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

Description of proposal: Remedial activities at the Holcim Inc. Site involve the excavation of contaminated soil and cement kiln dust (CKD) from the City of Spokane Valley's property and consolidating it with contaminated soil and CKD on Holcim's property. This consolidated material will be covered with an engineered cap. The excavation area on the City's property will be backfilled and planted with appropriate native vegetation. Contaminated soil on Neighborhood, Inc.'s property will either be disposed offsite at a permitted facility or will be consolidated with the material on Holcim's property. The excavation area on Neighborhood, Inc.'s property will be backfilled. Contaminated soil on Holcim's property not associated with CKD will be disposed offsite at a permitted facility. These activities will be conducted to remediate soil contaminated with metals, polycyclic aromatic hydrocarbons, and petroleum hydrocarbons.

Proponent: Washington State Department of Ecology

Location of proposal, including street address, if any: The site is located at 12207 East Empire Way in Spokane Valley, Spokane County, Washington.

Lead agency: Washington 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 19, 2015**

Responsible official: Michael A. Hibbler
Position/title: Section Manager, Toxics Cleanup Program
Phone: 509/329-3568
Address: 4601 North Monroe Street, Spokane, Washington 99205-1295
Date: September 3, 2015

Signature: 
Michael A. Hibbler

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background

1. Name of proposed project, if applicable:
   Holcim Inc. Site Remedial Action

2. Name of applicant:
   Holcim (US), Inc. and the City of Spokane Valley

3. Address and phone number of applicant and contact person:
   Jeremy Schmidt, P.E.
   509/329-3484

4. Date checklist prepared:
June 4, 2015

5. Agency requesting checklist:
Washington State Department of Ecology

6. Proposed timing or schedule (including phasing, if applicable):
Summer/Fall of 2016

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.
The document related to this proposal is the Draft Cleanup Action Plan, prepared by Ecology, which specifies the selected remedial action to address soil and groundwater contamination at the Holcim Inc. Site. Other information can be found in the Remedial Investigation and Feasibility Study documents prepared by GeoEngineers. These documents can be found at the Department of Ecology's Eastern Regional Office. The Remedial Investigation and Feasibility have already undergone public comment, and the Draft Cleanup Action Plan will undergo public comment concurrently with this SEPA Checklist.

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. Local, state, and federal agencies will have the opportunity to comment on both the Cleanup Action Plan and the SEPA checklist.

10. List any government approvals or permits that will be needed for your proposal, if known.
State and local approval for institutional controls, required under the Uniform Environmental Covenants Act (UECA-Chapter 65.70 RCW).

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.)
An estimated 12,300 cubic yards of Cement Kiln Dust(CKD) and soil intermixed with CKD will be removed from property owned by the City of Spokane Valley and placed with an approximate 121,300 cubic yard deposit of CKD on Holcim's property. An estimated 1,279 cubic yards of contaminated soil will be removed from property owned by Neighborhood, Inc., and either placed on Holcim's property or disposed off-site. The consolidated material on Holcim's property will be enclosed with an engineered landfill cover system.

In addition, an estimated 2,300 cubic yards of soil contaminated with metals, hydrocarbons, and/or polycyclic aromatic hydrocarbons (PAHs) located on Holcim's property will be transported offsite for disposal.

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 site is located at 12207 East Empire Way in the City of Spokane Valley, WA and covers approximately 24 acres. The Site includes properties owned by the City of Spokane Valley, Neighborhood, Inc., and Holcim (US), Inc.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

Flat with a steep slope between Holcim's property and properties owned by the City of Spokane Valley and Neighborhood, Inc.

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

An approximate 30% slope, to the north toward the river, is located between the Holcim property and City of Spokane Valley property.

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.

Soils are generally glacial flood-channel deposits, composed of a mixture of boulders, cobbles, gravel, and sand with localized beds and lenses of sand and silt.

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.

It is estimated that 15,900 cubic yards will be excavated and backfilled with clean material. It is estimated that grading will occur over an area of approximately 5 acres.

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

Not likely. Site surfaces where grading will occur are flat and the excavation and backfill work will occur in closed depressions. Also, work will occur during a low-precipitation time of year. Erosion control measures in accordance with Best Management Practices (BMPs) will be used at the site.

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

A low-permeability landfill cap will be installed over an area of approximately 5 acres. However, the low permeability layer will be located under approximately 3 feet of vegetated soil cover.

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

Grading will be phased in a manner to ensure that any runoff will be contained onsite and silt fence will be used.

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.

Dust is possible due to excavation and backfill. Water will be used to control dust during these activities. Large diesel trucks and excavators will be used during construction. Diesel odors will be present.

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:

Water will be used to control dust during any earthmoving work. Large diesel equipment will be limited to daylight hours.

3. **Water**

a. Surface Water:

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

A portion of the site is located approximately 130 feet from the Spokane River.

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.

Excavation will occur approximately 130 feet of the Spokane River.

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

None.

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

No.

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

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.

Small amounts of water are and will continue to be withdrawn for groundwater monitoring. Groundwater from the site is not used for drinking water.

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.

No waste material 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.

The new landfill cover system could be a source of stormwater during high-precipitation events. This stormwater will be managed on-site through evapotransporation, evaporation, and possibly infiltration as a backup for large events.

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

No.

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

Yes. The existing uncovered CKD is not conducive to infiltration and will be replace with a landfill cover system that will greatly reduce any runoff from precipitation events.

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

The vegetation on the final landfill cover system will greatly reduce the runoff volume from the cover. However, an infiltration structure may be installed to handle excess runoff from very large storm events.

4. Plants

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

____deciduous tree: alder, maple, aspen, other
__x_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?
Some grass areas will be disturbed by traffic but will be replanted after construction.

c. List threatened and 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:
The final landfill cap will be planted with native grasses. The backfilled area on the City of Spokane Valley's property will be planted with appropriate native vegetation that may include grasses, shrubs, and trees.

e. List all noxious weeds and invasive species known to be on or near the site.
There are no noxious weeds and invasive species known.

5. **Animals**

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

Examples include:

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

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.
All of Washington State is part of the Pacific Flyway.

d. Proposed measures to preserve or enhance wildlife, if any:
Contaminated material will be removed from Parks property. The Parks property will be restored to a natural state.

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.

Diesel will be used to power earthmoving vehicles.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None.

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.

Exposure to diesel for vehicle fueling. There is a risk of diesel spill, but spill control measures will be in place during construction. Potential exposure to contaminants present in soil. A health and safety plan will be developed for work related to the project. All project workers hazardous material trained and will be subject to this plan and will be provided personal protective equipment should it be needed. Measures will be implemented to ensure risks related to site work do not leave the site.

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

The purpose of this project is to address contamination at the site from past uses. Site contamination includes soil contaminated with cement kiln dust, which is contaminated with arsenic, lead, cadmium, and a high pH. Other contaminants in soil include petroleum hydrocarbons, benzene, and PAHs.

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

None, aside from the existing contamination.

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.

Contaminated soil will be consolidated on-site. Diesel could possibly be stored to fuel equipment

4) Describe special emergency services that might be required.

None are expected, but fire or ambulance services are available through the 911 network.

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

Preparation of a health and safety plan, the availability of personal protective equipment, and availability of a spills kit.

b. Noise

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

Traffic noise due to the operation of earthmoving equipment, including but not limited to dump trucks and excavators.

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.

Traffic noise would be short-term, likely for no longer than one month. Operations will occur during daylight hours.

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

Limiting work to daylight hours is expected to minimize noise impacts.

8. **Land and Shoreline Use**

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

The site is currently unused industrial property. Adjacent properties include a residential development and parks property associated with the Centennial Trail and Spokane River. The proposal will substantially improve adjacent properties by removing contamination from residential and parks property and restoring those properties for future use.

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?

The site has not been and is not planned to be used as a farm for forest.

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.

None.

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

No.

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

The Holcim and Neighborhood Inc properties are zoned Mixed Use Center and the City of Spokane Valley property is zoned Parks Open Space.

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

The comprehensive plan designation for Holcim and Neighborhood Inc properties is Mixed Use Center and the City of Spokane Valley property is Parks Open Space.

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 a critical area by the city or county? If so, specify.

The site does not have wetlands or high geologic hazard areas and is 130 or more feet from the OHW level of the Spokane River. Because of this, it is believed that no part of the site has been classified a critical area.

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

None.

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

None.

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

NONE

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

None.

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

None.

9. **Housing**

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

None.

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:

None.

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?

None.

b. 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?

No.

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?

The Centennial Trail and Spokane River are directly adjacent to the site

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:

The project will increase access to and the quality of existing parks property by removing contaminated soil from the parks property and planting with native vegetation.

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.

No.

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.

Coyote Rocks, about 1000 feet from the site, is a Traditional Cultural Property according to Washington State Department of Archeology and Historic Preservation.

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.

A professional archeological survey will be conducted prior to cleanup in areas where equipment could potentially disturb vegetated areas (this would occur primarily on the City of Spokane Valley Property and not in or on CKD deposits).

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.

Excavation is planned to occur in areas that were previously disturbed. However, a professional archeological survey will be conducted prior to cleanup in areas where equipment could potentially disturb vegetated areas (not in or on CKD deposits)

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.

No additional access to the existing street system is planned.

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

The closes Spokane Transit Authority bus stop is about one mile south of the site at the intersection of Mansfield and Pines.

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

No parking spaces will be created or eliminated.

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

NO

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

An abandoned and semi-demolished rail spur line is located on the site.

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?

None.

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.

None.

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

None.

15. **Public Services**

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

No.

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

None.

16. **Utilities**

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

c. 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.

No additional utilities are proposed.

C. Signature

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

Signature: _____

Name of signee Jeremy Schmidt

Position and Agency/Organization Site Manager, Dept. of Ecology

Date Submitted: 8-11-15