
STATE ENVIRONMENTAL POLICY ACT (SEPA) CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable:

Custom Plywood Interim Remedial Action; Phase I- Upland Remediation Work

2. Name of applicant:

Washington State Department of Ecology, Toxics Cleanup Program

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

P.O. Box 47600, Olympia, WA 98504-7600

(360) 407-6000

Hun Seak Park, P.E.

4. Date checklist prepared:

February 8, 2011

5. Agency requesting checklist:

Department of Ecology

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

Work is expected to begin in June 2011.

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

Yes. The in-water remediation (Phase II) is anticipated to begin in 2012.

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

- Revised Draft Feasibility Study Report Custom Plywood Site prepared by Hart Crowser, February, 2011
- Draft Revised Conceptual Wetland Mitigation Plan prepared by Hart Crowser, February, 2011
- Archaeological Monitoring Plan for the Custom Plywood Interim Remedial Action, Phase 1 Upland Component prepared by HRA, January 10, 2011.
- Custom Plywood Site Remedial Investigation, prepared by AMEC, 2010

9. Do you know whether applications are pending for governmental approval or other proposals directly affecting the property covered by your proposal? If yes, explain.

Washington State Department of Ecology, Shorelands and Environmental Assistance Program wetland mitigation concurrence letter

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

- City of Anacortes Drainage and Grading Permits (including critical areas and SMP exemption)
- Washington State Department of Ecology, Shorelands and Environmental Assistance Program wetland mitigation concurrence letter
- The proposed action will be conducted as a remedial action under an Agreed Order with the Washington Department of Ecology within the authority of the state Model Toxics Control Act (MTCA). The proposed action is exempt from the procedural requirements of state and local permits that would otherwise be required, per RCW 70.105D.090. However, the proposed action is required to demonstrate substantive compliance with appropriate state and local permits. These include: Washington Department of Ecology Section 401 Water Quality Certification; Ecology NPDES Stormwater Permit for Construction Activities; Washington Department of Fish & Wildlife Hydraulic Project Approval; and City of Anacortes Shoreline Substantial Development, building and construction permits, including demolition, grading, and drainage approvals

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 upland portion of the Custom Plywood site is characterized as a heavily disturbed site containing relict foundations and structures, concrete and wood debris, vegetation (native and non-native), and

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wetlands. The northwestern portion of the site is used as a temporary boat storage yard. The remnants of former structures and debris piles are scattered across the property. Portions of the above-ground foundations have been removed from the property.

Lumber milling and plywood operations took place at the Custom Plywood Site for over 100 years, which resulted in the placement of copious amounts of wood waste and fill throughout the site. Site operations ceased following a fire in 1992. Historical processes released wood waste and hazardous chemical materials into the environment during mill operation.

The purpose of this project is to complete a remedial action in the upland portion of the site including:

- Removal of former structures including concrete foundations and pilings and abandoned tanks from previous industrial activities, and debris piles containing wood, metal, and other materials;
- Excavation and removal of contaminated soil and wood waste; and
- Creation of a consolidated wetland mitigation area.

12. Location of the proposal.

The site is located at 35th and V Avenue in Anacortes, WA. The property is owned by GBH Investments, LLC and includes Tract Nos. 4 to 10. The upland is an irregularly shaped parcel that covers approximately 6.6 acres of upland. Vicinity maps and site plans are provided on Sheets 1 through 4.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: Flat, rolling, hilly, steep slopes, mountainous, other...

Long axis of the property runs north to south and is generally flat

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 prime farmland.

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On-site soils consist for historical fill material with gravels, sands, silts, and debris from former structures.

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

No.

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

For the upland cleanup action, the following excavation and backfilling are anticipated:

- Concrete structure demolition and recycling: 1,750 cy
- Surface debris removal and disposal: 14,200 tons
- Piling removal: 970 piles
- Excavation: 20,200 cy
- Backfill placement: 32,090 cy

Excavation within the Shoreline Cleanup Zone (i.e., within 75 feet of OHW line) will include the removal of approximately 8,000 to 12,000 cy of soil depending on the depth of required excavation.

Backfilling of excavated areas will be completed to restore existing grades with the exception of the wetland mitigation area where compost and mulch will also be placed. A clean fill material will be used for backfilling from a local source to be determined by the Contractor. The site will be hydroseeded or planted following final grading.

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)?

No changes to existing impervious cover are anticipated.

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

Contractors will be required to implement Best Management Practices (BMPs) for erosion control during construction and excavation consistent with the Washington State Department of Ecology Stormwater Management Manual for Western Washington. These may include covering of stockpiles, use of fabric filter fences, straw bales, interceptor swales, and/or other similar measures.

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.**

Short-term air emissions are expected to be limited to diesel and gasoline engine emissions from trucks and other heavy equipment being used for excavation, backfilling, grading, and construction. Stockpiled soils will employ dust suppression BMPs including but not limited to covering and wetting. Following cleanup, air emissions would be generated by vehicles using the site and adjacent facilities.

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

No. Sources of emissions in the vicinity of the site include refineries, industrial and commercial operations, and vehicular traffic on streets which would not effect the proposed project.

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 temporary gravel paths watered to reduce dust and maintaining all internal combustion equipment to limit emissions.

3. Water**a. Surface:****i. 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.**

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The proposed remediation project is located along Fidalgo Bay. Five freshwater and estuarine wetlands (Wetlands A, B, C, D, and E) are located on the site totaling 11,910 sf that will be impacted and restored as part of the project. Wetlands A, B, C, and D are isolated wetlands that will be impacted during Phase I upland remediation. Wetland E is connected to state and federal navigable waters, and the U.S. Army Corps of Engineers has determined that Wetland E is federally regulated. Wetland E will be impacted during the Phase II in-water remediation.

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

Yes, the project includes removal of existing structures, excavation, backfilling and grading within 200 feet of Fidalgo Bay.

iii. 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.

The four isolated wetlands (Wetlands A, B, C, and D) totaling 10,521 sf will be impacted by the cleanup. A wetland mitigation area totaling greater than 12,000 sf in area and an upland buffer will be constructed within the southern portion of the site to compensate for impacts to the on-site wetlands (Wetlands A, B, C, D, and E). Approximately 4,200 cy of clean fill material will be imported for construction of the buffer and compost and mulch will be placed in the buffer. Approximately 690 cy of sand will be placed in the restored wetland area.

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

No.

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

No.

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

Potential discharges to surface water during the upland cleanup include leakage of petroleum products (fuels, oil, grease, hydraulic fluids, lubricants) from equipment and could enter surface water in

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stormwater runoff. The Contractor will implement BMPs to reduce and control potential surface water discharges during construction.

Post construction, stormwater entering the site will be treated using a stormwater swale designed to meet the specifications of the Washington State Department of Ecology Stormwater Management Manual for Western Washington. This stormwater will then be conveyed to the proposed wetland mitigation site for beneficial use. Beyond this beneficial use, very little if any treated stormwater is expected to discharge into Fidalgo Bay.

b. Ground

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

Groundwater conditions at the site suggest that soil excavations will likely encounter groundwater. Construction dewatering may be required during deeper excavations to facilitate excavations and reduce the water content of excavated soils. If necessary, construction dewatering will be accomplished using a contractor-designed system that may consist of dewatering wells, vacuum wellpoints, and/or shallow sumps to allow excavation to proceed in relatively dry conditions. Water collected during dewatering activities will be stored in large tanks prior to disposal at an appropriate facility to be determined by the selected Contractor.

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.

ii. 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):

i. 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.

A City of Anacortes stormwater conveyance pipe currently routes off site stormwater runoff onto the property. This stormwater conveyance will be upgraded to a stormwater treatment swale to meet Washington State Department of Ecology Stormwater Management Manual for Western Washington requirements. In addition, a conveyance corridor at the end of the swale will provide additional treatment and infiltration prior to conveying into the restored wetland area for beneficial use. Beyond this beneficial use, very little if any treated stormwater is expected to discharge into Fidalgo Bay.

Stormwater originating on the site during construction is planned to be managed primarily through infiltration (i.e. zero discharge condition). Contract plans and specifications will require the contractor to develop a Stormwater Pollution Prevention Plan in accordance with 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.

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

Although potential exists for soil particulates from construction excavation, or other constituents associated with site remediation to enter groundwater or surface water, such discharges are planned to be managed on site as practicable. Contractor requirements will include providing a contingency for discharge of surface runoff to Fidalgo Bay, if such an action became necessary. The contractor would monitor and sample such discharges, submit samples for laboratory testing, and report monitoring and testing results in accordance with provisions of the Construction Stormwater General Permit. If stormwater treatment became necessary, the contractor will be required to implement appropriate management and disposal measures. Groundwater with sheen or other indications of free product from existing site soil conditions will be removed for appropriate off site disposal.

Low potential exists for entry of other waste materials into surface runoff or groundwater. Site 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.

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

BMPs measures including hydroseeding and planting exposed soils with the wetland mitigation area/buffer, minimizing exposed soils during rainy periods, straw bales, check dams, and impervious surface sweeping will be implemented to limit materials that can be mobilized by storm events. 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 requirements of the Construction Stormwater General Permit and Stormwater Management Manual for Western Washington.

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4. Plants

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

deciduous tree: alder maple, aspen, other: **cottonwood**

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

wet soil plants: **cattail**, buttercup, **bulrush**, skunk cabbage, other: **pickleweed, saltgrass**

water plants: water lily, eelgrass, milfoil, other

other types of vegetation: **weedy shrubs and herbaceous vegetation**

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

The proposed remediation would eliminate the existing upland vegetation. Wetland vegetation will be replaced in the consolidated restoration area at the southern end of the site and an upland buffer will be planted. The site will be hydroseeded with a grass mixture following construction.

c. List threatened or 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.

Proposed wetland vegetation will include pickleweed, saltgrass, and seacoast bulrush. Proposed upland buffer plantings will include Douglas fir, shore pine, black cottonwood, big-leaf maple, oceanspray, vine maple, red elderberry, Nootka rose, red-flowering currant, snowberry, thimbleberry, salal, Douglas

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hawthorne, dunegrass, coastal strawberry, and kinnikinnick. The remainder of the site will be hydro-seeded with a grass mixture common to the Pacific Northwest following construction.

5. Animals

a. Circle any birds or 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, gulls, common loon, cormorant, osprey, great blue heron**
- mammals: deer, bear, elk, beaver, other: **mink**
- fish: **salmon, bull trout, crab, forage fish**

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

Federally listed or threatened species that could occur in the vicinity of the site include Chinook salmon, steelhead, bull trout, marbled murrelet, Southern Resident orca, Stellar sea lion, humpback whale, and leatherback sea turtle.

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

Salmonids use Fidalgo Bay as an anadromous fish migratory route for the Samish, Skagit and other river system. The Puget Sound area is part of the Pacific flyway. Birds that inhabit the area vary seasonally due to migration. Fidalgo Bay provides over-wintering areas for grebes and other migratory waterfowl.

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

The wetland restoration area and associated buffer are expected to enhance upland and nearshore habitat beyond what is presently available.

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.

Both electrical and fossil fuels will be required to complete remediation of the site.

b. Would your project affect the potential use of solar energy by adjacent property? 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 exposures 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 discharges to surface waters during cleanup include accidental spills or leakage of petroleum products from construction equipment used during the project. The Contractor will be required to prepare a health and safety plan for work in areas where it is expected that contaminated soils may be encountered.

i. Describe special emergency services that might be required.

None are anticipated.

ii. Proposed measures to reduce or control environmental health hazards, if any.

- Visual air monitoring of sulfide and dust;
- Health and Safety Plans (HASPs);
- Spill Control Plan;
- BMPs; and
- HAZMAT handling training and equipment.

b. Noise

i. 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.

ii. 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 noise will be limited to daytime hours (Monday through Friday, 8 a.m. to 5 p.m.).

iii. Proposed measures to reduce or control noise impacts, if any.

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

8. Land and Shoreline Use

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

The property is currently used as a temporary boat storage yard. Adjacent properties include industrial and commercial uses. Residential land use exists to the west of the site.

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

No.

c. Describe any structures on the site.

The remnants of former structures and debris piles are scattered across the property.

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

Remnants of former structures scattered throughout the site will be removed including the removal of piles, foundations, and aboveground structures.

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

Industrial.

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 Maritime.

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

Yes, the five on-site wetlands.

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.

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 proposed cleanup is consistent with the goals of the City of Anacortes Comprehensive Plan. Completion of the proposed public access and wetland restoration area will provide significant improvements along the shoreline of Fidalgo Bay.

9. Housing

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

Not applicable.

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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?

Views in the immediate vicinity will be temporarily altered during the remedial action by construction equipment, staging areas and stockpiled materials. Existing and degraded structures will be removed and improve views following project completion.

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?

Existing street lighting in the vicinity of the site will remain unchanged.

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.

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d. Proposed measures to reduce or control light and glare impacts, if any.

Not applicable.

12. Recreation

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

The Tommy Thompson Trail and a small picnic and viewing area are located along the southwestern property boundary.

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

Yes. The proposed project temporarily displaces the existing Rotary Park however, it will be replaced during this phase of the project.

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

The proposed project will enhance public access. Details are being developed for the public access element of this project as part of Phase 2.

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.

There are no known historic places or objects located on the site.

To avoid affecting potential prehistoric and historic resources, Historical Research Associates, Inc. (HRA) has prepared an Archaeological Monitoring Plan for the Custom Plywood Interim Remediation Action, Phase 1 Upland Component.

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

Historical Research Associates, Inc. (HRA) has prepared an Archaeological Monitoring Plan for the Custom Plywood Interim Remediation Action, Phase 1 Upland Component.

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.

V Place is located on the western property boundary. This street will serve as the main access route during construction.

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

The site is served by Skagit Transit along R Avenue by Route 410.

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

Existing parking will remain unchanged following project completion.

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).

Existing parking and site access will remain unchanged following project completion.

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.

Excavated materials and backfill will be transported to and from the site in single or double dump trucks. It is expected that during project construction, up to 60 truck trips per day will be generated. In addition, construction workers would likely generate up to 45 trips per day and up to 15 peak hour trips.

Following upland cleanup, vehicular traffic is not anticipated to change as a result of the project.

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.**

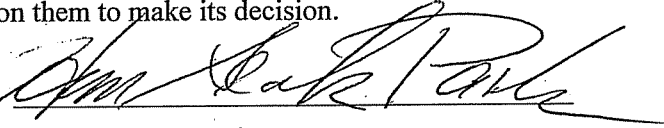
Utility services to the site are not expected to change following project completion.

Remediation and construction activities will be coordinated with the appropriate utility providers including Puget Sound Energy (electricity), GTE (telephone), and the City of Anacortes (water, sewer, refuse).

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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: 2-10-2011