

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

**DETERMINATION OF NONSIGNIFICANCE**

**Description of proposal:** The Washington State Department of Ecology is issuing an agreed order under the Model Toxics Control Act to require the General Electric Company (GE) to conduct a feasibility study and maintain operation of groundwater extraction wells at the 220 S. Dawson Street site. Ecology will select a final site remedy after review of the feasibility study.

**Proponent:** The WA State Department of Ecology

**Location of proposal, including street address, if any:** 220 South Dawson Street, Seattle, Washington

**Lead agency:** The Department of Ecology, Northwest Regional Office, 3190 160<sup>th</sup> Avenue SE, Bellevue, WA 98008

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 in writing by: **April 25, 2008**

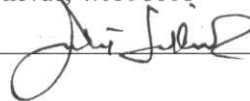
Responsible official: Julie Sellick

Position/title: Section Manager, Hazardous Waste and Toxics Reduction Program, Northwest Regional Office,  
Department of Ecology Phone: (425) 649-7053

Address: Department of Ecology, 3190 160<sup>th</sup> Ave. SE, Bellevue, WA 98008

Date March 25, 2008

Signature \_\_\_\_\_



**WAC 197-11-960 Environmental checklist.**

ENVIRONMENTAL CHECKLIST

*Purpose of checklist:*

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

*Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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

*Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: **Completion of a focused Feasibility Study, on-going groundwater monitoring, and continued operation and maintenance of an existing interim action recovery system at the 220 South Dawson Street Building.**

2. Name of applicant: **GE Aviation**

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

**One Neumann Way, MD T165  
Cincinnati, Ohio 45215  
Contact: James W. Sumner  
Phone: 513 672-3986**

4. Date checklist prepared: **March 11, 2008.**

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

6. Proposed timing or schedule (including phasing, if applicable): **March 2008 – December 2008**

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

After completion of this focused Feasibility Study the project will move towards a final site wide cleanup.

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

- **Interim Action Completion Report, submitted to Ecology on March 10, 2007.**
- **Routine quarterly groundwater reports are submitted to Ecology providing a summary of the groundwater analytical results.**

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. **None.**

10. List any government approvals or permits that will be needed for your proposal, if known. **None.**

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.)

**GE has conducted investigations and interim remediation actions (historical and on going) at the former property – 220 S Dawson Street - for over 11 years. The current scope of work builds on the historic data to evaluate and propose a site wide remedy that complies with the WA Department of Ecology MTCA program. This proposal also includes the continued monitoring of existing groundwater wells and the continued operation and maintenance of the existing groundwater recovery wells.**

**The focused feasibility study submitted to Ecology shall be consistent with WAC 173-340-350(8), -350(9), -355, -360, and -370. The monitoring of existing wells will include low flow methods and will be conducted in accordance with the schedule set forth by Ecology – all wells sampled quarterly, semiannually, or annually. Wells will be sampled for site COCs which currently include: trichloroethylene (TCE), 1,1,1-trichloroethane (TCA), perchloroethylene (PCE), 1,1-dichloroethene (DCE), cis 1,2-dichloroethylene, trans 1,2 dichloroethylene, vinyl chloride, 1,4 dioxane, and arsenic. Additional compounds may be sampled for as required by Ecology. As part of the focused feasibility study, pilot studies focusing on the treatment of TCE in the groundwater, may be implemented.**

**Operation and maintenance of the existing groundwater recovery wells includes pumping and discharge of groundwater from 2 wells on site. Groundwater is pumped directly to the King County wastewater treatment system under Discharge Authorization #543-02, effective through August 2, 2009.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**The project site is located within the Northwest Quarter of Section 20, Range 4 East, Township 24 North, of the U.S. Geological Survey, Seattle South, Washington, 7.5-minute quadrangle (Vicinity Map - Figure 1-1). The site is situated on the north side of S. Dawson Street between 2nd Avenue S. and 3rd Avenue S. The ground surface is approximately 15 feet above mean sea level (MSL) and generally slopes to the west at a gradient of 1 to 3 feet per mile. There is no apparent topographic relief across the site. The physical address of the building is: 220 South Dawson St, Seattle WA. Groundwater contamination extends to the West (off site), the full site area is defended more properly as shown on Figure 1-2 (Site Map). The total project area is bounded by 3<sup>rd</sup> Avenue South to the East, Utah Avenue South to the West, South Dawson Street to the south, and extends approximately 300 feet north towards South Hudson Street.**

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

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

**Generally flat area.**

- b. What is the steepest slope on the site (approximate percent slope)? **No slopes in the project area.**
- 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. **Fill materials comprising of sand or silty sands.**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **None.**
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. **No grading or filling proposed.**
- 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)?  
**Percentage of impervious surface will remain unchanged, near 100%.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
**The project is not expected to produce any erosion or other impacts to the earth. Work will be conducted within the existing network of monitoring wells/recovery wells.**

## 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.  
**None as part of this proposal.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **None.**
- 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. **Yes, the project is approximately 1/2 mile east of the Duwamish 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. **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. **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 – Water collected from the recovery wells and purge water collected during sampling is discharged directly to the King County wastewater treatment system for final discharge.**

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. **Groundwater is collected through the recovery wells(2), which operate at a combined flow rate of 16 gallons per minute (peak operating flow) and discharged to the King County wastewater treatment system for treatment and final disposal. Purge water collected during sampling of the monitoring wells is also discharged to the King County wastewater treatment system for treatment and final disposal.**
- 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. **There are no septic systems or other sources that will be discharged to ground from this project.**

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 only runoff from the area will be stormwater from the existing buildings, parking areas, and streets that all flow to area storm drains. There are currently no materials exposed to stormwater nor will any soils or materials be disturbed during the completion of this project. Thus no impact to stormwater is anticipated.**
- 2) Could waste materials enter ground or surface waters? If so, generally describe. **No. No materials are exposed and all monitoring wells are capped and locked to prevent tampering.**

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: **None.**

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

**X** \_\_\_\_\_ other types of vegetation – **very limited amount of ornamental landscaped bushes in planting beds**

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

**None.**

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

None.

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

None.

#### 5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:  
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.**
- c. Is the site part of a migration route? If so, explain. **No.**
- d. Proposed measures to preserve or enhance wildlife, if any: **Not Applicable. Area is completely paved.**

#### 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.

**Electricity is used to operate the existing groundwater recovery system. .**

- 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. **No new health hazards are anticipated in conjunction with preparing this focused feasibility study and continued operation of the groundwater recovery and monitoring system as required under this order.**

**As stated above, a pilot study may be implemented as part of the focused feasibility study. Health hazards associated with any potential pilot study would be minimized by engineered controls and site access, all work would comply with all necessary permits. Potential pilot study activities under this order could result in further discharge of groundwater, soil removal and air emissions should a study be implemented.**

- 1) Describe special emergency services that might be required. **None.**
- 2) Proposed measures to reduce or control environmental health hazards, if any:  
**GE will implement a health and safety plan during all phases of work.**

#### b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **None.**

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. **None**

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?

Land uses are predominantly light industrial (e.g. manufacturing and warehousing) with some commercial businesses, occasional residences, and vacant lots. The Property is zoned Industrial General 2 Unlimited/85 and the adjacent properties and properties between the site and the Duwamish Waterway are also zoned for industrial purposes. Two residences are located immediately south of the site: one appears to be vacant and both are located between industrial facilities.

b. Has the site been used for agriculture? If so, describe. **No.**

c. Describe any structures on the site. **Large warehouses/office buildings and parking lots occupy the project area.**

d. Will any structures be demolished? If so, what? **None.**

e. What is the current zoning classification of the site? **Commercial and light industrial**

f. What is the current comprehensive plan designation of the site? **Not Applicable.**

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? **No people living in the building. Building currently holds approximately 30-40 workers, expansion work within building will increase this number to 80-100 workers. Downgradient buildings hold approximately 100-150 people.**

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: **Not Applicable.**

## 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: **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 proposed structures are included in this proposal.**
- b. What views in the immediate vicinity would be altered or obstructed? **None.**
- 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? **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: **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: **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. **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.**
- 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.  
**South Dawson Street, Third Avenue South and Second Avenue South. Access will not be impacted during any of the proposed activities.**
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **Yes.**
- c. How many parking spaces would the completed project have? How many would the project eliminate? **Not Applicable.**
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). **No.**



- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **No.**
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. **No Change.**
- g. Proposed measures to reduce or control transportation impacts, if any: **None Required.**

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. **Electricity, water, refuse service, telephone, sanitary sewer.**
- 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 Change.**

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: March 20, 2008.....

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS –

**THIS SECTION IS NOT APPLICABLE**

(do not use this sheet for project actions)

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

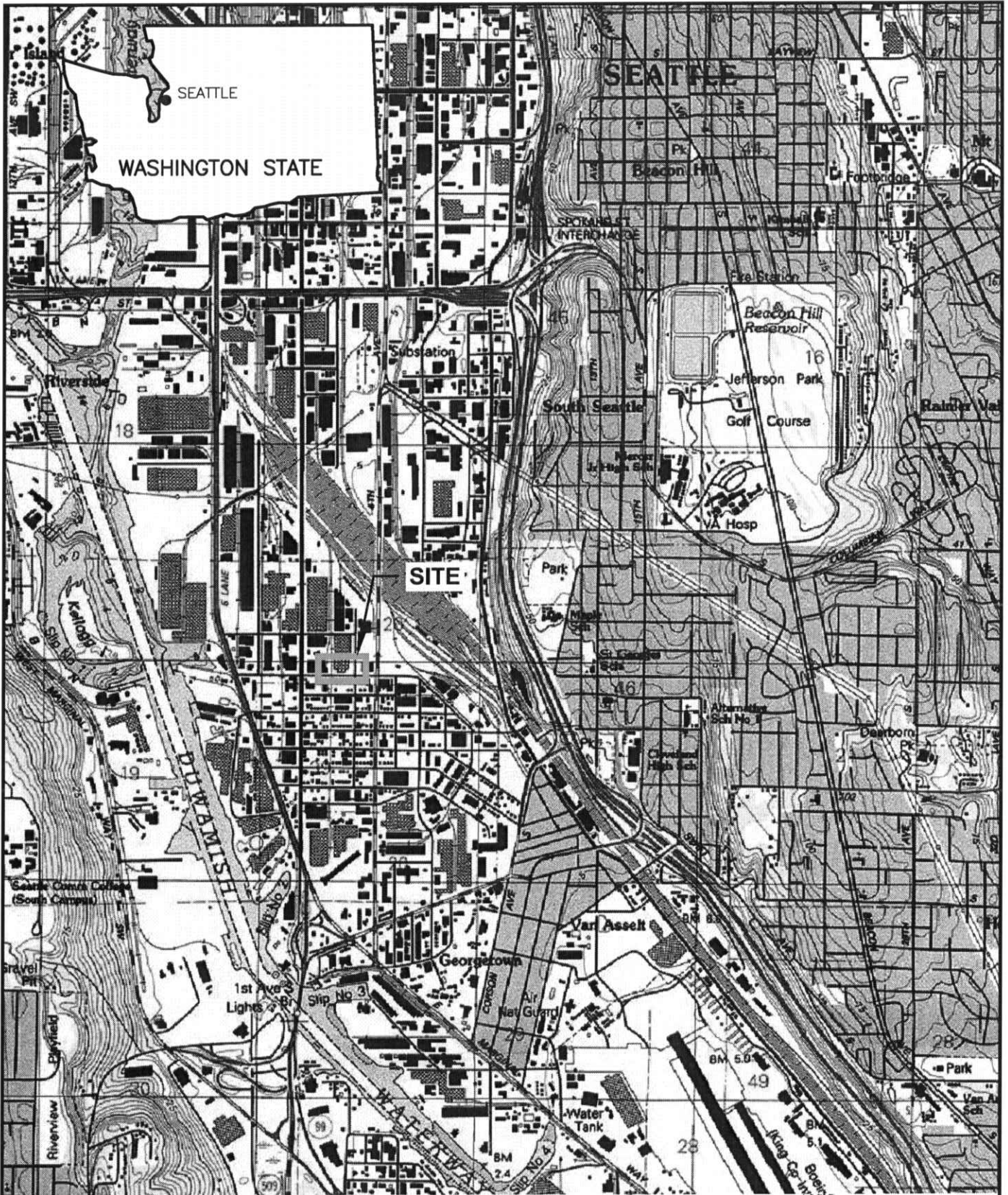
Proposed measures to avoid or reduce shoreline and land use impacts are:

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

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

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

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18°

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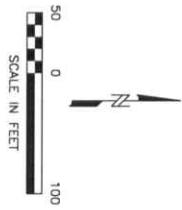


GEAE S. DAWSON STREET  
GE001-19314-735

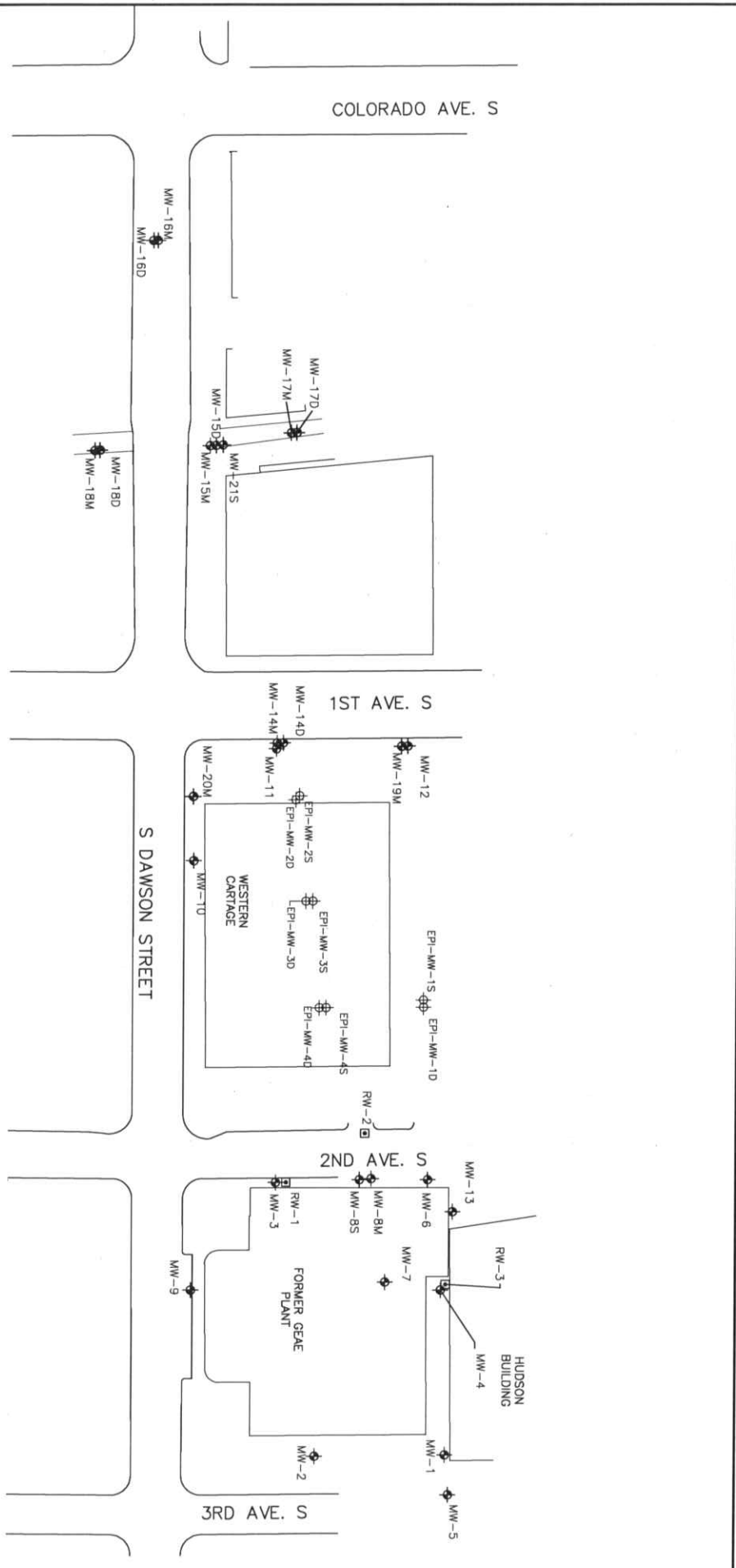
SITE VICINITY MAP

DATE: 09/13/06 DRWN: E.M./SEA

FIGURE 1-1



- NOTES:
1. MONITORING WELLS MW-8, MW-14S, MW-15S, AND MW-16S HAVE BEEN RENAMED MW-8S, MW-14W, MW-15M, AND MW-16M.
  2. LOCATIONS ARE APPROXIMATE.



GEAE - S, DAWSON STREET		SITE LOCATION MAP
DATE: 09/13/06	DRAWN: E.M./SEA	
GE001-19314-735		FIGURE 1-2