



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

DETERMINATION OF NONSIGNIFICANCE

Description of proposal:

The Aladdin Plating site, an abandoned metal finishing facility, is undergoing a cleanup under the State of Washington Model Toxics Control Act (MTCA). Metals contamination in soil and groundwater is above MTCA cleanup levels. The remedial action will consist of removing and disposing of about 400 cubic yards of contaminated soil and monitoring groundwater. This site is undergoing environmental cleanup with funding provided by the Department of Ecology.

Proponent:

WA State Department of Ecology, Toxics Cleanup Program, Southwest Regional Office

Location of proposal:

1657 Center Street
Tacoma, Washington

Lead agency: WA 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. Sources of information relating to the environmental remediation are included in the accompanying environmental checklist, as well as in the site's remedial investigation/feasibility study report and draft cleanup action plan that are on file with the Department of Ecology.

- 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 at least 14 days from the date below. Comments must be submitted by June 8, 2015.

Responsible official:

Rebecca S. Lawson, P.E., LHG
Section Manager, Southwest Regional Office - Toxics Cleanup Program, WA Department of Ecology

Phone: (360) 407-6241

Address: P.O. Box 47775, Olympia, WA 98504-7775

Date: 4/29/2015 Signature: Rebecca S. Lawson

- There is no agency appeal.

Environmental checklist.

WAC 197-11-960

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.

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable:
Former Aladdin Plating Site
2. Name of applicant:
Washington State Department of Ecology
3. Address and phone number of applicant and contact person:
Mohsen Kourehdar
Washington State Department of Ecology
Toxics Cleanup Program
300 Desmond Drive
Lacey, Washington 98504
360.407.6256
4. Date checklist prepared:
December 10, 2014
5. Agency requesting checklist:
Washington State Department of Ecology
6. Proposed timing or schedule (including phasing, if applicable):
Spring, 2015
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.
GeoEngineers, Inc., Final Remedial Investigation/Feasibility Study Report (RI/FS), Former Aladdin Plating Site, Tacoma, Washington. GEI File No 0504-095-00. December 9, 2014.
GeoEngineers, Inc., Final Cleanup Action Plan (CAP), Former Aladdin Plating Site, Tacoma, Washington. GEI File No 0504-095-00. December 10, 2014.
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.
Chapter 90.48 RCW (State Water Pollution Control Act) and Chapter 173-220 WAC (National Pollutant Discharge Elimination System [NPDES] Permit Program Regulations).
Chapter 70.105D RCW (Model Toxics Control Act) and Chapter 173-340 WAC (MTCA Regulations)
Chapter 70.105 RCW (Washington State Hazardous Waste Management Act) and Chapter 173-303 WAC (State Dangerous Waste Regulations).
Chapter 173-160 RCW (Minimum Standards for Construction and Maintenance of Wells).

Chapter 43.21C RCW (State Environmental Policy Act) and Chapter 197-11WAC (State Environmental Policy Act Rules).

Washington Industrial Safety and Health Act (WISHA).

Applicable Pierce County Codes.

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.)

Based on the comparative analysis performed in the Feasibility Study, the proposed Site cleanup is soil excavation to achieve cleanup goals at the Site. Briefly, the cleanup includes:

- Excavation and off-site, permitted disposal of approximately 400 cubic yards of metals-contaminated soil that is a source of metals contamination in groundwater. Soil with metals concentrations exceeding MTCA Method A and B cleanup levels protective of direct human contact and MTCA Method B cleanup levels for soil protective of groundwater as drinking water would be removed.
- Installation of monitoring wells to monitor the natural attenuation of groundwater for at least four semi-annual monitoring events (2 years).

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 former Aladdin Plating site is located at 1657 Center Street in Tacoma, Washington, a corner parcel located at the northeast corner of the intersection of Center Street and South Alaska Street (Figure 2). The Site is situated within the southwest quarter of Section 8, Township 20N, Range 3E, and at latitude 47 14'02.80", longitude -122 27'27.74". See Attachment 1, Figures 1 and 2 for a vicinity map and site plan.

B. ENVIRONMENTAL ELEMENTS

1. EARTH

- a. General description of the site (circle one):

Flat

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

Approximately 0%

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

The Site is underlain by a combination of fill and native soil. Soil across the property was generally characterized as brown silty sand to sand with silt, with varying gravel content. No definitive geologic contact was identified delineating fill material from native soils.

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

No.

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

See Section A 11. Depth of excavation will extend as deep as 16 feet below ground surface (bgs) as feasible (in the areas of SB-4). Other areas of excavation will range between 5 feet bgs and 11 feet bgs, with the majority of excavation across the site from the surface to 2.5 feet bgs. The excavation will be backfilled to grade with clean imported fill.

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

No.

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

0% (None currently planned.)

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

Not applicable.

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.

Dust during construction, none thereafter.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Not applicable.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Not applicable.

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.

No, not applicable.

- 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.

Not applicable.

- 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.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No.

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.

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.

The current use of the Site is an unimproved lot. At completion, the Site use will remain the same, but potentially be available for redevelopment. Currently stormwater enters and leaves the Site by sheet flow. No new stormwater management facilities will be constructed as part of the cleanup action. During soil excavation, silt fences, catch basin blocks, and other materials such as straw bales will be employed as needed. A Construction Stormwater Pollution Prevention Plan will be prepared by the contractor and approved by Ecology before excavation begins.

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:

All work will be conducted within timing windows of minimal precipitation when possible. An emergency spill kit will be located on the Site and promptly employed for the cleanup of accidental spills. Also, silt curtains and containment bails will be deployed during excavation activities as needed.

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?

Vegetation on site (volunteer alder, grasses, and brush) will be removed entirely.

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

None known.

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:

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.

None known.

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

Unknown.

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. Not applicable.

- 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.

The purpose of the project is to remove and reduce exposure to metals to acceptable levels. No exposure to environmental health hazards is expected.

- 1) 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 activities.

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

The purpose of the project is to remove and reduce exposure to metals to acceptable levels. The Site Safety Plan will list requirements for worker protection during excavation and removal of contaminated soil.

- b. Noise

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

Traffic, operations at nearby manufacturing facilities.

- 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.

Operation of heavy equipment, traffic from trucking. Hours of construction and trucking activity would be limited to approximately 7 AM to 3 PM weekdays.

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

None.

8. LAND AND SHORELINE USE

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

The property is currently unimproved, but lies within a neighborhood zoned as light industrial. The immediate area surrounding the Site is primarily industrial with some residential housing. Each of the properties directly adjacent to the Site are zoned either light or heavy industrial by the City of Tacoma.

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

No.

- c. Describe any structures on the site.

None.

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

No.

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

Light industrial.

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

The current comprehensive plan designation is M-1, Light Industrial by the City of Tacoma. This zoning allows for mixed-use, including the following: commercial businesses, parks, daycare centers, warehouses, vehicle service, and wholesale in addition to other permitted site uses (Title 13-Land Use Regulatory Code).

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

Not applicable.

- 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?

None in the immediate future. Undetermined for potential future use.

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

None.

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

Not applicable.

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

There will be no change to the current land use.

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.

None.

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

Not applicable.

10. AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable. None currently planned.

- 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:

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 to current planned use.

- 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. Not applicable.

12. RECREATION

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

None.

- 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.

No.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None. Not applicable.

- 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.

Center Street

South Alaska Street

Access would remain unchanged from adjacency to these streets.

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

Yes, the nearest transit stop is approximately 200 feet east on Center Street.

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

No spaces planned.

No spaces eliminated.

- 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.

None currently planned. Not applicable.

- 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.

None.

16. UTILITIES

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

None.

- 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.

None currently planned.

C. SIGNATURE

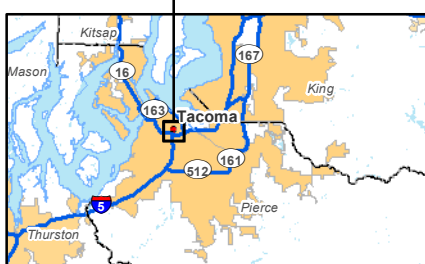
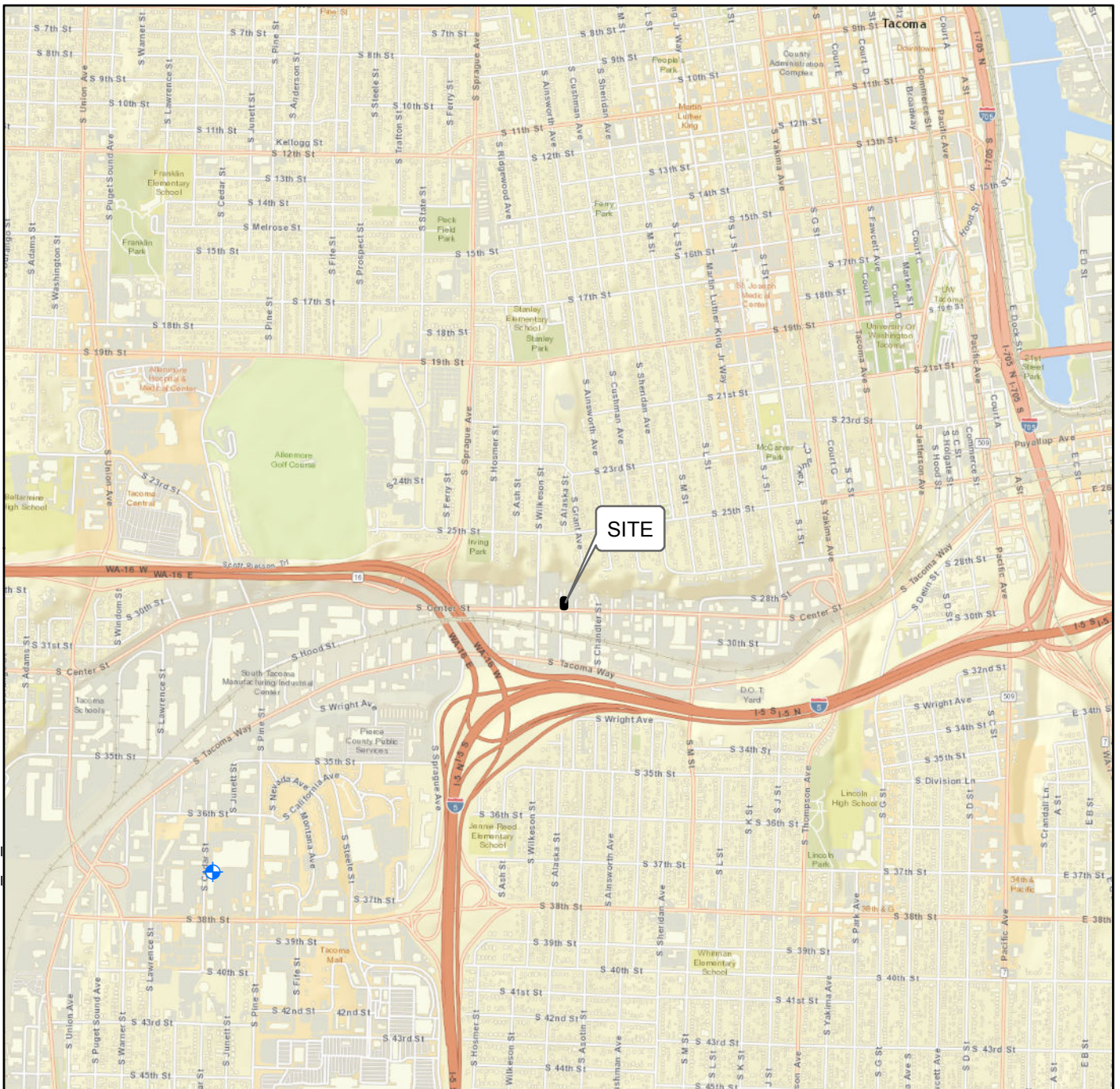
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.


Signature: _____

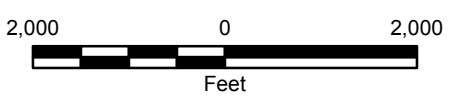


Date Submitted: December 17, 2014

Office: PORT Path: \\pdx\Projects\010504095_GIS\GIS\000MXD\050409500_F1_VM.mxd




 City of Tacoma production well



Notes:

1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.
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Data Sources: ESRI Data & Maps, Street Maps 2005
 Base map from ESRI Data Online.
 Transverse Mercator, Zone 10 N North, North American Datum 1983
 North arrow oriented to grid north

Vicinity Map	
Former Aladdin Plating Facility Tacoma, Washington	
GEOENGINEERS 	Figure 1



Property Boundary



Parcel Boundary (Pierce County)



Notes:

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Data Sources: Parcel Boundary and roads from Pierce County GIS.
 Base map from ESRI Data Online.
 Transverse Mercator, Zone 10 N North, North American Datum 1983
 North arrow oriented to grid north

Site Map

Former Aladdin Plating Facility
 Tacoma, Washington



Figure 2