

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

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: A Remedial Action (RA) is proposed to accomplish proposed and necessary remedial action tasks at the Brumfield Twidwell Site in Montesano. The RA consists of soil and groundwater treatment to convert any remaining petroleum hydrocarbon compounds into non-toxic substances.

The RA is directed by a proposed Amendment to an existing Agreed Order (No. DE 2953), issued by Ecology to the potentially liable persons for the Site and includes the Final Cleanup Action Plan and an Environmental Covenant.

Proponents: Brumfield Twidwell Site, Bryan and Kathleen Kolb, former owners.

Location of proposal, including street address, if any: 301 East Pioneer, Montesano, Washington.

Lead agency: Washington State Department of Ecology

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

There is no comment period for this DNS.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by January 3, 2012.

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

Position/title: Washington State Department of Ecology, Southwest Regional Office, Section Manager.

Phone: (360) 407-6241

Address: P.O. Box 47775, Olympia, WA 98504-7775

Date: 11/29/11 Signature

Rebecca S. Lawson

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 the 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:*
Brumfield Twidwell Remedial Action Petroleum Hydrocarbon Release
301 East Pioneer, Montesano, WA 98563
Ecology Agreed Order AO DE 2953, FSID # 94658144

Associated Environmental Group, LLC (AEG) has developed a Final Cleanup Action Plan (CAP) and Workplan to address residual Gasoline Range Petroleum Hydrocarbons in groundwater at the Site. The Site is located at 301 East Pioneer in Montesano, Grays Harbor County, Washington. The Scope of Work for the Final CAP was stipulated between the Washington State Department of Ecology (Ecology) within the confines of an Agreed Order (AO) Amendment between Ecology and Bryan and Kathleen Kolb, former property owners of the Site. These tasks were developed in accordance with Ecology Model Toxics Control Act (MTCA) cleanup regulations. A review of AEG’s Final RI/FS and Final CAP, in conjunction with this report, is recommended for full details on the Site’s background.

The objective of the Remedial Action is to provide Soil Source Removal with Disposal, Groundwater Treatment, and Monitoring for Natural Attenuation.

- 2. *Name of applicant:*

Bryan and Kathleen Kolb
- 3. *Address and phone number of applicant and contact person:*

2103 Harrison Avenue Northwest, #2-653
Olympia, WA 98502
(360) 866-9317

- 4. *Date checklist prepared:*

November 21, 2011

- 5. *Agency requesting checklist:*

Washington State Department of Ecology (Ecology)

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

January 3, 2012 to Spring 2012.

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

No

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

Please refer to the Associated Environmental Group (AEG) documents entitled *Final Cleanup Action*

Plan, dated September 26, 2011, and *Final Remedial Investigation/Feasibility Study Report*, dated October 6, 2011.

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.*

Mr. Kolb and his environmental consultant, AEG, are presently coordinating with Ecology and property owners of nearby off-property areas and have obtained tentative approval for this work.

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

Final approval of the Cleanup Action Plan.

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.)*

AEG proposes to use in-situ oxidation using Regenesis RegenOx to reduce sorbed and soil-matrix bound petroleum hydrocarbons in the vadose zone and saturated zone, as well as the dissolved phase in groundwater. In addition, Regenesis Oxygen Releasing Compound (ORC) will be used to accelerate the microbial degradation of remaining petroleum hydrocarbon impacted vadose zone and groundwater. After treatment the groundwater will be sampled quarterly to determine the efficacy of the treatment.

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, 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.*

See attached map and refer to AEG's Cleanup Action Plan document.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. *General description of the site:*

Gently sloping to the south and southeast within the downtown Montesano area.

- b. *What is the steepest slope on the site*

Less than 5 percent slope

- c. *What general types of soils are found on the site?: If you know the classification of agricultural soils, specify them and note any prime farmland:*

Subsurface conditions at the Site, at locations of investigation, generally consist of fill underlain by alluvium deposits. Fill deposits ranged in thickness from approximately two feet to ten feet thick of silty sand with gravel, gravelly sand, to sandy gravel. Fill deposits were prominent in the area of the

former tank excavation pit. These deposits were underlain by alluvium deposits which were primarily consisted of silty clay to sandy clay, ranging in thickness from approximately five feet to 12 feet. The clays were underlain by silty sand, poorly graded sand, to sandy gravel to 16 feet bgs, the maximum depth explored. Similar fill and alluvium deposits were also logged at the offsite areas. The Site and Vicinity are part of the central downtown portion of Montesano, WA.

- 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.*

N/A

- 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)?*

Nearly all of the surface at the site is currently composed of impermeable surfaces.

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

N/A

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.*

N/A

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

N/A

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.*

The surface water at the site is conveyed into the storm water drainage system that is maintained by the City of Montesano. The closest significant surface water feature is the Chehalis River approximately 1 mile 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.*

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.*

N/A

- 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.*

The Site is not within the 100 year flood plain.

- 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 such discharges.

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.*

Only a few milliliters when monitoring samples are obtained.

- 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.*

N/A

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.*

See Water #a (1) above.

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

No

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

N/A

4. Plants

a. *Check or circle types of vegetation found on the site: deciduous tree:*

_____ 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

_____ other types of vegetation:

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

No vegetation will be removed

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

There are no endangered species known at the Site and near vicinity.

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

N/A

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, turkey vultures

mammals: deer, bear, elk, beaver

fish: bass, salmon, trout, herring, shellfish

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

None known

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

Not Known

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

N/A

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.*

Diesel engines to run drill rig

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.*

Potential for inhalation of gasoline range petroleum hydrocarbon fumes

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

None anticipated

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

All staff will comply with the rules and regulations pertaining to health and safety at the Site.

b. *Noise*

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

The Site is located in the downtown portion of Montesano, Washington where automobile traffic and rail road activity are common. During drilling of injection wells, push probe drill rig noise will occur.

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.

As above; short term

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

Operations will be performed during daytime.

8. Land and shoreline use

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

The land use at the Site is zoned retail/commercial.

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

Not known. The Site is situated in a historical portion of downtown Montesano, Washington that has been established since at least the 1950s.

c. *Describe any structures on the site.*

A savings bank, streets and parking lots are on the Site.

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

None

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

Retail/Commercial

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

N/A

g. *If applicable, what is the current shoreline master program designation of the site?*

N/A

h. *Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.*

None

i. *Approximately how many people would reside or work in the completed project?*

3 to 4 each day (7 or 8 am - 5 pm)

j. *Approximately how many people would the completed project displace?*

None

k. *Proposed measures to avoid or reduce displacement impacts, if any:*

N/A

l. *Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:*

AEG has complied with all local and State requirements in regards to obtaining permits, presenting the scope of work, and securing Ecology notice-to-proceed with the Cleanup Action Plan.

9. Housing

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

N/A

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

N/A

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

N/A

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?*

N/A

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

None

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

N/A

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?*

N/A

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

N/A

- d. *Proposed measures to reduce or control light and glare impacts, if any:*

N/A

12. Recreation

- a. *What designated and informal recreational opportunities are in the immediate vicinity?*

None other than tourism and shopping.

- 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:*

N/A

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.*

None known

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

Several historical structures are present in the near north vicinity.

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

N/A

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 occupies the southeast corner of the intersection of East Pioneer Street and Sylvia Street in downtown Montesano, Washington.

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

Gray's Harbor Transit serves the public with transportation from Hoquiam to Olympia. The service station for Montesano is located at 214 East Pioneer Avenue, less than a 1/4 mile from the Site.

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

N/A

- 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).*

None

- 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.*

N/A

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

East Pioneer and Sylvia Streets will have traffic control measures instituted if work is to be done in the street(s).

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.*

N/A

16. Utilities

- a. *Circle utilities currently available at the site:*

electricity, natural gas, water, refuse service, telephone, sanitary sewer, are available at the Site.

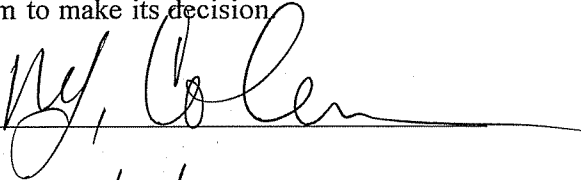
- b. *Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.*

Electricity is the primary utility required to perform this work.

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: _____

A handwritten signature in black ink, appearing to read "M. J. Coler", written over a horizontal line.

Date Submitted: _____

11/28/2011

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (do not use this sheet for project actions)

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

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

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

Storage of groundwater containing gasoline range total petroleum hydrocarbons is anticipated during this work. An undetermined volume of contaminated groundwater will be stored, treated, and discharged to the storm water system once treatment efficiency is validated by laboratory analysis. Impact to air is not anticipated. The noise levels are anticipated to be acceptable.

Proposed measures to avoid or reduce such increases are:

N/A

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

Impact would be negligible.

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

N/A

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

N/A

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

N/A

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?*

N/A

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

N/A

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?*

N/A

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

N/A

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

N/A

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

N/A

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

Conflict with environmental regulations as part of this work is not anticipated.

Figure 1: Brumfield Twidwell Cleanup Actions

