

STATE OF WASHINGTON DEPARTMENT OF ECOLOGY

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July 5, 2016

WAC 197-11-970 Determination of Nonsignificance (DNS).

The purpose of the remedial action is to remove soil contamination **Description of proposal:** that exceeds State of Washington Model Toxics Control Act (MTCA) Cleanup Levels for the protection of groundwater.

Residual contamination has been delineated to an approximately 22 feet x 28 feet x 15 feet deep area. The cleanup action consists of excavation and removal of contaminated soil and the installation of two groundwater monitoring wells, followed by quarterly groundwater monitoring. Institutional controls shall also be implemented to prevent any exposure to any remaining soil or groundwater. These institutional controls shall be described in an Environmental (Restrictive) Covenant. No future development of the site is planned at this time.

Proponent: Washington State Department of Ecology, Toxics Cleanup Program, Southwest Regional Office

Location of proposal, including street address, if any: The State of Washington, Department of Natural Resources (WA DNR) Webster Nursery Site is located at 9805 Blomberg Street SW in Tumwater, Washington, 98512-1044, Thurston County Assessor's Parcel No. 12720130000.

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 attached.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal until the comment period has concluded. Comments can be submitted from July 7th until August 8, 2016.

Comments should be directed to Steve Teel, Site Manager, at Steve.Teel@ecv.wa.gov or PO Box 47775, Olympia, WA 98504-7775.

Responsible official: Rebecca S. Lawson, P.E., LHG

Position/title: Section Manager, Toxics Cleanup Program/Southwest Regional Office,

Phone: (360) 407-6241

Signature: Slignature: Signature:

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 <u>all parts of your proposal</u>, 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.

The help links in this checklist are intended to assist users in accessing guidance on the checklist questions. Links are provided to the specific sections of the guidance applicable to the questions. However, the links may not work correctly on all devices. If the links do not work on your device, open the guidance at www.ecy.wa.gov/programs/sea/sepa/apguide/EnvChecklistGuidance.html and navigate to the appropriate section.

Use of checklist for nonproject proposals: [help]

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the <u>SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D)</u>. 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 [help]

1. Name of proposed project, if applicable: [help]

Washington State Department of Natural Resouces (DNR) Webster Nursery Cleanup Action.

2. Name of applicant: [help]

John Felder, DNR.

3. Address and phone number of applicant and contact person: [help]

John Felder, DNR, 1111 Washington St SE, Olympia, WA 98504 (360) 902-1158 (office), (360) 870-5848 (mobile).

4. Date checklist prepared: [help]

April 1, 2016.

5. Agency requesting checklist: [help]

Washington State Department of Ecology (Ecology).

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

Spring 2016 (finalization of project documents), Summer 2016 (public comment period), September 2016 (implementation of cleanup action).

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

No.

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

The following reports have been prepared:

- a. 2016 Feasibility Study Report, Webster Nursery Site, Site ID 3380, Tumwater, Washington, dated June 2016, prepared by Landau Associates.
- 2016 Cleanup Action Plan, Webster Nursery Site, Site ID 3380, Tumwater, Washington, dated June 2016, prepared by Landau Associates.

The following reports will be prepared:remedial action work plan

- a. health and safety plan (HASP)
- b. cleanup report
- c. groundwater monitoring reports
- 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, [help]

No.

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

Ecology approval of project documents, completion of new agreed order (AO).

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.) [help]

Webster Nursery is an active DNR seedling nursery. Historical practices and a wash water underground storage tank (UST) resulted in subsurface pesticide contamination (heptachlor, heptachlor epoxide, gamma and alpha chlordane). The UST was removed and some contaminated material was removed in the late 1990s; approximately 70 cubic yards of contaminated soil was excavated and disposed. Residual contamination has been delineated to an approximately 22 ft x 28 ft x 15 ft deep area. Cleanup action consists of excavation and removal of contaminated soil and the installation of two groundwater monitoring wells (September 2016), followed by quarterly groundwater monitoring.

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. [help]

Project area is located south of the warehouse located at the southeast corner of the property (9805 Blomberg Street SW, Tumwater, WA 98512; T17N, R2W, S20; Thurston County parcel number 12720130000). Vicinity Map included in Attachment A. Site photographs of the excavation area provided in Attachment B.

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth [help]
a. General description of the site: [help] (circle one): Flat, rolling, hilly, steep slopes, mountainous, other
b. What is the steepest slope on the site (approximate percent slope)? [help]
Not applicable.

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. [help]

Native soils consist of fine to medium sand with silt and organics (0 to 5 ft below ground suface, grading to silty fine sand and sandy silt (5 ft to 15 ft below ground suface). Some fill material is located at the Site.

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

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. [help]

The excavation area is approximately 22 feet by 28 feet for a total area of 616 cubic feet or 0.01 acres. Approximately 125 cubic yards of contaminated soil will be excavated and disposed of offsite. Approximately 125 cubic yards of clean fill material will be brought to the Site. Fill source is unknown at this time and will be determined at a later date.

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

Some erosion could occur; however, the contractor will follow best management practices and carefully compact all backfill. The area is small enough too that large-scale erosion issues are not of concern.

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

None.

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

Contractor will use an excavator bucket to carefully compact all backfill. If dry conditions lead to dust, potable water will be used for dust control purposes. Also, if import soils are stockpiled, soil will be temporarily bermed and covered with visqueen sheets at the end of each work day to prevent erosion and runoff.

2. Air [help]

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. [help]

Wind-blown dust and increased emissions from construction equipment are not expected to exceed a typical construction site. Air emissions will comprise exhaust from the delivery of equipment and fill, the running of an excavator for 4 hours, and the transport of approximately 6 rail containers worth of contaminated soil disposed of at Roosevelt Regional Landfill in Klickitat County.

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

No.

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

Trucks will not be allowed to idle. The excavator will direct loads into rail containers. No stockpiling of contaminated soil will occur to reduce double handling so that emissions are minimized.

- 3. Water [help]
- 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. [help]

Salmon Creek runs southeast to northwest approximately 0.25 miles south of the Site.

- 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. [help]
 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. [help]

Zero.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]
 No.
 - 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]

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. [help]
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. [help]

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. [help]

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. [help]

Groundwater from saturated soils will be allowed to drain into the excavation it was derived from. Site surfaces are generally permeable and no stormwater run-off is anticipated. Project activities will be conducted during a generally dry period of the year.

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

The project entails the removal of pesticide-contaminated soils. Some impacted groundwater associated with saturated soils may be allowed drain back into a portion of the excavation. However, excavation activities will be staged in order to remove all potentially contaminated soil from the excavation. Dust controls will be utilized to minimize the spread of waste materials.

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

Imported fill material will likely drain better than removed native material due to its likely coarser texture (see native soil description above).

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

Not applicable; the proposed cleanup will not significantly impact water runoff or drainage.

4. Plants [help]
Check the types of vegetation found on the site: [help]
_Xdeciduous tree: alder, maple, aspen, other _Xevergreen tree: fir, cedar, pine, other _Xshrubsgrasspasturecrop or grainOrchards, vineyards or other permanent cropswet soil plants: cattail, buttercup, bullrush, skunk cabbage, otherwater plants: water lily, eelgrass, milfoil, otherXother types of vegetation (seedling nursery nearby)
b. What kind and amount of vegetation will be removed or altered? [help]
None. c. List threatened and endangered species known to be on or near the site. [help]
None known.

vegetation on the site, if any: [help]

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance

None; the proposed cleanup will not significantly impact vegetation on Site.

e. List all noxious weeds and invasive species known to be on or near the site. [help]

None known.

- 5. Animals [help]
- a. <u>List</u> any birds and <u>other</u> animals which have been observed on or near the site or are known to be on or near the site. [help]

 Examples include:

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

Only songbirds have been observed.

b. List any threatened and endangered species known to be on or near the site. [help] Townsend's big-eared bat (*Corynorhinus townsendii*) and the big brown bat (*Eptesicus fuscus*) are located in the township; however, they are not anticipated to be negatively impacted in the small area and short duration of the proposed cleanup.

The federally threatened Mazama (Western) pocket gopher (thomomys mazama) occurences are mapped at distances approximately 1,300 ft to the northeast, 1,800 ft to the northwest, and 1,700 ft to the southwest of the excavation location, according to the Washington Department of Fish and Wildlife Priority Habitat and Species mapping application (http://apps.wdfw.wa.gov/phsontheweb/; accessed May 26, 2016). However, the location of the proposed cleanup action does not constitute likely pocket gopher habitat. Most of the small (22 ft x 28 ft) proposed excavation area consists of disturbed, non-native backfill which was used to fill the previous 1990's excavation. A limited margin which extends less than 10 ft to the south and east of the prior excavation extent is also proposed for excavation; this soil is similarly compacted and located in the same area of industrial activity adjacent to the the nursery warehouse (Attachment B).

Site managers have not observed evidence of gopher mounding or burrowing near the proposed excavation. The distance from the proposed excavation to known pocket gopher occurrences is larger than the 600 ft dispersal distance considered realistic for the species (T. Romanski, U.S. Fish and Wildlife Service, personal communication May 26, 2016). Consequently, it is not expected that the proposed cleanup action poses a risk to the Mazama pocket gopher.

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

No.

e. Proposed measures to preserve or enhance wildlife, if any: [help]

None.

f. List any invasive animal species known to be on or near the site. [help]

None known.

6. Energy and Natural Resources [help]

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. [help]

Not applicable.

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

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: [help]

Not applicable.

7. Environmental Health [help]

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. [help]

Potential inhalation/ingestion exposure to subsurface soil and groundwater contamination from historical releases of organochlorine pesticides. Dust control measures and a Health and Safety Plan will be utilized to minimize worker (and public) contact.

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

Subsurface soil and groundwater contamination from historical releases of organochlorine pesticides.

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. [help]

None.

 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. [help]

Contaminated soil will be excavated and disposed of at LRI Landfill.

4) Describe special emergency services that might be required. [help]

A HASP will include provisions for emergency services.

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

A site-specific Health and Safety Plan shall be prepared that addresses the risks associated with this work. The plan will outline the personal protective equipment to be worn by workers to reduce exposure and air monitoring equipment to be utilized onsite. Dust control will be used (potable water) and an airborne dust meter will be used to monitor for health and safety.

b. Noise [help]

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

No offsite noise will affect the proposed cleanup. Onsite excavation and monitoring well installation will be completed during normal business hours (7am to 6pm) to minimize project-created noise.

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. [help]

Excavation activities and assocaites and truck traffic would be completed over one day during normal business hours. Drilling of monitoring wells would also be completed over one day during normal business hours.

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

None; the proposed cleanup will not create significant/sustained noise.

8. Land and Shoreline Use [help]

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. [help]

Seedling nursery at the Site, residential in the vicinity. Proposal will not affect nearby land uses.

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? [help]

No.

 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: [help]

No.

c. Describe any structures on the site. [help]

Storage warehouse located immediately north of the site.

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

No.

e. What is the current zoning classification of the site? [help]

R 1/10 (rural, one dwelling unit per ten acres).

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

Agriculture.

- g. If applicable, what is the current shoreline master program designation of the site? [help] Not applicable.
 - h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]

No.

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

None.

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

None.

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

Not applicable.

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

The proposed cleanup plan will not impact the existing land use.

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

The proposed cleanup plan will not impact nearby lands.

9. Housing [help]

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

None.

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

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c. Proposed measures to reduce or control housing impacts, if any: [help]

Not applicable.

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]

Not applicable.

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

None.

f. Proposed measures to reduce or control aesthetic impacts, if any: [help]

Not applicable.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]

Not applicable.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]

Not applicable.

c. What existing off-site sources of light or glare may affect your proposal? [help]

None.

d. Proposed measures to reduce or control light and glare impacts, if any: [help]

Not applicable.

12. Recreation [help]

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

None.

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

Not applicable.

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

Not applicable.

13. Historic and cultural preservation [help]

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. [help]

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. [help]

None known.

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. [help]

Site history, previous excavation records, and review of Washington Information System for Architectural & Archaeological Records Data (April 12, 2016).

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. [help]

Not applicable.

14. Transportation [help]

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. [help]

Blomberg Street SW leads to the Site; public roads will be used to access this roadway.

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? [help]

No, approximately 1.5 miles to the northeast of the Site.

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

Not applicable.

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). [help]

No.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help
 No.
- 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? [help]

Not applicable; completed project would not generate vehicular trips.

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. [help]

No.

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

Not applicable; the proposed cleanup will not significantly impact transportation.

15. Public Services [help]

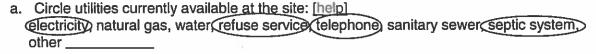
a. Would the project result in an increased need for public services (for example: fire
protection, police protection, public transit, health care, schools, other)? If so, generally
describe. [help]

No.

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

None; the proposed cleanup will not impact public services.

16. Utilities [help]



These utilities are available at the Nursery property. Water is supplied via well(s).

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. [help]

None.

C. Signature [help]

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: John Felder

Position and Agency/Organization: Environmental Services, DNR - Engineering

Date Submitted: 6/13/16