

## SEPA Determination of Non-Significance (DNS)

### Ultra Corporation, former Pace National Site Cleanup Action

#### Description of proposal:

- A. The Ultra Corporation, former Pace National Site is located at 500 7<sup>th</sup> Avenue South, Kirkland, Washington. From 1969 to 1990, the property was owned by Pace National (Pace currently known as Ultra Corporation). Pace operated a specialty chemical mixing and packaging business from 1971 to 1990. After 1990 the property was used as a warehouse and storage facility for retail purposes, and no industrial activities have occurred since 1990. The Property consists of approximately 5 acres, and the southern two-thirds of the property are wooded and were never developed.
- B. The Ultra Corporation proposes to conduct a Cleanup Action at the Pace National site under a legal agreement with Washington Department of Ecology (Ecology) called a Consent Decree.

#### This proposal includes the following activities to be conducted by project proponent:

1. Conduct Monitored Natural Attenuation for one chemical of concern, vinyl chloride, a common solvent in shallow groundwater. The cleanup action includes compliance groundwater monitoring at selected wells semi-annually for two years, and then to re-evaluate with Ecology.
2. The restoration time frame to be re-evaluated annually.
3. Implement Monitored Natural Attenuation and the Compliance Monitoring Plan and prepare Progress Reports and a final Closure Report.

**Proponent:** Ultra Corporation

**Location of proposal:** The former Pace National site at 500 7<sup>th</sup> Avenue South, Kirkland, 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 during the comment period, January 27 - February 27, 2012.

**Comments must be submitted by:** February 27, 2012.

**Responsible official:** Robert W. Warren

**Position/title:** Section Manager, Toxics Cleanup Program, Northwest Regional Office, Washington State Department of Ecology.

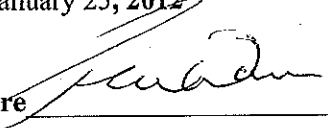
**Phone:** (425) 649-7054

Email: rwar461@ecy.wa.gov

Address: 3190 160<sup>th</sup> Avenue SE, Bellevue, WA 98008

Date: January 25, 2012

Signature

A handwritten signature in black ink, appearing to be "R. Warren", written over a horizontal line.

(OPTIONAL)

You may appeal this determination to: Robert W. Warren at the Washington Department of Ecology, Northwest Regional Office, 3190 160<sup>th</sup> Avenue SE, Bellevue, WA 98008 no later than February 27, 2012 by letter or email.

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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.

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:

*Cleanup Action, Former Pace National Site, 500 7<sup>th</sup> Avenue South, Kirkland, Washington*

2. Name of applicant:

*Ultra Corporation*

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

*c/o Andrea Lieberman (206) 432-9432, 5101 25<sup>th</sup> Avenue Northeast C#335, Seattle, Washington 98105*

4. Date checklist prepared: *1/25/2012*

5. Agency requesting checklist: *Washington State Department of Ecology (Ecology)*

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

*June 2011 to June 2016*

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

*There are no plans for future additions, expansion, or further activity related to or connected with this proposal.*

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

*Remedial Investigation/Feasibility Study, 500 7<sup>th</sup> Avenue South, Seattle, Washington, prepared by Sound Environmental Strategies and dated December 13, 2010*

*Cleanup Action Plan, 500 7<sup>th</sup> Avenue South, Seattle, Washington, prepared by SoundEarth Strategies, Inc. and dated February 7, 2011 (CAP)*

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.

*Not applicable*

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

*Ecology's approval of the CAP*

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.)

*Cleanup of contaminated groundwater at the Former Pace National Site using monitored natural attenuation.*

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.

*500 7<sup>th</sup> Avenue South, Kirkland, Washington  
Section 8, Township 25 North, Range 5 West  
Parcel No. 7882600120 – Lots 12, 15, and 16*

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

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

*Flat to slightly rolling, last 30 feet at west property boundary steep slope*

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

*The slope at the west property boundary is approximately 20 to 30 percent. A majority of the property has a slope of 2 to 5 percent.*

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.

*Mixed silt, sand, and gravel*

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

*There are no surface indications or history of unstable soil.*

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

*Not applicable*

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

*Not applicable*

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

*Less than 5 percent of the site is currently covered and will continue to be covered with asphalt after construction of the project.*

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.

*No emissions to the air would result from the proposal.*

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

*There are no off-site sources for emission or odor that may affect the proposal.*

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, there is no surface water body on or in the immediate vicinity of the property. The closest surface water body is Lake Washington which is located 1,260 feet away.*

- 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.*

- 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.

*Not applicable*

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

*The proposal does not lie within a 100-year floodplain.*

- 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.

*The proposal does not involve any discharge of waste materials to surface waters.*

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.

*Sampling of compliance groundwater monitoring wells will include purge water. Less than 10 gallons of purge water will be generated per sampling event. The purge water will be stored in a 55-gallon drum for future off-site disposal. No water will be discharged to groundwater.*

- 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.

*Waste material will not be discharged into the ground from septic tanks or other sources.*

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.

*Surface water infiltrates the surface of the site or runoffs onto 7<sup>th</sup> Avenue South and/or onto land adjacent to west of the site.*

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

*Waste material will not enter the groundwater*

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

*Not applicable*

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
- X\_\_\_\_\_ shrubs
- X\_\_\_\_\_ 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?

*No vegetation will be removed or altered at the site.*

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

*There are no list threatened or endangered species known to be on or near the site.*

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

*There is no proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site.*

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:

*Song birds are expected to be present at the property. Observations for other birds or mammals were not conducted. It is not expected that the periodic sampling of groundwater will create any impacts to local wildlife. No fish are present at the property.*

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

*No known threatened or endangered species are known at the site.*

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

*The site is approximately 3/8 mile east of Lake Washington and the lake and shoreline serve as a migration route for birds.*

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

*Natural vegetation remains at the site currently. The proposed cleanup action will not disturb vegetation.*

#### 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.

*No energy will be used to complete the project.*

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

*The project will not affect the potential use of solar energy by adjacent properties.*

- 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.

*While purging and sampling of compliance groundwater monitoring wells workers could be exposed to contaminated groundwater.*

- 1) Describe special emergency services that might be required.

*Emergency service will not be required.*

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

*A Health and Safety Plan has been prepared for groundwater sampling events.*

#### b. Noise

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



*No noise exists in the area which may affect the project.*

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

*There is no noise associated with the project.*

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

*Not applicable*

**8. Land and shoreline use**

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

*Site is vacant. Adjacent properties include residential and commercial properties.*

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

*The site has not been used for agriculture.*

c. Describe any structures on the site.

*None.*

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

*Not applicable*

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

*The site is zoned for both residential and commercial use – zoning code is PLA6G.*

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

*The site has no current comprehensive plan per the King County Comprehensive Plan dated 2008 and updated in 2010.*

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.

*The site has not been classified as environmentally sensitive.*

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?

*The completed project will not displace people.*

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:

*Not applicable*

**9. Housing**

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

*No units will be provided.*

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

*No units will be eliminated.*

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?

*The site is vacant.*

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

*There are no views in the immediate vicinity would be altered or obstructed.*

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?

*No light or glare is proposed for the project.*

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?

*No off-site sources of light or glare may affect your proposal.*

- 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?

*There are no designated recreational areas in the immediate vicinity of the Site (e.g., parks). Informal recreational opportunities may include uses of the adjoining City of Kirkland streets and sidewalks.*

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

*The proposed project will not displace any existing recreational uses.*

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

*Not applicable*

## 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.

*There are no places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site.*

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

*Not applicable*

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

*Not applicable*

## 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.

*7th Avenue South, Kirkland, Washington*

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

*The site is not currently served by public transit. The nearest bus stop is located is located 500 feet west of the site at the intersection of State Street South and 7<sup>th</sup> Avenue South.*

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

*No parking spaces will be completed for the project.*

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).

*The proposal will not require new roads.*

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

*The project will not use water, rail, or air transportation.*

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

*No vehicular trips will occur at the site.*

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

*Not applicable*

#### 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.

*The project will not result in increased public services.*

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.

*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.

*No utilities are proposed for the project.*

**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: *Therese Curtis, Sound Earth Strategies*

Date Submitted: *1/25/2012*

**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?

*There will be no increase.*

Proposed measures to avoid or reduce such increases are:

*Not applicable*

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

*The proposal will not affect plants, animals, fish, or marine life.*

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

*Not applicable*

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

*The proposal will not deplete energy or natural resources.*

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

*Not applicable*

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?

*The proposal will not use or affect environmentally sensitive areas or areas designated for government protect.*

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

*Not applicable*

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:

*The proposal will not affect land and shoreline use.*

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

*The proposal will not increase demand on transportation.*

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

*Not applicable*

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

*The proposal will not conflict with local, state, or federal laws or requirements for the protection of the environment.*