

WAC 197-11-970
DETERMINATION OF NONSIGNIFICANCE
OFF-PROPERTY PORTION INTERIM ACTION WORK PLAN
RIDGEFIELD, WA

Description of proposal:

Under an Agreed Order between the Department of Ecology (Ecology) and the Port of Ridgefield (port), the proposed action is to remediate soil in a residential neighborhood located east of the port property at 111 Division Street in Ridgefield, Clark County, Washington. This remediation is part of the cleanup of the Pacific Wood Treating toxic cleanup site in Ridgefield, Washington. Residential and right-of-way (ROW) soil became contaminated from indeterminate operations of the former Pacific Wood Treating company which operated from 1964 to 1993.

The interim action is to reduce risks to humans and the environment resulting from elevated levels of chlorinated dibenzo-p-dioxins and dibenzofurans (dioxins). The action was selected by Ecology in accordance with the Model Toxics Control Act, Washington Administrative Code 173-340-430. The design for and the basis of the remedial action are provided in the Pacific Wood Treating Off-Property Portion Interim Action Work Plan, dated April 4, 2016.

The selected cleanup of this residential area includes hand and mechanical excavation of soil in yards and street ROW's, paired with placement of clean soil (in yards) or crushed surfacing (in ROW's) over the excavated areas. Excavation will be done up to 1.5 feet in depth. Yard landscaping will be restored.

Best management practices will be applied to all aspects of the project, under Ecology oversight, to prevent impacted soil discharging from the construction area. The port will obtain a construction stormwater general permit and demonstrate compliance with the National Historic Preservation Act through coordination with Washington State Department of Archaeology and Historic Preservation.

Project proponent:

Port of Ridgefield, under Agreed Order with Ecology (Agreed Order No. 11057).

Location of proposal

Properties located on Railroad, North 1st and North Main Avenues between Mill and Maple Streets east of the port property located at 111 Division Street, Ridgefield, WA 98642.

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 Ecology. This information is available to the public on request.

Compliance with requirements of local and state permits

Because the project is being completed under a Model Toxics Control Act Consent Decree, the port is not required to obtain local or state permits that would otherwise be required for this type of work. However,

Ecology must ensure that the project meets the substantive requirements of local and state permits. The applicable local and state permits for which this project must meet substantive requirements include the City of Ridgefield grading permit. Standards for excavation work within city ROW's are described in the city Engineering Standards for Public Works Construction and regulated under Section 12.15 of Ridgefield Municipal Code.

- 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 May18, 2016.

Comments should be directed to Craig Rankine, Site Manager, at Craig.Rankine@ecy.wa.gov or P. O. Box 47775, Olympia, WA 98504-7775

Responsible official: Rebecca Lawson, P.E., LHG
Position/title: Section Manager, Toxic Cleanup Program/Southwest Regional Office
Phone: (360) 407-6241

Date 4/7/16 Signature Rebecca Lawson

SEPA Environmental Checklist
Former Pacific Wood Treating Site Off-Property Portion Interim Action

WAC 197-11-960 Environmental checklist.

A. BACKGROUND

1. *Name of proposed project, if applicable:*

Former Pacific Wood Treating Co. (PWT) site off-property portion cleanup

2. *Name of applicant:*

Port of Ridgefield (Port)

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

Brent Grening, CEO
Port of Ridgefield
PO Box 55
111 W. Division Street
Ridgefield, WA 98642
Tel: (360) 887-3873

4. *Date checklist prepared:*

March 11, 2016

5. *Agency requesting checklist:*

Washington State Department of Ecology (Ecology)

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

The Port anticipates proceeding with construction in summer of 2016. Additional construction may be conducted in 2017, if necessary.

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

The proposed project for the off-property portion (site) is an interim action that involves cleanup at multiple residential properties with known polychlorinated dibenzo-p-dioxin and dibenzofuran (dioxins) impacts in soil. Ongoing remedial investigation may identify additional properties that require cleanup that is necessary for achieving final cleanup at the site.

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

Substantial environmental documentation has been prepared for the Port regarding contamination in soil and groundwater at the Lake River Industrial Site, and sediment contamination in Lake River and Carty Lake from operations of the former Port tenant, Pacific Wood Treating Co.

Applicable to this requested action, the Off-Property Portion Interim Action Work Plan (MFA, 2016) has been accepted by Ecology to undergo public review.

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.

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

National Pollutant Discharge Elimination System (NPDES) Construction Stormwater General Permit—Ecology. The Port is preparing the application for the construction stormwater general permit to submit to Ecology. This application will include a site-specific stormwater pollution prevention plan (SWPPP).

Demonstration of compliance with the National Historic Preservation Act (section 106) through coordination with the Washington State Department of Archaeology and Historic Preservation (DAHP) and affected tribes. State-funded capital construction projects, with no federal funding or permits, must comply with the Governor's Executive Order 05-05 (GEO 05-05). GEO 05-05 requires a similar cultural resources review process to section 106. The interim action will be conducted consistent with a cultural resources monitoring and/or inadvertent discovery plan.

Consistent with MTCA requirements for remedial actions conducted under an Agreed Order (WAC 173-340-710(9)(b)), the project is exempt from the procedural requirements of certain local and state laws, permits, and approvals. The project will demonstrate substantive requirements pursuant to RCW 70.105D.090 and WAC 173-340-710.

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 proposed interim action is soil cleanup and restoration in residential properties and adjacent right-of-ways (ROWs) (see Figure 1 for specific properties to be remedied). The proposed interim action is technically necessary to reduce threats to human health and the environment and includes: removal of soil exceeding the Model Toxics Control Act (MTCA) cleanup levels for dioxins (typically 1 or 1.5 feet depth); clean soil will be imported and placed in yards and crushed surfacing will be placed in ROWs; and yard landscaping will be restored.

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 includes multiple residential properties and associated ROWs in Ridgefield, WA (see Figure 1). The site is located in section 24, township 4 north, range 1 west, Willamette Meridian. Please refer to Figure 1 that indicates specific properties and ROWs requiring cleanup.

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

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

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

Approximately 20 percent, in some yard sections.

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.

Typically silt with sand and fill materials (e.g., crushed gravel); the USDA Web Soil Survey indicates Hillsboro silt loam.

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

Generally, not. There is some potential for erosion in yards with steeper slopes.

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

Soil to depths of one to one and one half foot in depth will be excavated from residential yards and ROWs. Backfill to current grade (approximately) will consist of clean soil in yards and crushed surfacing in ROWs. The source of backfill soils is currently unknown and will be analyzed for metals and organic compounds to confirm that the fill material does not contain contaminants.

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

Best management practices will be employed during all clearing and construction activities to ensure that erosion does not occur. The grading and erosion control plans will demonstrate compliance with all applicable City of Ridgefield standards.

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

None.

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

Erosion control will be provided as needed, following the applicable Washington State standards and requirements of a Construction Stormwater General NPDES Permit.

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.*

Construction and clearing activities on the site may produce some minor and temporary dust and machinery exhaust emissions. No long-term emissions from this proposed action will occur.

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

No. Sources of air emissions in the project area include vehicle traffic. These emissions will not affect the proposal.

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

None.

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.

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.*

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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.

The proposed project does not involve discharge of waste material to surface water.

b. Ground:

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

No.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

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.

No water will be generated during construction. Stormwater will be directed through erosion and sediment control best management practices to meet the water quality standards. Stormwater will not flow into other waters.

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

The purpose of the project is to ensure that contaminated soils are removed. Waste materials will not enter ground or surface waters.

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

A stormwater pollution prevention plan will be developed in accordance with the requirements of the Construction Stormwater General NPDES permit.

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, bulrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

X other types of vegetation

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

Existing vegetation approximately 5 feet in height or smaller will be removed or transplanted. Trees and larger shrubs certified viable by an arborist will typically be preserved or replaced with in-kind nursery stock. Native and adaptive plantings are proposed as part of the yard restoration work; specific planting plans will be developed in coordination with the homeowners and Ecology.

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

No federally listed threatened or endangered plant species are expected to occur within the project area, based on searches of the Washington State Department of Natural Heritage Data System and Clark County GIS database.

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

Grasses (including native grasses) as well as native and adaptive plantings are proposed as part of the yard restoration work; specific planting plans will be developed in coordination with the homeowners and Ecology.

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: osprey, 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.

Species federally listed as threatened or endangered that may occur near the project area include Columbian white-tailed deer. Steelhead (rainbow trout), chinook salmon, coho salmon, chum salmon, sockeye salmon, and Pacific smelt (Eulachon) are known to be found in the nearby Lake River.

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

The site is in the generally defined Pacific Flyway for migrating birds, a broad migratory corridor that extends from Alaska to Baja California. The site is also in close proximity to the Ridgefield National Wildlife Refuge.

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

No such measures are necessary or proposed as part of this project.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable to the current project.

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

This 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 to the current project.

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7. **Environmental health**

a. *Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?*

If so, describe.

The current project is required in order to reduce exposure to environmental health hazards. Work will be conducted in compliance with a health and safety plan (HASP) and construction fencing will be installed around residential properties during cleanup. The project also involves typical risks, such as vehicle leaks, from operation of construction equipment. To control these risks, a construction Stormwater Pollution Prevention Plan (SWPPP) will be implemented.

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

No special emergency services are anticipated.

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

Implementation of the HASP and SWPPP and construction fencing will minimize potential environmental health hazards. Contractors will have appropriate health and safety training and personal protective equipment.

b. **Noise**

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

There are no existing noises in the area that are anticipated to affect the current 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.*

The proposed action will generate short-term noise from construction equipment and truck traffic. The normal hours of operation on the site will be from 8:00am to 5:00pm.

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

Construction activities will be carried out in a manner consistent with the City of Ridgefield Municipal Code.

8. **Land and shoreline use**

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

The site is currently zoned low-density residential (the area is zoned primarily for 5,000-square-foot or larger lots). Primary land use is expected to remain residential. The areas to the north and east of the site are also zoned residential, and a City park is present. Nonresidential zoning designations (waterfront-mixed use) apply to the Union Pacific railroad tracks, the Port-owned Railroad Avenue properties, and the Port-owned Millers' Landing to the west. Millers' Landing is currently vacant except for the Port's administrative, maintenance, and operations offices.

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.*

Generally single-family and duplex homes.

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

No.

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

The site is zoned Residential Low Density.

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

The current comprehensive plan designation is Urban Low Density Residential.

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 additional home occupancy would result from the project.

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:*

The proposed interim action will not preclude development of the site.

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?*

Not applicable.

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

Not applicable.

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

None.

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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?*

Informal recreational opportunities in the immediate vicinity of the site include boating on Lake River and Carty Lake and nature observation in the Ridgefield National Wildlife Refuge. A City park is located to the east of 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:*

None.

13. Historic and cultural preservation

a. *Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.*

The American Woman's League Ridgefield Chapter House was on the northern portion of Parcel 21 (406 North First Street) and was nominated to the National Register of Historic Places in 1981. The building was subsequently demolished and that portion of the parcel is now vacant. A Historic Property Inventory (HPI) Form was prepared in 1999 for one extant residence, the Wiersma House at 6 Ash Street, which is on the site. HPI Forms were also prepared for two residences that are next to the site: the Bagley House at 503 North Main and the Brown House at 414 North Main. The DAHP lists all three of these houses as unevaluated. There are no archaeological resources presently recorded 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.*

Previous owners of one parcel of land on the project site have reported recovering precontact artifacts from their yard. This reported find has yet to be confirmed.

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

The proposed interim action would have no effect on any of the historic resources referenced above. Systematic archaeological surveys will be conducted on properties where cleanup is conducted. Where resources are identified, measures will be defined to address project impacts in coordination with the DAHP and appropriate Tribes, consistent

with a cultural resources monitoring and/or inadvertent discovery plan to address archaeological discoveries during the proposed action.

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.*

The site is served by Maple Street, Division Street, Ash Street, Mill Street, Main Avenue, North 1st Avenue, and Railroad Avenue, all of which are City of Ridgefield rights-of-way. No access modifications to the existing street system are proposed.

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

The site is not served by public transit. The C-Tran Ridgefield Express bus runs between the Ridgefield Park & Ride located at NW 269th Street and NW 11th Avenue and the Salmon Creek Park and Ride at NE 134th Avenue and the I-5 freeway.

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

The proposed project would not require any new parking spaces or eliminate existing parking spaces.

- 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 proposed project would not require any 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, but will occur in the vicinity of the BNSF railroad.

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

The completed project will not generate any vehicular trips.

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

The project will not create any permanent transportation impacts.

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 proposed project will not create an increased need for public services.

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

Since there are no anticipated impacts, there are no proposed reduction or control measures.

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.*

No utilities are needed or proposed for the project.

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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: 4-1-16