

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

Description of proposal:

B.S.B. Diversified (BSB) proposes to implement a cleanup action alternative. The proposed work includes a slurry wall and a cap to cover the property. The cap would minimize surface water infiltration. A gradient control system within the slurry wall will employ a zero-valent-iron (ZVI) reactor vessel. The slurry wall would prevent outside groundwater from passing into the contaminated area. The ZVI reactor vessel will destroy contaminants in the groundwater.

Proponent: B.S.B. Diversified

Location of proposal: B.S.B. Diversified
8202 S 200TH ST
Kent, WA 98032

Section 1 Township 22 North Range 4 East; Lat: 47.25.23 North Long: 122.13.47 West; King County Parcel No. 0122049

Legal Description:

PORTION N HALF NE QTR SE QTR STR 01-22-04 DAF BEG AT NE CORNER SAID SUBD TH SOUTH ALONG E LINE SAID SUBD 219.82 FT TH N89-24-44W 990.05 FT TH NORTH PARALLEL TO E LINE SAID SUBD TO N LINE SAID SUBD TH ELY ALONG SAID N LINE 990.11 FT MORE OR LESS TO TPOB EXC ROADS; TGW PORTION N HALF NE QTR SE QTR STR 01-22-04 DAF: BEG AT NE CORNER SAID SUBD TH SOUTH ALONG E LINE SAID SUBD 219.82 FT TO TPOB TH N89-24-44W 990.05 FT TH SOUTH PARALLEL TO E LINE SAID SUBD 224.18 FT TH S89-39-52E 990.02 FT TO E LINE SAID SUBD TH NORTH ALONG SAID E LINE 219.52 FT TO TPOB EXC ROADS EXC PORTION THEREOF DAF: BEG NE CORNER SAID SUBD TH N89-07-52W ALONG N LINE SAID SUBD 504.88 FT TH SOUTH PARALLEL TO E LINE SAID SUBD 222.30 FT TH N80-24-44W 77 FT TH SOUTH PARALLEL TO E LINE SAID SUBD 222.38 FT TH S89-39-52E 581.83 FT TO E LINE SAID SUBD TH NORTH ALONG SAID LINE 439.64 FT TO POB (AKA LOT 2 AS DELINEATED PER CITY OF KENT LOT LINE ADJUSTMENT NO LL-37-27 RECORDING NO 8712231186)

Lead agency: Washington State Department of Ecology
Northwest Regional Office
3190 - 160" Avenue SE. Bellevue, WA 98008

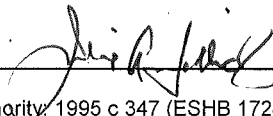
The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information 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.

Responsible official: Julie A. Sellick, Supervisor
WA State Dept. of Ecology; HWTRP/NWRO
3190 - 160th AV SE; Bellevue, WA 98008-5452
Office Phone: 425-649-7053

Signature



Date August 14, 2008

[Statutory Authority: 1995 c 347 (ESHB 1724) and RCW 43.21C.110, 97-21-030 (Order 95-16), § 197-11-970, filed 10/10/97, effective 11/10/97.
Statutory Authority: RCW 43.21C.110, 84-05-020 (Order DE 83-39), § 197-11-970, filed 2/10/84, effective 4/4/84.]

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.

TO BE COMPLETED BY APPLICANT

**EVALUATION
FOR
AGENCY USE
ONLY**

A. BACKGROUND

1. Name of proposed project, if applicable:

Implementation of Final Cleanup Action

2. Name of applicant:

B.S.B. Diversified Company, Inc.

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

Ronald Burt
Patterson Planning and Services, Inc.
4525 Harding Road, Suite 215
Nashville, TN 37205

ph: (615) 986-2679

4. Date checklist prepared:

March 3, 2008

5. Agency requesting checklist:

Washington State Department of Ecology

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

The Project is planned for construction during the 2008 construction season. If the Project cannot be completed in 2008, it will be completed during the 2009 construction season.

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

BSB intends to market the property for redevelopment. The redevelopment would be conducted in a manner that would not compromise the integrity of the cleanup action.

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

Significant environmental information has been gathered related to this project and is on file at Ecology's northwest regional office located at 3190 160th Avenue SE, Bellevue, Washington, 98008-5452. Recent documents that summarize previous environmental information and describe the project include:

- *Draft Cleanup Action Plan, BSB Diversified (Ecology 2008)*
- *Final Focused Remedial Investigation/Feasibility Study, BSB Diversified (PES Environmental, Inc., 2008)*

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.

The Project site may be redeveloped for industrial, warehouse, or similar use. However, there are no pending applications.

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

Prior to construction of the project, the following Ecology approvals will be needed:

- Approval of the Draft Cleanup Action Plan;
- Approval of the Final Focused Remedial Investigation/Feasibility Study;
- Approval and signature of the Consent Decree;
- Approval of the 100 percent Design Package including the Engineering Design Report, Plans and Specifications, Compliance Monitoring Plan, and O&M Manual

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).

Property Description: The 4.2-acre BSB Property is located in Kent, Washington and is currently a fenced, vacant lot that slopes gently to the north.

Project Description: The final cleanup action for the BSB Property is described in detail in the Focused Remedial Investigation Summary/Feasibility Study Report (FRI/FS) and summarized in the Draft Cleanup Action Plan (CAP); a copy of the description of the final cleanup action from the CAP is included in Attachment A. The final cleanup action is being implemented in accordance with the Model Toxics Control Act (MTCA) under Chapter 70.105D RCW and Chapter 173-340 of the Washington Administrative Code (WAC).

The final cleanup action for the BSB Property consists of the following major components:

- A cap covering the entire property;
- A subsurface soil-bentonite slurry wall surrounding the property and keyed into the silt aquitard beneath the site;
- Subsurface concrete reactor vessels containing zero-valent iron (ZVI) will treat groundwater allowed to flow out of the slurry wall containment area;
- Deed restrictions on the property preventing future use of groundwater and requiring subsurface construction workers on the Property to use adequate protective measures (e.g., personal protective clothing, respiratory protection); and
- A deed restriction requiring that engineering controls (e.g., vapor barriers) be incorporated, as appropriate, to control potential exposures if future Property development includes construction of habitable structures.

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.

Site plan, vicinity map, and topographic map are attached as Attachment B.

8202 South 200th Street
Kent, Washington

Section 1 Township 22 North Range 4 East
Lat: 47.25.23 North Long: 122.13.47 West

King County Parcel No. 0122049

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B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Site is generally flat.

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

The northern half of the site is flat while the southern paved portion of the site slopes gently to the north at less than 2 percent. There are short (2-5 ft high) paved embankments around the eastern and southern perimeter of the southern paved area that have steeper slopes.

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.

The BSB Property lies in the Duwamish Valley between the Covington Plain on the east and the Des Moines Plain on the west. The Duwamish Valley is filled with over 300 feet of Quaternary alluvium interbedded with marine sand deposited after the last glaciation. Soils present within the upper 50 ft at the site are primarily silts and sands.

There is no farm land on the property.

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

No.

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

Implementation of the final cleanup action includes excavation, grading, and filling activities. These activities generally will include:

- Excavation of approximately 3,500 cubic yards of soil to create a trench that will be used to install the slurry wall. This excavation will be backfilled with excavation spoils or imported fill as described in the design;
- Excavation of approximately 1,500 to 2,000 cubic yards of soil to install the ZVI reactor vessels and associated collection and infiltration trenches. These excavations will be backfilled with engineered soils (e.g., gravel);
- Construction of the cap will require regrading and/or importation of offsite fill to achieve the final grades.

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

No.

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

Most of the site is currently covered with asphalt with some areas of concrete. Following completion of the project, 100 percent of the site will be covered with impervious surfaces.

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

The design will include appropriate erosion control measures that will be implemented during site activities to mitigate any silt or debris from entering the stormwater system.

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, describe and give approximate quantities if known.

Impacts to air are expected to be minor and include:

- Exhaust from typical construction heavy equipment, and
- Dust from clearing and grading activities.

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

No.

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

Dust emissions that may result from clearing and grading activities will be minimized through use of dust standard control measures (e.g., water spray) during construction.

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 surface water bodies are located on the property. The property is located in the Duwamish Valley which is in the Duwamish-Green River Watershed. The closest surface water body to the Property is a ditch located about 2,000 feet northeast of the Property. Major surface water bodies in the Duwamish Valley include the Green River, the Black River, the Duwamish River, Mill Creek, and Springbrook Creek, all of which are more than 2,000 ft from the property.

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.

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. The only discharge to surface water will be clean stormwater runoff from the cap.

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 will be withdrawn on a temporary basis as part of dewatering activities during the excavation for the ZVI reactor vessels. Extracted groundwater will be treated as necessary prior to discharge to the King County Metro sanitary sewer under BSB's existing pretreatment discharge permit No. 7575.

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

No waste material above the MTCA Method A cleanup levels will be discharged into the ground as part of this project.

c. Water Runoff (including storm water):

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.

Runoff from the site will be limited to clean storm water runoff from the cap. Runoff will be directed from the cap to a storm water collection system that may consist of ditches and/or piped storm drains. The storm water collection system will convey storm water to the site boundary and into the City of Kent's storm water collection system.

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

No waste material above the MTCA Method A cleanup levels will be discharged into the groundwater or surface waters as part of this project.

4. Plants

a. Check or circle types of vegetation found on the site: The following vegetation is generally limited to a small area in the north-central portion of the site, with the remainder of the site covered with pavement.

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, mil foil, other

other types of vegetation

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

Bushes, shrubs, small trees.

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

No threatened or endangered species are 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.

Because the entire site will be capped, there is no proposed landscaping or use of native plants as part of this project. The redevelopment may include landscaping.

5. Animals

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

Birds: hawk, heron, eagle, songbirds, other: crow, seagulls, starlings, sparrows, chickadees, finches

Mammals: deer, bear, elk, beaver, other: rabbits,

Fish: bass, salmon, trout, herring, shellfish, other: none

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

None observed or recorded.

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

None observed or recorded.

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

Not Applicable

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.

It is not anticipated that the completed project will require any significant source energy. If power is needed for future maintenance activities, it can be supplied using generators or other temporary sources.

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?

Not Applicable.

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.

The project's primary function is to eliminate or reduce potential environmental health hazards to the extent practicable. During construction activities, there is a limited potential for construction workers to be exposed to toxic chemicals. These exposures could result from contact with contaminated soil and/or groundwater and potentially inhalation of volatile chemicals associated with impacted soil and groundwater. These potential exposures will be controlled through application of appropriate worker health and safety procedures...

1) Describe special emergency services that might be required.

None anticipated. The site Health and Safety Plan will include procedures for contacting community emergency response providers (police, paramedics, etc.).

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

As noted above, potential environmental health hazards resulting from exposure to toxic chemicals will be controlled through application of appropriate worker health and safety procedures that will be defined in a Health and Safety Plan that will be prepared by the contractor.

b. Noise

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

None.

2) What types and levels of noise could 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.

No long term sources of noise will be associated with the project. Short term noise levels typical of heavy-duty construction equipment and activities (track hoes, dump trucks, etc.) will occur during the construction phase during daylight hours.

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

Construction activities will generally occur only during daylight hours.

8. Land and Shoreline Use

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

Site is vacant, unused former industrial property. Adjacent properties are: a furniture manufacturer, an aerospace industry manufacturer, and a truck parts and service vendor.

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

Unknown. The site has been used for industrial activities since at least the mid-1950s.

c. Describe any structures on the site.

Currently there are foundations from previously demolished structures located at the northeast corner of the property. In addition, a groundwater treatment system is also located at the northeast corner of the property. The system includes an electronic control panel powered by Puget Sound Energy, a 3,500 gallon water tank, a 1,500 gallon empty acid tank, extraction wells, monitoring wells, miscellaneous piping and valves for the treatment manifold system.

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

Existing foundations will be demolished as part of the construction of the cap. Wells and the treatment system will be closed and dismantled.

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

Limited Industrial (M2).

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

Manufacturing/Industrial Center (MIC)

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?

None

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:

The project will be constructed to be consistent with redevelopment as a warehouse or light industrial facility similar to other facilities in the area. The redevelopment may be combined with construction of the cap (e.g. building used as a portion of the cap).

9. Housing

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

Not Applicable

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

Not Applicable

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 structures are proposed for this project. A warehouse-type building may be constructed as part of site redevelopment.

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?

No light or glare is proposed for this 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?

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. The immediate vicinity of the proposed project is light industrial zoned properties.

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 200th Street will be used for ingress and egress to the site.

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 nearest bus stop is approximately 0.25 mile away.

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

No parking spaces are planned for this project. There are no parking spaces currently at the site. If the site is redeveloped, parking will be provided.

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 new roads, streets, or improvements to existing streets are planned for this project.

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.

The only traffic associated with the completed project will be infrequent site visits associated with system operations and monitoring activities. It is expected that not more than one visit per week will be required.

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.

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.

The site is currently supplied with electricity from Puget Sound Energy via overhead supply lines from 200th Avenue.

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.

The following utilities may be required as part of the project: electricity (Puget Sound Energy); telephone (Qwest); sewer (King County Metro).

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: