STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
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WAC 197-11-970 Determination of Nonsignificance (DNS).

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: The purpose of the remedial action (targeted soil removal, cover, and controls) is to remove soil contamination that exceeds State of Washington Model Toxics Control Act (MTCA) Remediation Levels, install a soil cover on portions of the Site that exceed MTCA Cleanup Levels, and implement and maintain institutional controls using an environmental covenant developed in accordance with WAC173-340-440 and Ecology's Toxics Cleanup Program Procedure 440A.

Proponents: Port of Olympia, City of Olympia, and Lacey, Olympia, Tumwater and Thurston County Clean Water Alliance (LOTT Alliance).

Location of proposal, including street address, if any: The East Bay Redevelopment Site is generally located at 315 Jefferson Street NE in Olympia. The site is located in Township 18 North, Range 2 West, Section 14.

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 April 17th 2017. Comments must be submitted by May 17, 2017.

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: 4/13/17 Signature Rebecca S. Lawson

SEPA Environmental Checklist

A. BACKGROUND

1. Name of proposed project, if applicable:
Port of Olympia (Port) East Bay Redevelopment Site

2. Name of applicant: Port of Olympia

3. Address and phone number of applicant and contact person:
Port of Olympia
Rachael Jamison
Environmental Programs Director
606 Columbia St NW #300
Olympia, WA 98501

4. Date checklist prepared: March 2017

5. Agency requesting checklist: Department of Ecology (Ecology)

6. Proposed timing or schedule (including phasing, if applicable):
The project is currently in the planning, designing, and permitting phase. The selected remedy for the Site is presented in the draft Cleanup Action Plan (CAP). An engineering design report (EDR) for the remedial work is currently being drafted and will be submitted to Ecology by spring 2017 for approval. All permits are scheduled to be in-place and work scheduled to commence by June 2017 under an agreed order.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No future additions, expansion, or further activity related to or connected with this proposal are planned.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
The following reports (listed in chronological order) directly relate to this project:

- Port of Olympia. 1994. Final Environmental Impact Statement for the Port of Olympia Strategic Plan. Olympia, WA. February.
- Port of Olympia. 1994. Addendum to the Port of Olympia Strategic Plan Final Environmental Impact Statement for the Budd Inlet and Airdustrial Park Land Use Plans. Olympia, WA. December.
- GeoEngineers. 2007. Phase II Environmental Site Assessment Hands on Children's Museum, Olympia, WA. February 6.

- GeoEngineers. 2007. Phase I Environmental Site Assessment, East Bay Redevelopment Project, Olympia, WA. March 14.
- Brown and Caldwell. 2007. Environmental Investigation, East Bay Port of Olympia Property, Olympia, WA. March.
- GeoEngineers. 2007. Remedial Investigation/Feasibility Study (RI/FS) and Cleanup Action Plan, Potential City of Olympia City Hall, Port of Olympia East Bay Redevelopment. Ecology Facility/Site No.: 46126262. Ecology VCP No. SW0827. April 24.
- Lacey, Olympia, Tumwater, and Thurston (LOTT) Clean Water Alliance. 2007. SEPA Environmental Checklist for the Budd Inlet Treatment Plant Master Plan. Olympia, WA. July.
- GeoEngineers. 2007. Supplemental Site Use History and Soil and Groundwater Sampling Clarifications. East Bay Redevelopment Property. Olympia, Washington. Ecology Facility/Site No. 5785176. VCP No. SW0827. August 3.
- GeoEngineers. 2007. Voluntary Cleanup Program Draft Remedial Investigation and Feasibility Study and Conceptual Cleanup Action Plan, East Bay Redevelopment, Port of Olympia. December.
- LOTT Alliance. 2007. SEPA Environmental Checklist for the LOTT Alliance Administrative-Education Center and Water Quality Laboratory. December.
- PIONEER. 2008. East Bay Remedial Investigation Phase 1 Summary. December.
- GeoEngineers and PIONEER Technologies Corporation. 2009. Remedial Investigation Work Plan, East Bay Redevelopment, Port of Olympia. January.
- Brown and Caldwell. 2009. Supplemental Phase II Environmental Site Assessment, Proposed LOTT Administration Building. January.
- PIONEER. 2009. East Bay Site: Interim Action Work Plan. Final. Port of Olympia. May.
- City of Olympia. 2009. SEPA Environmental Checklist for the Hands on Children's Museum and Surface Parking. Olympia, WA. November.
- LOTT Alliance. 2010. Draft SEPA Environmental Checklist for the East Bay Redevelopment Project Public Plaza. Olympia, WA. May.
- PIONEER. 2010. Infrastructure Interim Action Report for the East Bay Redevelopment Site. June.
- Brown and Caldwell. 2010. Parcel 4/Parcel 5 Interim Action Work Plan. East Bay Redevelopment. June.
- PIONEER. 2011. Empirical Evaluation for the Potential for Soil Constituents to Migrate to Surface Water via Groundwater at the Port of Olympia's East Bay Redevelopment Site. May.
- PIONEER. 2011. Data Gap Investigation Work Plan and Schedule. East Bay Redevelopment Site. Olympia, Washington. October 7.
- PIONEER. 2012. Terrestrial Ecological Evaluation for the East Bay Redevelopment Site. March.
- PIONEER. 2013. Data Gap Work Plan for the Soil-to-Indoor Air Pathway and Response to Comments for Ecology's March 14, 2013 Comments. East Bay Redevelopment Site. April.
- PIONEER. 2014. TPH-G and Total Naphthalenes Screening Level Exceedances for the Soil-to-Indoor Air Pathway. East Bay Redevelopment Site. April.

- PIONEER. 2014. SAP/QAPP for Point of Compliance Groundwater Monitoring. East Bay Redevelopment Site. Olympia, Washington. June 18.
- PIONEER. 2015. September 2014 Point of Compliance GWM Results and Discussion. East Bay Redevelopment Site. Olympia, Washington. January 6.
- Brown and Caldwell. 2015. Parcel 4/Parcel 5 Interim Action Report. East Bay Redevelopment. February.
- PIONEER. 2016. Draft Remedial Investigation/Feasibility Study Report. East Bay Redevelopment Site. December.
- PIONEER. 2016. Draft Cleanup Action Plan. East Bay Redevelopment Site. December.
- PIONEER. 2016. Data Gap Work Plan for Evaluating Methane in Soil Gas at the East Bay Redevelopment Site. September.
- PIONEER. 2016. Draft Engineering Design Report for Cleanup Implementation. East Bay Redevelopment Site. In preparation.

All of the documents cited above are available for review. For more information or a copy of the documents on CD, contact Rachael Jamison at (360) 528-8020. Documents can also be downloaded from: https://fortress.wa.gov/ecy/gsp/sitepage.aspx?csid=407.

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.

There are no other pending applications.

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

Guiding project documents are required to be approved by Ecology. Also, this work shall be conducted under an Ecology Agreed Order. Laws and regulations addressing permits or federal, state, or local requirements that Ecology believes may be applicable at the time of entry of the Agreed Order are listed below. This list may not include all pertinent laws and regulations. Work performed shall be in accordance within the substantive requirements of any applicable law or regulation.

1. Chapter 90.48 RCW (State Water Pollution Control Act) and Chapter 173-220 WAC (National Pollutant Discharge Elimination System [NPDES] Permit Program Regulations).
2. Chapter 70.105D RCW (Model Toxics Control Act), and Chapter 173-340 WAC (MTCA Regulations).
3. Chapter 70.105 RCW (Washington State Hazardous Waste Management Act), and Chapter 173-303 WAC (State Dangerous Waste Regulations).
4. Chapter 173-160 RCW (Minimum Standards for Construction and Maintenance of Wells).
5. Chapter 43.21C RCW (State Environmental Policy Act) and Chapter 197-11 WAC (State Environmental Policy Act Rules).
6. Washington Industrial Safety and Health Act (WISHA).
7. Applicable Thurston County Codes.

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 East Bay Redevelopment Site, which is located on the southwest corner of the East Bay of Budd Inlet in Olympia, Washington, is approximately 15 acres and consists of nine parcels (see Figure 1). The Port owns six of the nine parcels (Parcels 1, 2, 3, 6, 7, and 9); LOTT owns two parcels (Parcels 4 and 8); the City of Olympia (City) owns one parcel (Parcel 5).

The proposed project is proceeding under the authority of the Model Toxics Control Act, chapter 70.105D RCW, and consists of implementation of a selected remedy in select portions of the East Bay Redevelopment Site (Site; see Figure 1). The selected remedy includes installing a soil cap and cover in portions of Parcels 2, 3, 6, 7, and 9, and the portions of the Site northwest of Parcel 7 (Lot 1) and east of Parcels 4 through 7 that are not already covered with clean fill.

The current zoning for the Site is urban waterfront according to the 2013 Official Zoning Map for the City of Olympia. Consistent with that zoning, the Port's redevelopment plan for the Site includes future construction of mixed-use, urban buildings which may include commercial office space, retail/restaurants, a hotel, parking, and urban housing (e.g., condominiums above ground-level retail space).

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 is located on the southeast corner of a peninsula that extends from downtown Olympia into Budd Inlet (often referred to as the Port Peninsula). The location (Township 18 North, Range 2 West, Section 14) is presented on a vicinity map (see Figure 2). The address for the most central parcel (Parcel 4) is 325 Marine View Drive.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

b) **What is the steepest slope on the site (approximate percent slope)?**
The Site is generally flat (<1% slope).

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.**
The Soil Survey of Thurston County, Washington (1990) mapped the Site as having Xerothents soils. These moderately to well-drained to excessively-drained soils are located on uplands and

tidelands, and largely consist of sandy fill material. Surface soils on the Site have been highly disturbed by earlier Site activities, including dredge soils placement. Soils found on-Site generally consist of sand or silty-sand interspersed with clay (Brown and Caldwell 2007).

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

No surface indications or history of unstable soils in the immediate vicinity have been identified. This area is susceptible to liquefaction; however, there is no evidence of unstable soil or liquefaction.

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.

The purpose of filling, excavating, and grading the Site during the proposed project is to eliminate or substantially reduce the potential for exposure to hazardous substances in Site soil. The selected remedy includes targeted soil removal, soil cap/cover, and controls in portions of the Site.

Filling

The soil cover system will be installed for the portions of Parcels 2, 3, 6, 7, and 9, and portions of the Site northwest of Parcel 7 (Lot 1) and east of Parcels 4 through 7 not covered with 1982 fill[1]. The purpose of the soil cover is to minimize potential exposures in the portions of the Site with uncovered pre-1982 fill until permanent cap/cover systems are installed during future redevelopment activities. The soil cover will consist of a permeable geotextile fabric and at least 12 inches of clean soil from an off-site, upland borrow source.

Excavating

Prior to installation of the soil cover system, soil will be excavated from areas where soil contamination is present. The soil surrounding the contamination locations will be excavated in an iterative manner, as necessary. The surface area dimensions of each initial excavation will be approximately 10 feet by 10 feet, centered on the contamination. The total estimated quantity of soil from the initial excavations to be disposed of off-site will be approximately 45 cubic yards.

Grading

The soil cover system may be constructed below existing grade or above existing grade. Soil along the sidewalks will be removed prior to the installation of the soil cover system to keep grade level with the sidewalks. Due to the relatively flat topography of the Site, the impact of the soil cover system on slopes and drainage will be minimal. However, prior to the installation of the soil cover, soil will be removed from any areas on the Site that will be too high with the addition of the soil cover.

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

[1] The majority of the Site is situated on land that was reclaimed using fill material which consists of sediment dredged from Budd Inlet as part of civic improvement projects beginning in the late 1800s. The last fill event, which created the current shoreline, occurred along the eastern boundary of the Site in 1982. The 1982 fill was imported from an upland rock quarry. Site contamination is not present in 1982 fill, but is present in pre-1982 fill material as a result of historical Site operations.

As with all projects, erosion could occur as a result of construction activities; however, the flat grade of the Site would limit the potential for erosion. The potential for erosion will be minimized by following best management practices (BMPs), as discussed in the response to question 1h.

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

The currently activity consists of removing contaminated soil and adding a soil cover. No additional impervious surface will be added during this work.

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

The general contractor will prepare a Temporary Erosion and Sediment Control plan. Generation of groundwater and stormwater during installation of the soil cover system is not expected. However, to prevent untreated stormwater from leaving the Site before excavation activities and the installation of the soil cover system are complete, BMPs for construction stormwater will be implemented as necessary.

2. Air

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.

During construction activities, there may be a small increase in exhaust emissions from construction vehicles and equipment, and in fugitive dust. Potential quantities for airborne contaminants would be expected to be minimal.

During maintenance when the project is completed no increase in emissions is expected.

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

No off-site sources of emissions or odors are expected to affect the proposed project.

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

Site construction/cleanup will be conducted in compliance with Ecology requirements which are designed to minimize the potential for airborne transport of contaminants. The general contractor or remediation contractor will implement BMPs for particulate control. BMPs that will be incorporated during construction to minimize impacts to air quality if needed include:

- Watering construction surfaces to control dust, installing temporary ground covers, sprinkling the site with approved dust palliatives, or using temporary stabilization practices upon completion of grading.
- Storm drain inlets and/or culverts shall be protected that could potentially receive construction stormwater and/or potentially contaminated street stormwater and/or wash water.
- Vehicles leaving the site shall be inspected and dry decontamination shall be conducted by scrub/brush and/or the use of rumble strips prior to the stabilized construction entrance.
- Wheel-cleaning stations will be provided if necessary to ensure construction-vehicle wheels and undercarriages do not carry excess dirt from the Site onto nearby roads.

- Streets will be cleaned regularly to conform to City of Olympia requirements to ensure excess dust and debris are not transported from the Site onto nearby roads. All wash water shall be contained and prevented from entering storm drain inlets.
- Contractors will be required to use ultra-low sulfur diesel fuel in off-road equipment and instructed to turn off construction equipment when not in use.

3. Water

a) Surface:

i. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes, Budd Inlet is located on the eastern border of the Site. Indian and Moxlie Creek run underneath the Site on the Chestnut Street alignment in a city culvert that spans from the Site to Interstate-5.

ii. 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.

The project will not require any work over or in Budd Inlet. The proposed project will require work adjacent to Budd Inlet; however, Budd Inlet is separated from the Site by Marine Drive NE.

iii. 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.

No fill or dredge material will be placed in or removed from surface waters or wetlands.

iv. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface water withdrawals or diversions are required for this project.

v. Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

According to the maps developed by the Thurston Regional Planning Council based upon 1981 Flood Insurance Rate Maps for the project area, the 100-year floodplain for Budd Inlet does not extend on to the Site.

vi. 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 waste materials will be discharged to surface water during this project.

b) Ground:

i. 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.

No groundwater will be withdrawn from a well. During construction, dewatering may be necessary due to the high water table in the vicinity. Quantities of water to be withdrawn are unknown at this time. All dewatering will be conducted in accordance with Ecology requirements.

ii. **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.**
Not applicable. No waste material will be discharged into the ground from septic tanks or other sources.

c) **Water runoff (including storm water):**

i. **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.**
BMPs for construction stormwater will be followed, as necessary, to prevent untreated stormwater from leaving the Site until excavation activities are complete and the soil cover system is installed. Construction stormwater will be stored in a tank provided by an appropriate vendor, the size of which is to be determined (e.g., BakerCorp 10,000 gallon roll-off tank). Three temporary catch basins are being proposed in key areas of Parcels 2 and 3 where stormwater has historically run off due to extremely shallow groundwater and/or soil of low permeability. These catch basins will be connected to existing catch basins in the street after the soil cover is in place; therefore, there is no potential for contaminated soil to enter the catch basins in the street. All stormwater catch basins, conveyance systems, and other appurtenances will be of water-tight construction. The stormwater will then be discharged to an appropriate wastewater facility as approved by Ecology (e.g., LOTT Treatment Plant), and the tank will be cleaned.

ii. **Could waste materials enter ground or surface waters? If so, generally describe.**
No waste materials can enter ground or surface water.

iii. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**
The proposed project will not alter or otherwise affect drainage patterns in the vicinity of the Site.

d) **Proposed measures to reduce or control surface, ground, runoff water, and drainage pattern impacts, if any:**
Silt fences, catch basin blocks, and other materials (e.g., straw bales) will be used to reduce or control potential surface, ground, runoff water, and drainage pattern impacts.

4. Plants

a) **Underline the types of vegetation found on the site:**

i. **Deciduous tree: Alder, maple, aspen, other**
ii. **Evergreen tree: Fir, cedar, pine, other**
iii. **Shrubs**
iv. **Grass**
v. **Pasture**
vi. **Crop or grain**
vii. **Orchards, vineyards or other permanent crops.**
viii. **Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other**
ix. **Water plants: Water lily, eelgrass, milfoil, other**
x. **Other types of vegetation**

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

Grass will be removed/altered during construction activities; however, it is expected to regrow in areas that will not be redeveloped in the future with impervious surfaces.

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

No threatened or endangered plant 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:

No landscaping is proposed for this project. The purpose of this project is to clean up Site soil; landscaping using native plants to preserve or enhance vegetation is outside of the scope of work for this project.

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

No noxious weeds and invasive species are known to be on or near the Site.

5. Animals

a) List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

i. **Birds: Hawk, heron, eagle, songbirds, other: ducks, sea gulls, swallows, pigeons, purple martin**
ii. **Mammals: Deer, bear, elk, beaver, other: rabbit**
iii. **Fish: Bass, salmon, trout, herring, shellfish, other:**
iv. **Amphibians: frogs, salamanders, other:**
v. **Reptiles: lizards, snakes, turtles, other:**

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

- Chinook salmon in Budd Inlet
- Bald eagles in the vicinity
- Purple martins nest in boxes attached to pilings in Budd Inlet
- Bull trout and marbled murrelets in the Olympia area; however, there is no documentation of their presence

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

The Site is located within the Pacific Flyway, which is a flight corridor for migrating waterfowl and other avian fauna. The Pacific Flyway extends from Alaska to Mexico and South America.

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

Impacts to wildlife are not anticipated as a result of this project; therefore, measures to preserve or enhance wildlife are not proposed.

e) List any invasive animal species known to be on or near the site.

No invasive animal species are known to be on or near the Site.

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. The purpose of the proposed project is to clean up Site soil; no energy will be needed when the project is complete.

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

The 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:

Opportunities for conserving energy and using sustainable approaches during the scope of work will be explored during the remediation planning and designing process. The purpose of the proposed project is to clean up Site soil; no energy will be needed when the project is complete.

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.

i. Describe any known or possible contamination at the site from present or past uses.

The purpose of this project is to clean up Site soil. The contamination in Site soil is from historical Site operations. In general the types of contaminants found on the Site that are above the Model Toxics Control Act cleanup level, unrestricted use, include petroleum hydrocarbons, carcinogenic polycyclic aromatic hydrocarbons, metals, semi-volatile organic compounds, and dioxins and furans.

ii. 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.

There are no existing hazardous chemicals/conditions that might affect project development and design.

iii. **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.**

There are no toxic or hazardous chemicals that might be stored, used, or produced.

iv. **Describe special emergency services that might be required.**

No special emergency services will be required.

v. **Proposed measures to reduce or control environmental health hazards, if any:**

Site construction/cleanup will be conducted in compliance with Department of Ecology requirements, which are designed to minimize the potential for transport of contaminants. In addition, the following measures will be used to reduce or control environmental health hazards:

- Fencing to control site access
- Traffic control measures, as needed
- Clean-up efforts (conducted by trained personnel who specialize in contaminant removal)
- Stormwater will be collected on-Site and discharged to the LOTT Treatment Plant.

b) Noise

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

There are no existing sources of noise in the area that would adversely affect the proposal.

ii. **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.**

Noise levels created by or associated with the project may increase on a short-term basis during business hours from construction equipment but it is unlikely that the construction equipment will cause an increase over any other industrial noise in the area. Noise levels will not be created by or associated with the project on a long-term basis.

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

Measures to reduce or control noise impacts are not proposed since short-term noise levels will not be greater than existing industrial noise levels and long-term noise levels are not anticipated.

8. Land and shoreline use

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.

The current land use for the portions of the Site addressed in this proposed project is vacant land awaiting redevelopment, with the exception of a landscaped area located east of Parcels 4 through 7.

The current zoning for the Site is urban waterfront according to the 2013 Official Zoning Map for the City of Olympia. Consistent with that zoning, the Port's redevelopment plan for Parcels 2, 3, 6, 7, and 9, and Lot 1 includes future construction of mixed-use, urban buildings which may include commercial office space, retail/restaurants, a hotel, parking, and urban housing (e.g., condominiums above ground-level retail space).

Parts of the Site (not included in the proposed project) have already been redeveloped: the LOTT Treatment Plant, the Hands on Children's Museum, and the East Bay Plaza. Adjacent property land uses include commercial establishments (e.g., Warehouse Rock Gym, a boat storage facility, and ACME fuel).

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?

No. The Site has not been used for working farm or forest land.

i. 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:

No, the Site is not surrounded by working farm or forest land.

c) Describe any structures on the site.

There are no structures in the portion of the Site that will be impacted by the work performed for this proposed project.

d) Will any structures be demolished? If so, what?

No structures will be demolished.

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

The Site is zoned urban waterfront and is considered part of the Commercial District. The urban waterfront zone allows a wide range of uses including open space, retail, office, limited light industrial, and multi-family residential development.

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

The current comprehensive plan designation is urban waterfront.

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

The eastern portion of the Site is within 200 feet of Budd Inlet. This portion of Budd Inlet is designated as urban waterfront in the current Shoreline Master Program.

h) Has any part of the site been classified as a critical area by the city or county? If so, specify.

No portion of the Site has been classified as a critical area by the City of Olympia or Thurston County.

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

No people will reside or work in the completed project based on the scope of work for this proposed project, which is to clean up Site soil.

j) Approximately how many people would the completed project displace?

No one will be displaced by the completed project.

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

Not applicable. No one will be displaced by the completed project.

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

The purpose of the proposed project is to clean up Site soil. The selected remedy was selected to be compatible with the Port's existing and project land uses and plans.

m) Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable. The Site has not been used for and is not surrounded by working farm or forest land.

9. Housing

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

Not applicable. The purpose of the proposed project is to clean up Site soil; development is not included in the scope of work for the proposed project.

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

Not applicable. The purpose of the proposed project is to clean up Site soil; development is not included in the scope of work for the proposed project.

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

Not applicable. The purpose of the proposed project is to clean up Site soil; development is not included in the scope of work for the proposed project.

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 building construction is proposed for this project.

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

No views will be altered or obstructed as a result of this project.

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

Aesthetic impacts are not anticipated; therefore, no measures to reduce or control aesthetic impacts are proposed.

11. Light and glare

a) **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

Not applicable. All work will be performed during daylight hours. No lighting is proposed as part of this project.

b) **Could light or glare from the finished project be a safety hazard or interfere with views?**

Not applicable. All work will be performed during daylight hours. No lighting is proposed as part of this project.

c) **What existing offsite sources of light or glare may affect your proposal?**

Not applicable. All work will be performed during daylight hours. No off-Site sources of light or glare will affect the proposed project.

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

Light and glare impacts are not anticipated; therefore, no measures to reduce or control light and glare impacts are proposed.

12. Recreation

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

Budd Inlet provides recreational walking and boating opportunities in the area. There is a walking trail along the East Bay shoreline. Several marinas are located along Budd Inlet.

b) **Would the proposed project displace any existing recreational uses? If so, describe.**

The proposed project will not displace any recreational opportunities in the area.

c) **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

Recreational impacts are not anticipated.

13. Historic and cultural preservation

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? If so, specifically describe.**

No buildings, structures, or sites located on or near the Site are over 45 years old or are eligible for listing in national, state, or local preservation registers.

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.**

Western Shore Heritage Services, Inc. conducted an archaeological review of the project area in April 2007. No landmarks or evidence of historical, archaeological, scientific, or cultural importance were discovered on or next to the Site.

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.

Western Shore Heritage Services, Inc.'s April 2007 archaeological review of the project area was reviewed to assess the potential impacts to cultural and historical resources on or near the project site. No impacts are expected based on this review.

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.

Western Shore Heritage Services, Inc.'s April 2007 archaeological review of the project area was reviewed to assess the potential impacts to cultural and historical resources on or near the project site. No impacts are expected based on this review.

14. Transportation

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.

The Site is bordered by Marine Dr NE to the north and east, State Ave NE to the south, and Adams St to the west. Jefferson St NE and Olympia Ave NE run through the Site and will provide access to the Site.

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?

One bus line travels along the western edge of Parcel 3.

c) How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

The proposed project would not add or eliminate any parking spaces.

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).

Not applicable. The purpose of the proposed project is to clean up Site soil; no parking is proposed or will be eliminated as part of this project.

e) Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project will not use or occur near water, rail, or air transportation.

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?

No vehicle trips will be generated by the completed project.

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.

The proposed project will not interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets.

h) **Proposed measures to reduce or control transportation impacts, if any:**
Long-term transportation impacts are not anticipated; therefore, no measures to reduce or control transportation impacts are proposed.

15. Public services

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.**
The proposed project will not result in an increased need for public services.

b) **Proposed measures to reduce or control direct impacts on public services, if any.**
No direct impacts on public services are anticipated; therefore, no measures to reduce or control direct impacts on public services are proposed.

16. Utilities

a) **Underline 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.**
Electricity is provided by Puget Sound Energy. Water, solid waste, and storm water collection utilities are provided by the City of Olympia. No general construction activities are needed on the Site or in the immediate vicinity.

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.

Rachael Jamison, Environmental Programs Director, Port of Olympia

Steve Hall, City Manager, City of Olympia

Michael D. Strub, Executive Director, LOTT Cleanwater Alliance

Date Submitted: 3/24/2017