

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

DETERMINATION OF NONSIGNIFICANCE

Description of proposal An interim action will consist of free product removal, and excavation and offsite disposal of upland soils containing elevated total petroleum hydrocarbons (TPH) and polyaromatic hydrocarbons (PAHs). Concrete building foundations will also be removed to allow access to the contaminated soil. Excavations will be dewatered and the water will be treated in two onsite Baker tanks prior to offsite disposal at Lott Treatment Plant. Excavations will be backfilled with clean, imported fill.

Proponent Hardel Mutual Plywood, Inc. _____

Location of proposal, including street address, if any 1210 West Bay Drive NW, 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

Responsible official Rebecca Lawson, P.E.  _____

Position/title Southwest Region Section Manager _____ Phone. 360-407-6241

Address POB 47775, Olympia, WA 98504 _____

Date. December 21, 2009 Signature _____

(OPTIONAL)

- You may appeal this determination to (name) _____
at (location) _____
no later than (date) _____
by (method)

You should be prepared to make specific factual objections.
Contact _____ to read or ask about the procedures for SEPA appeals.

- There is no agency appeal.

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: **Hardel Mutual Plywood Upland Soil and Groundwater Remediation**
2. Name of applicant: **Hardel Mutual Plywood Corporation**
3. Address and phone number of applicant and contact person:

**Hardel Mutual Plywood Corp.
Mr. David Wild
P.O. Box 540,
Chehalis, WA 98532
(360) 740-0232**

4. Date checklist prepared: **November 5, 2009**
5. Agency requesting checklist: **Washington Department of Ecology**
6. Proposed timing or schedule (including phasing, if applicable):

**Estimated Construction Start: May 2010
Estimated Construction Completion: September 2010**

Long-term monitoring will occur after September 2010

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.

Greylock, 2007. *Draft Remedial Investigation. Former Hardel Plywood Site, 1210 NW West Bay Drive, Olympia, Washington.* December 17, 2007.

Greylock, 2009. *Feasibility Study. Former Hardel Plywood Site, 1210 NW West Bay Drive, Olympia, Washington.* May 8, 2009.

Greylock, 2009. *Draft Interim Action Work Plan. Former Hardel Plywood Site, 1210 NW West Bay Drive, Olympia, Washington.* November 5, 2009.

Attachments:

Figure 1. Vicinity Map

Figure 2. Approximate Extent of Soil and Groundwater above Cleanup Levels

Figure 3. Approximate 100 Year Flood Plain

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.

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

Department of Ecology: Interim Action Work Plan

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 Project consists of the remediation of petroleum and PAH-impacted soil and groundwater at the Site. This Project will be performed as an Interim Action in accordance with Agreed Order No. DE-4108 between the Department of Ecology and Hardel.

The goal of the project is to remove soil and groundwater from the Site that contain contaminants above state cleanup levels. Contaminated soil will be excavated and hauled to a landfill permitted to accept this material. Prior to soil removal, concrete building foundations will be removed to allow access. The Project will consist of the following tasks:

1. Concrete building foundations will be removed to allow access to the petroleum-contaminated soil beneath.
2. Petroleum-impacted soil will be excavated and loaded onto trucks that will transport the soil to a landfill licensed to accept this material. It is estimated that approximately 14,950 cubic yards of soil will be removed.
3. Excavated areas will be dewatered to allow for removal of soil at depth. Water will be contained in storage tanks, tested, and disposed of at a facility licensed to accept this water.
4. Following confirmation sampling, excavations will be backfilled with clean, imported fill.
5. Imported fill will be graded and compacted across the Site.

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 Project is located at 1210 NW West Bay Drive, in Olympia, Washington (Figure 1) .

Section/Town/Range: 10 18 2W

SCHNEIDER LOT 1 BLK 2 LESS S 200F TGW PT HURD DLC DAF: COM SE COR DLC W 95F N18-14W 2.215 CH; E 20F; N16-53W 140.5 F; W 47.5F; N10-45W 120F; W 130F; N10-45W 60F; E 120F; N10

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)? 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 prime farmland.

Primarily sand with some gravel.

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

No, not on the Site, however, there are steep slopes to the west of West Bay Drive that have a history of erosion.

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

Approximately 14,950 cubic yards of clean fill will be used to backfill open excavations. A minor amount of grading will be performed following backfilling. All material will come from an approved, native upland source.

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

Erosion is not anticipated. Erosion control measures will be implemented by the Contractor to ensure compliance with City and Ecology regulations.

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

The site is currently 90% impervious due to the existing concrete slab on the Site. It is anticipated that there will be a reduction in impervious surfaces to approximately 60% upon completion of the project .

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

Catch basin blocks, and use of other materials such as straw bales as needed.

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.

Particulate matter from diesel engine non-road equipment may occur during construction. Some diesel odor will occur at open excavations, but it's expected to be very localized on the Site.

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:

Dust will be controlled with water trucks, if needed.

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.

Budd Inlet is situated to the east of the Site.

- 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.

No work will occur over or in the water.

Some work will occur adjacent to (within 200 feet) of Budd Inlet. The work may consist of concrete removal, soil removal, filling and grading.

- 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.

No fill will be placed in or removed from surface water or wetlands.

- 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.

A portion of the Site, close to the shoreline, lies within the 100-year floodplain (see Fig. 3)

- 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.

Some groundwater will be withdrawn during construction for 2 different purposes:

1. **Groundwater contaminated with diesel will be pumped from excavations and stored in above-ground**

- holding tanks onsite.
2. Dewatering of clean groundwater may occur along the western end of the site in order to allow the contractor to excavate contaminated soils.

All waters will be stored in holding tanks onsite and tested. Following testing, waters will be transported to an appropriate disposal facility.

- 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.

None.

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.

Storm water from the site currently enters catch basins and discharges to Budd Inlet. During excavation of contaminated soils, all catch basins within the work zone will be blocked. If significant surface water accumulates, it will be pumped to above ground storage tanks and disposed of offsite.

- 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:

Catch basin blocks and use of other materials such as straw bales will be used to control surface water. Groundwater will be contained in storage tanks and will be disposed of offsite.

4. Plants

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

_____ deciduous tree: alder, maple, aspen, other

_____ evergreen tree: fir, cedar, pine, other

_____ shrubs

_____ grass

_____ pasture

_____ crop or grain

_____ 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?

None.

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:

None.

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: seagulls

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.

Chinook Salmon are present in adjacent areas of Budd Inlet and Puget Sound, Bald Eagles are observed south of this area near Capitol Lake. Bull Trout and Marbled Murrelets may occur in the project area, but no records or studies have indicated their presence within Budd Inlet. The presence of Southern resident Orcas in Budd Inlet is an unusual occurrence that happens about once a year.

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

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

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

None.

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.

- 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:

Not applicable.

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.

During excavation work, the contractor may be exposed to diesel odors/vapors. The contractor and all workers on the site will be required to wear appropriate personal protective equipment (PPE) in areas of near contaminated soils and groundwater.

1) Describe special emergency services that might be required.

None besides those typically required for urban uses.

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

A Health and Safety Plan will be prepared and followed by all workers on the Site.

B. Noise

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

None.

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.

There will be construction noise during normal City construction work hours (M - F, 7AM - 6 PM).

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

Work during City of Olympia daylight hours, and compliance with City of Olympia Daytime Noise regulations.

8. Land and shoreline use

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

The site is currently not in use. Adjacent properties are primarily used for industrial purposes and commercial office space.

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

No.

c. Describe any structures on the site.

The only structure on the site is a large concrete building foundation/slab.

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

The concrete slab/building foundation will be demolished to provide access to the contaminated soil and groundwater that requires removal.

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

Industrial.

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

Urban Waterfront.

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 an "environmentally sensitive" area? If so, specify.

No.

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

Not applicable.

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

Not applicable.

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 cleanup will encourage future redevelopment compatible with existing and projected land uses.

9. Housing

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

Not applicable.

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?

Not applicable.

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

None.

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

None.

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:

None.

12. Recreation

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

Budd Inlet is nearby. It is used for recreational boating.

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:

None.

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.

None known.

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

None.

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.

During construction, trucks will use West Bay Drive to access the Site.

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

No. The nearest transit stop is at Rogers Street and Bowman Avenue approximately 0.4 miles from the Site.

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

Not applicable.

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.

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.

There will be no vehicular trips generated by the completed project, however, during construction there is expected to be approximately 10 to 15 trucks per day transporting materials to and from the site. Peak volumes would occur during transport of soil, which is expected to be in June and July, 2010.

g. 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, 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.

Electricity will be needed for the project. It will be provided by the City of Olympia.

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:

Date Submitted:

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.



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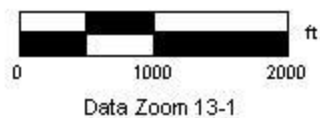
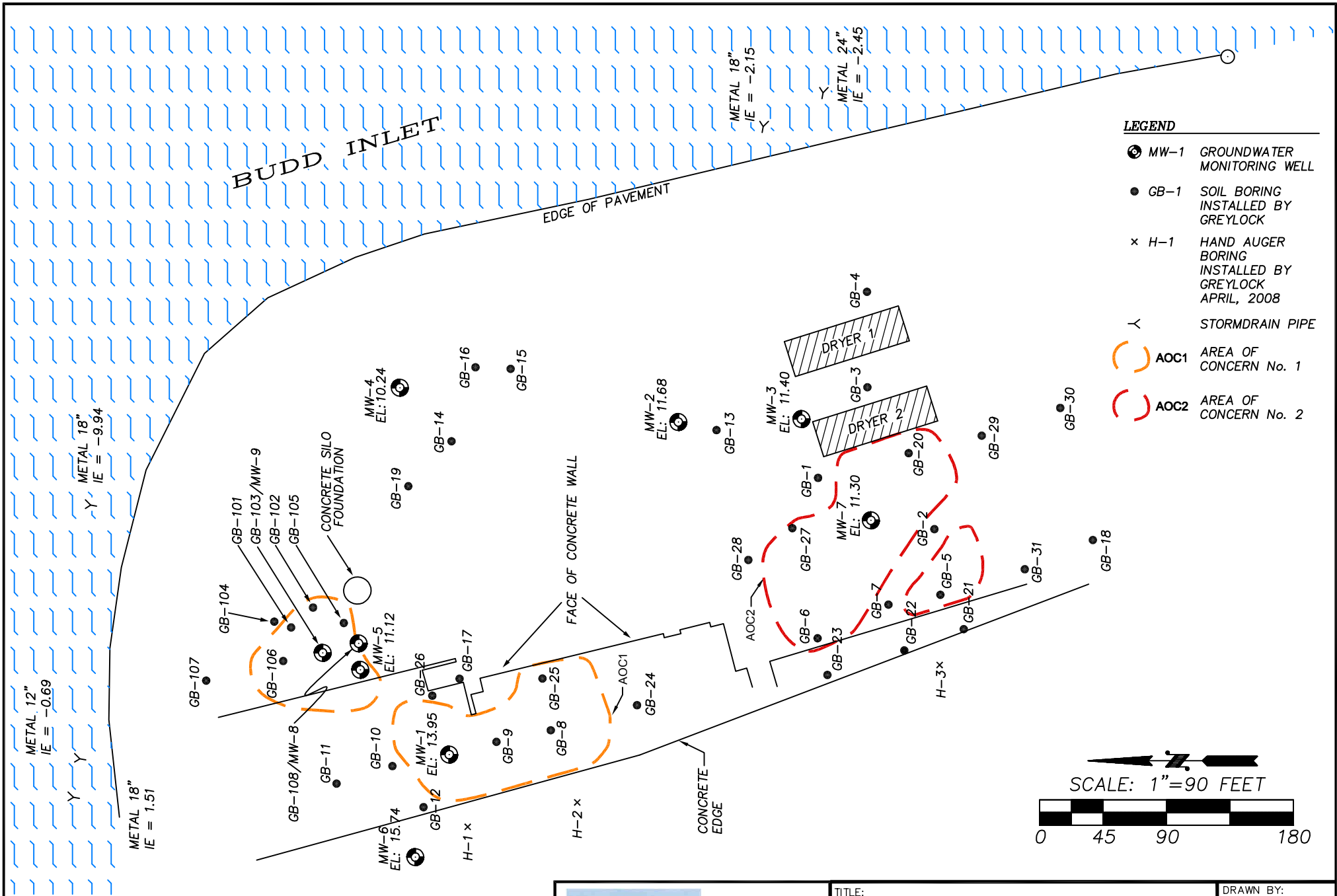
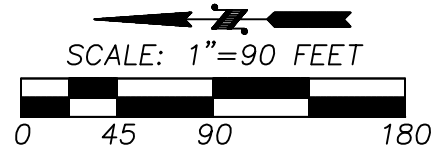


Figure 1. Vicinity Map



- LEGEND**
- ⊙ MW-1 GROUNDWATER MONITORING WELL
 - GB-1 SOIL BORING INSTALLED BY GREYLOCK
 - × H-1 HAND AUGER BORING INSTALLED BY GREYLOCK APRIL, 2008
 - Y STORM DRAIN PIPE
 - ⊖ AOC1 AREA OF CONCERN No. 1
 - ⊖ AOC2 AREA OF CONCERN No. 2



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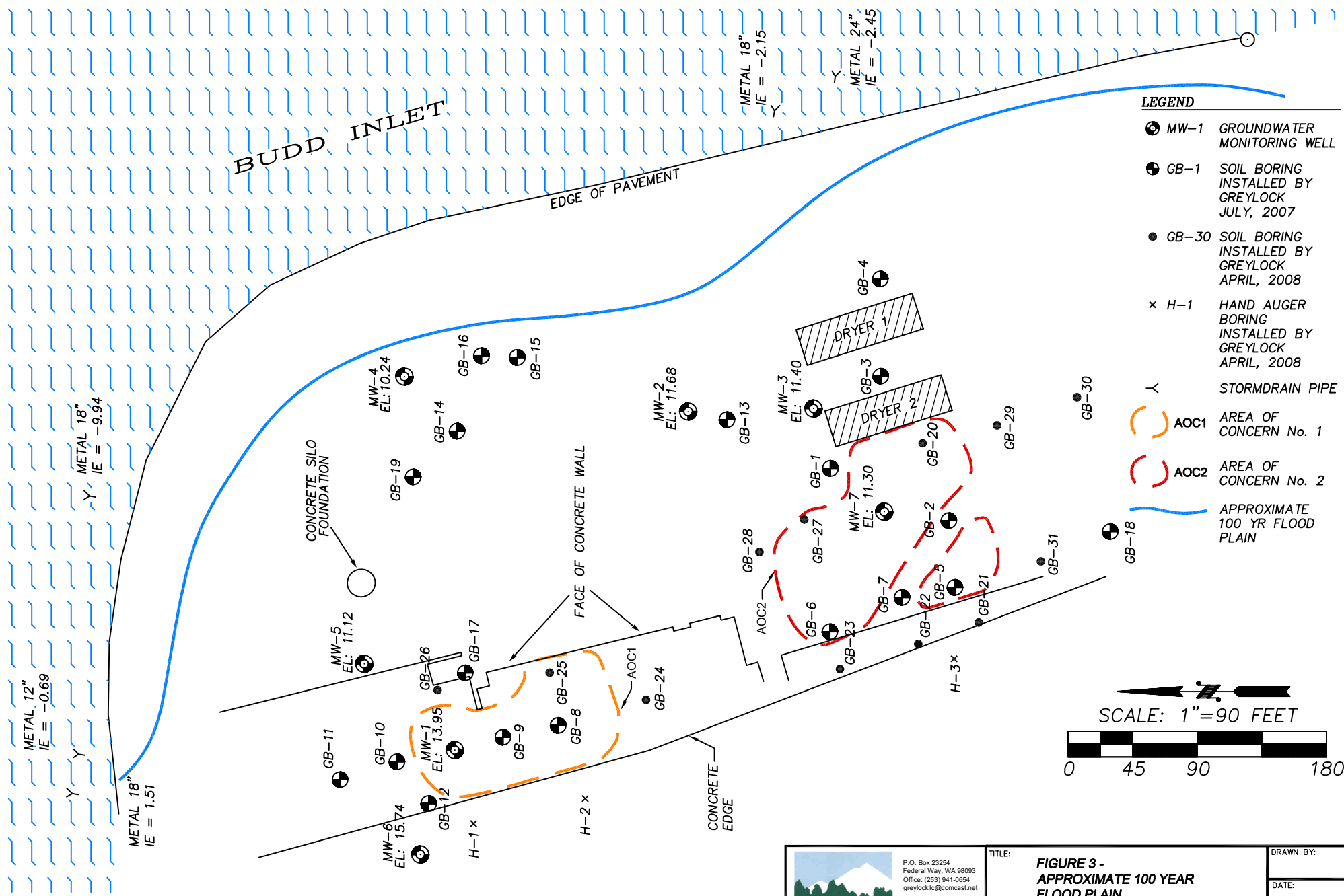
TITLE:
FIGURE 2 - APPROXIMATE EXTENT OF SOIL AND GROUNDWATER ABOVE CLEANUP LEVELS

Hardel Mutual Plywood Site, Olympia, Washington
Modified from Andresen Surveying August 2007

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CPS

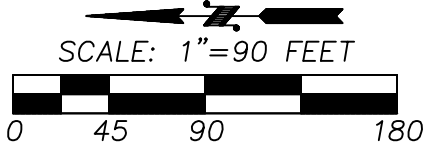
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SHEET NO:
2



LEGEND

- MW-1 GROUNDWATER MONITORING WELL
- GB-1 SOIL BORING INSTALLED BY GREYLOCK JULY, 2007
- GB-30 SOIL BORING INSTALLED BY GREYLOCK APRIL, 2008
- H-1 HAND AUGER BORING INSTALLED BY GREYLOCK APRIL, 2008
- STORMDRAIN PIPE
- AOC1 AREA OF CONCERN No. 1
- AOC2 AREA OF CONCERN No. 2
- APPROXIMATE 100 YR FLOOD PLAIN



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TITLE: **FIGURE 3 - APPROXIMATE 100 YEAR FLOOD PLAIN**

Modified from Andresen Surveying August 2007
Hardel Mutual Plywood Site, Olympia, Washington

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DATE:

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