

None.

11. **Light and glare**

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

No light or glare will be produced.

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

No.

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

None.

d. Proposed measures to reduce or control light and glare impacts, if any: [help]

None.

12. **Recreation**

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

There are none.

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

No.

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

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. [help]

No. Please note that this project will not be demolishing any structures.

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. [help]

None known.

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. [help]

Not applicable.

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.

Not applicable.

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. [help]

Figure attached. Please note that is section is not applicable, it is not new construction, so answers are not provided to the remaining questions .

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? [help]

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

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). [help]

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

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? [help]

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.

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

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. [help]

Very small project, no impact is foreseen.

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

16. **Utilities**

a. Circle utilities currently available at the site: [help]
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. [help]

No new utilities are proposed. A small area of residual contamination will be dug out. It is possible that if a contaminated seep re-emerges, a shallow drain will be installed to route this water to the sanitary after treatment to meet discharge limits.

C. Signature [HELP]

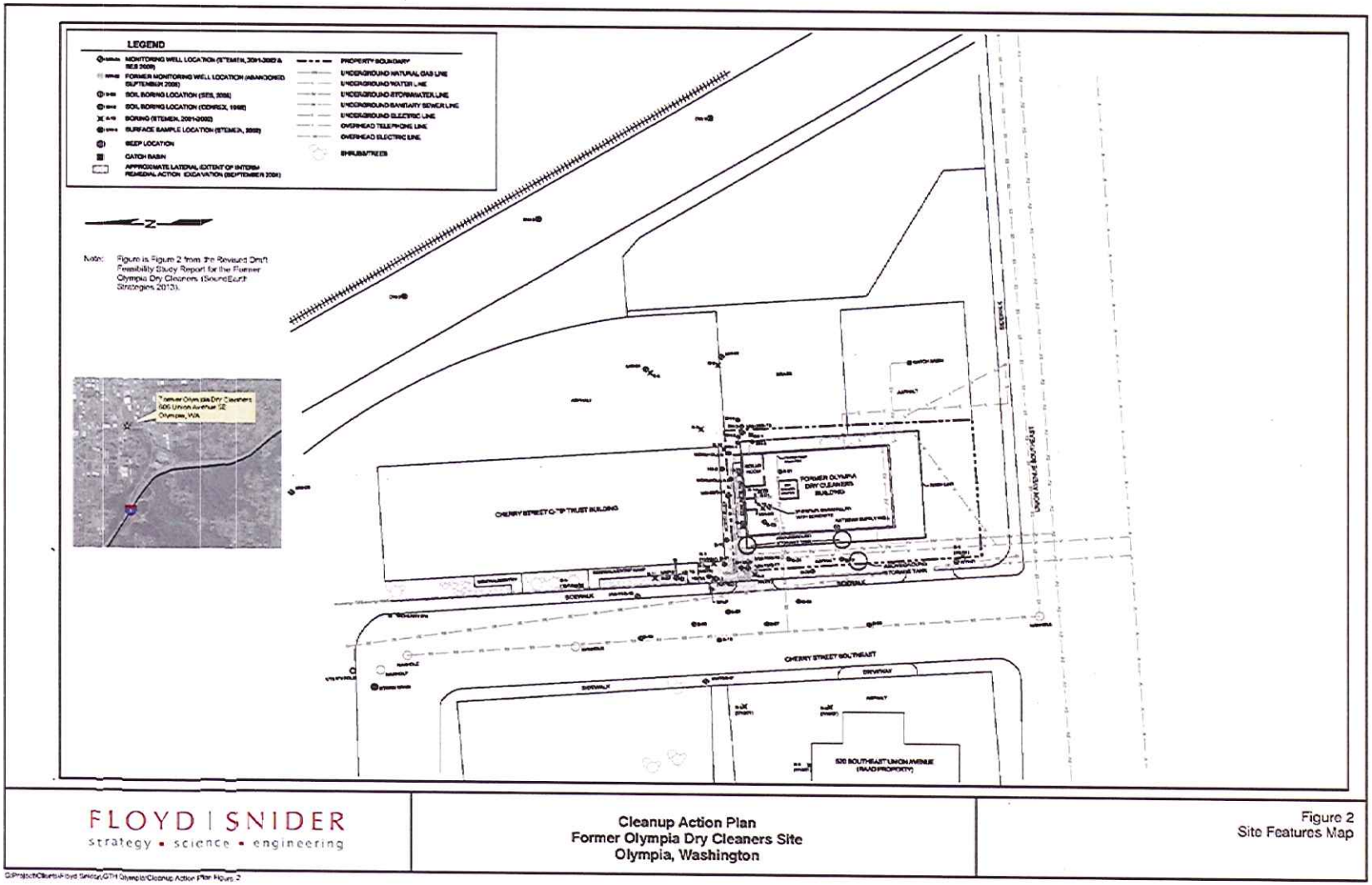
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Thomas Colligan

Name of signee Thomas Colligan

Position and Agency/Organization Project Manager - FLOWINDER

Date Submitted: 7-14-14



FLOYD | SNIDER
strategy • science • engineering

Cleanup Action Plan
Former Olympia Dry Cleaners Site
Olympia, Washington

Figure 2
Site Features Map

G:\Projects\Clients\Floyd Snider\GTH Olympia\Cleanup Action Plan\ Figure 2