

DETERMINATION OF NONSIGNIFICANCE¹

Description of proposal:

Cleanup Action Plan for the eastern portion of the PSC – Georgetown site in south Seattle.

The Plan contains proposals for implementing several coordinated actions, including soil vapor extraction, soil excavation (with off-site disposal), and enhanced groundwater bioremediation. The actions would be implemented under the oversight authority of the Washington State Department of Ecology (Ecology).

Proponent:

The “potentially liable person” for the cleanup action is Burlington Environmental, LLC, a subsidiary of PSC Environmental Services (and referred to in Ecology’s correspondence with the company as “PSC”). The cleanup action is required by a MTCA Agreed Order, entered into by Burlington Environmental, LLC and Ecology.

Location of proposal, including street address:

The Cleanup Action Plan focuses on the eastern portion of the PSC–Georgetown site. PSC historically operated a permitted hazardous/dangerous waste treatment and storage facility at 734 South Lucile St. in Seattle. The facility was closed in 2003. Due to releases of hazardous substances while the facility was in operation, this property is now part of the PSC “site.” Contamination is also present immediately north and east of the 734 South Lucile St, property, and in groundwater to the south, west, and southwest. These areas of contamination are part of the site as well. The “eastern portion” of the PSC–Georgetown site extends as far west as Fourth Ave. S.

The PSC mailing address is: PSC Environmental Services, 18000 72nd Avenue South, Suite 21, Kent, Washington 98032.

Lead agency:

The lead agency for this Determination is Ecology. Ecology has determined that the proposed actions in the PSC-Georgetown Cleanup Action Plan do 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. This information is available to the public on request.

This DNS (determination of nonsignificance) is issued under WAC 197-11-340(2). Ecology will not act on this proposal for 45 days from the signature date below.

Comments must be submitted by March 26, 2010, either as an Email or as a letter addressed to the individual identified below.

Responsible official: Julie Sellick, Department of Ecology

Position/title: Section Manager, NWRO, HWTR

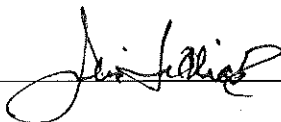
Phone: (425) 649-7053

Address: Department of Ecology, Northwest Regional Office, 3190 160th Ave. SE, Bellevue, WA, 98008

Email Address: ejon461@ecy.wa.gov or jssel461@ecy.wa.gov

Date: February 10, 2010

Signature



¹ WAC 197-11-970. Determination of nonsignificance (DNS), as required by the State Environmental Protection Act (SEPA).



ENVIRONMENTAL CHECKLIST
Prepared for the PSC Georgetown Facility
734 South Lucile Street
Seattle, Washington
AMEC Project 8770

A. BACKGROUND

1. Name of proposed project, if applicable:

Implementation of Cleanup Action Plan (CAP) at the PSC Georgetown Facility.

2. Name of applicant:

Burlington Environmental, LLC, a wholly owned subsidiary of PSC Environmental Services, LLC (hereafter referred to as PSC)

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

William Beck
18000 72nd Avenue South; Suite 217
Kent, Washington 98032-1035
Phone: (425) 227-6149

Ed Jones
Washington State Department of Ecology
Northwest Regional Office
3190 160th Ave. SE
Bellevue, WA 98008-05452
Phone: (425) 649-4449

4. Date checklist prepared:

May 22, 2009

5. Agency requesting checklist:

Washington State Department of Ecology (Ecology)

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

The cleanup action will be implemented in a phased approach. The Hydraulic Control Interim Measure (HCIM) system (consisting of subsurface groundwater barrier wall and groundwater extraction and treatment system) and vapor intrusion program are currently in place and operational as is much of the monitoring system that will be needed. The HCIM barrier wall has been constructed around and beneath PSC properties at 734 S. Lucile St. and 5400 Denver Ave. S. It isolates contaminated groundwater above the aquitard, preventing it from migrating downgradient to the west-southwest. It also prevents groundwater upgradient of PSC's property from entering the contaminated area. To maintain an "inward" hydraulic gradient, a low rate of groundwater is pumped

from an area behind the barrier wall. This groundwater is treated prior to permitted discharge to the METRO sewer.

PSC's vapor intrusion program has resulted in the mitigation of over a dozen buildings between PSC's two properties east of Denver Ave. S. and 4th Ave. S. These mitigations prevent contaminated soil gas from entering the respective buildings. Mitigations are comprised of fan and piping systems which depressurize the subsurface immediately below the buildings. Soil gas is routed through piping to an exhaust point above each building's roof.

Although many components of the proposed cleanup action that have yet to be constructed can be installed concurrently, others cannot be completed, or at least placed into operation, until preceding remedies are completed. Construction will begin after the CAP is approved and following completion and approval of an engineering design report (EDR) consistent with the Model Toxics Control Act (MTCA) regulations. At this time it is anticipated that construction should begin in 2010.

The following represents the most likely sequence of events in implementing the CAP.

- A. Maintain the HCIM system and the Inhalation Pathway Interim Measure (IPIM) vapor intrusion program as currently operated and as appropriate to maintain effectiveness and address known risks.
- B. Implement the planned excavation, soil disposal, and enhanced bioremediation on the Union Pacific Rail Road (UPRR) and/or PSC property and pave those areas requiring capping.
- C. Install any needed additional groundwater monitoring wells. Commence groundwater performance monitoring for the Outside Area.
- D. Construct soil vapor extraction (SVE) system on site and near Stone-Drew/Ashe & Jones, Inc. (SAD) facility and at UPRR's Argo Yard property.
- E. Increase the rate of groundwater extraction/dewatering to the maximum capacity of the existing HCIM system, and within Metro-permitted daily volumes, to lower the water table within the HCIM Area.
- F. After 3 to 6 months of dewatering (with the goal of dropping the water table 2 to 3 feet), implement SVE in the HCIM Area. Also implement SVE in locations along the SAD property line and on the UPRR Argo Yard property.
- G. Monitor the SVE system. It is expected to take up to 1.5 years to achieve asymptotic concentrations of volatile organic compounds (VOCs) in groundwater on site (inside the HCIM wall). During that time, shutdown of the system and restarting to address rebound may be required.
- H. Implement in situ bioremediation (ISB) in the HCIM Area following completion of SVE and recovery of groundwater levels.

- I. Install appropriate surface cover to cover contaminated soil in HCIM areas not already covered.
- J. Commence groundwater performance monitoring for the HCIM Area.

The above project sequence is intended to summarize the general implementation plan anticipated for the preferred final cleanup action. The implementation sequence could change as a result of final engineering presented in the EDR.

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

The CAP describes the planned activities at PSC's site for areas east of 4th Ave. S. It also contains two "contingent cleanup actions," which PSC may implement if the planned actions do not effectively meet cleanup goals (e.g., if groundwater cleanup standards are not attained per the CAP's target dates). These two contingent actions are identified in the CAP:

- A. Install multiple air sparging wells along the outside perimeter of the barrier wall along Denver Avenue South and/or on the UPRR Argo Yard property outside the eastern perimeter of the barrier wall.
- B. Install a single groundwater extraction well in the vicinity of well CG-122-60 for pumping and treatment of groundwater for 1,4-dioxane.

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

A draft Agreed Order has been prepared to require implementation of the CAP. The CAP is an attachment to the order. The order, with attached CAP, is being provided to the public for comment. Once the comment period closes and the order and CAP are finalized, PSC will submit a number of engineering and monitoring documents. These documents are described in the CAP.

The draft CAP was prepared following a Remedial Investigation/Feasibility Study (RI/FS). Documents associated with the RI/FS are identified in the CAP and in one of the agreed order's attached exhibits. Similarly, the barrier wall and vapor intrusion mitigation interim measures discussed in 6 above are associated with a number of documents. These documents are also identified in the CAP and agreed order.

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.

As noted above, PSC's proposed action is described in two documents that are being provided to the public for comment: the draft agreed order and the draft CAP. These are the only "government approvals" pending at this time.

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

Other than Department of Ecology's finalization of the agreed order and CAP, and future documents required by the order and CAP, it is anticipated that the following approvals will be needed:

- Puget Sound Clean Air Agency Operating Permit
- Underground Injection Permit
- City of Seattle Grading Permit
- Construction Stormwater Permit
- Industrial Wastewater permitting
- Union Pacific Railroad Access Agreement
- Washington State Department of Ecology Start Cards for Wells

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 PSC Georgetown site has been administratively divided into two areas: an area east of 4th Ave. S. and an area of groundwater contamination west of 4th Ave. S. The CAP addresses contamination in the former area, east of 4th Ave. S. The contamination in this area has been caused by releases of hazardous substances from the former hazardous/dangerous waste operations located at 734 South Lucile Street, a property now owned by PSC. The facility at this location operated under a Resource Conservation and Recovery Act (RCRA) permit until 2003, when operations were "closed." Within the east-of-4th site area the CAP describes two sub-areas: (1) the area enclosed by the HCIM barrier wall (the "HCIM Area"), and (2) the contaminated area east of 4th outside the barrier wall (the "Outside Area"). This Outside Area also includes contaminated soils and groundwater immediately north and east of PSC's property in Union Pacific Rail Road's Argo Yard.

A combination of excavation, soil vapor extraction, in situ bioremediation, capping, monitored natural attenuation, and institutional controls will be performed consistent with preferred remedy for clean up of affected soils and groundwater as outlined in the CAP.

Proposed cleanup actions for each of the two sub-areas east of 4th Ave. S. are listed below:

HCIM Area – The existing groundwater recovery and pretreatment system will continue operation. The site will be partially dewatered by lowering the water table by 2 to 3 feet within the barrier wall (HCIM Area). A soil vapor extraction system (SVE) will be installed and operated for up to 18 months to extract and treat VOCs in the soil and soil gas. Active enhanced in situ groundwater bioremediation will be conducted by installing a number of injection and recirculation wells to which electron donor material (such as molasses or lactate)

may be injected to enhance anaerobic biodegradation processes and thereby reduce contaminant mass in the subsurface. Finally, unpaved areas of the HCIM Area will be paved.

Outside Area – An SVE system will be installed to recover and treat volatile constituents of concern (COCs) from the vadose zone. The system will be implemented in the area extending from the HCIM barrier wall to the southwest, beneath the SAD building, and in the areas on the UPRR Argo Yard property immediately north and northeast of the HCIM Area. COC-contaminated soils in the southwestern portion of Argo Yard will be excavated and properly disposed of. Electron donor material will be added in soil excavation areas prior to backfill to enhance bioremediation of groundwater in these areas. A surface cover or cap will be placed over areas of the Argo Yard property where soil is left in place with COCs present above cleanup levels. The vapor intrusion assessment and mitigation program currently being conducted in the Outside Area will continue. Constituents remaining in groundwater following completion of the above cleanup actions will degrade via natural processes to below cleanup levels over time. The degradation of constituents will be systematically monitored to ensure compliance with the CAP. The monitored natural degradation is referred to as monitored natural attenuation (MNA). Should MNA not be sufficient to meet cleanup goals, the CAP has outlined two contingent remedies that can be implemented in the future. The details and decision process for implementing the contingent remedies are outlined in the CAP.

General – Treatment system areas will be fenced, and other access limitations and institutional controls will be implemented. Deed restrictions will be required of certain land owners to maintain the integrity of the treatment and monitoring systems and limit public access.

- 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 former RCRA facility is located at 734 South Lucile Street, Seattle, King County, Washington, in the Georgetown neighborhood of south Seattle. This property is comprised of City of Seattle parcels 1722800206 (70,553 square feet) and 5084400124 (14,480 square feet).

The HCIM Area (2.15 acres) includes the property encircled by the barrier wall (and the wall itself) that PSC either owns or has secured a subsurface easement to. The HCIM Area includes:

- the majority of the former RCRA facility property at 734 South Lucile Street;

- property adjacent to the former RCRA facility property that was acquired by PSC following closure of its dangerous waste operations (1.2 acres). This additional property (at 5400 Denver Avenue South), located northwest of 734 South Lucile Street, was formerly owned by the Amalgamated Sugar Company (TASCO). This property is comprised of City of Seattle parcels 5084400150 (51,750 square feet) and 5084400090 (8,500 square feet);
- an easement for an approximate 7,000-square-foot area on the neighboring Aronson property located at 5300 Denver Avenue South; and,
- an easement for an approximate 6,000-square-foot area on the SAD property.

The Outside Area (40 acres) is located outside the barrier wall and includes:

- a small portion of the former PSC RCRA facility, south of the wall;
- areas within adjacent properties (such as a portion of the UPRR Argo Yard), and;
- areas of contaminated groundwater downgradient of the HCIM barrier wall extending to 4th Avenue South.

Outside Area properties have multiple owners, both public and private and include mixed residential, industrial, and commercial properties. A vicinity map is provided as Figure 1. Both the HCIM Area and Outside Area are depicted on the Site Plan in Figure 2.

The former RCRA facility is bordered on the east and north by the UPRR Argo Yard property. South Lucile Street borders the former RCRA facility on the south, and Western Trailer Repair, Inc., is located across from PSC's property on the north side of South Lucile Street. Immediately to the west of the southern part of the former RCRA facility is Stone-Drew/Ashe & Jones, Inc., a plumbing supply warehouse at 710 South Lucile Street, owned by SAD Properties, LLC (SAD). The Aronson property to the north and west of the former RCRA facility (at 5300 Denver Avenue South) is a light industrial property used as a warehouse and service facility. The Duwamish Waterway is located approximately 0.75 mile west (downgradient) of the facility.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one) **Flat**, rolling, hilly steep slopes, mountainous, other.
- b. What is the steepest slope on the site (approximate percent slope)?

The HCIM Area is covered in concrete, pavement, or gravel. It is generally flat. The steepest grade is associated with a ramp which is no more than a 6 percent grade. The ramp is used to access an elevated section of concrete/paving approximately 3 feet above the lower section. The Outside Area is also generally flat with no grades greater than 5 percent.

- 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 HCIM Area is covered in buildings, concrete, pavement, and gravel. The Outside Area is covered in pavement, concrete, buildings, gravel, and areas of grass. The CAP identifies five hydrogeologic units that occur with increasing depths within the cleanup area. The hydrogeologic units of primary interest include the shallow sand unit, intermediate sand and silt unit, silt unit, and the deep sand and silt unit. Soils in these units generally consist of poorly graded sands and silts.

- 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.**

An estimated 3,000 cubic yards of fill will be required to replace contaminated soils excavated on both PSC property and UPRR property. Clean sand and/or gravel will be brought in to provide adequate base for paving.

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

Erosion of site soils is unlikely to occur since all areas to be affected by this cleanup action are currently paved or graveled. Any exposed soil will be inside an excavation and therefore be below grade and unlikely to run off site.

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

Much of the HCIM Area is currently covered; upon completion of the proposed action, 100% of this area will be covered with an impervious surface. The percentage of impervious area will not change for the Outside Area.

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

Best management practices will be followed as per the Stormwater Management Manual for Western Washington.

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.**

During construction the following types of emissions will take place:

- automobile and construction equipment exhaust;
- Vapors emitted from SVE used for treatment of subsurface volatile contaminants on the HCIM and Outside Areas;
- Vapors emitted from treatment of groundwater; and
- dust released during excavation and grading.

After construction, vapors emitted from the groundwater treatment system will continue.

There are multiple objectives for the proposed action. One objective is to protect indoor receptors who may be exposed to (inhale) site contamination via vapor intrusion. Part of the proposed action deals with reducing subsurface contaminant levels so that in the future vapor intrusion will no longer be a site concern. Until these low subsurface concentrations are attained, however, the CAP proposes to protect indoor receptors by mitigating buildings where vapor intrusion may unacceptably contaminate indoor air. This requires the implementation of mitigation systems, which, as noted above, route soil gases from beneath buildings and discharge them to the atmosphere above the buildings' roofs. Over a dozen such systems have been installed to date.

Another objective of the proposed action is to reduce volatile organic contamination in site soils. To achieve this objective the CAP proposes to implement soil vapor extraction (SVE) in selected areas. SVE pulls contaminated soil gas out of the subsurface, treats it (in a catalytic oxidation system), and then discharges the treated air to the atmosphere.

A third objective of the proposed action is to maintain an inward hydraulic gradient across the barrier wall so that any leakage of water through the wall will be from the outside in. This requires pumping some of the contaminated groundwater behind the barrier wall to the surface. Once the water is collected it is treated before discharge to the sewer. PSC's current treatment system, and the system proposed in the CAP, utilizes an air stripper to remove volatile organic compounds from the pumped water. The contaminated air stream leaving the air stripper is treated by a carbon system prior to the air being discharged to the atmosphere.

The CAP's contingency cleanup actions, if implemented, would also result in the emission of low levels of contaminants to air. In each case the contaminated air streams emanating from the respective groundwater treatment systems would, themselves, be treated prior to discharge to the atmosphere.

- 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:**

During construction:

- Vapors emitted from SVE used for treatment of subsurface volatile contaminants on the HCIM and Outside Areas will be treated by catalytic oxidation and a scrubber before release to the atmosphere;
- Vapors emitted from the groundwater treatment system may be treated by permanganate and activated carbon or directed to the catalytic oxidation system before release to the atmosphere;
- Dust control best management practices (BMPs) will be used to minimize dust released during excavation and grading; and
- Machines and equipment used during excavation will be well maintained and will not be allowed to idle unnecessarily.

After construction, vapors emitted from the groundwater treatment system will continue to be treated by permanganate and activated carbon.

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. The nearest body of water is the Duwamish Waterway, approximately 0.75 mile west of the project area. The Duwamish Waterway discharges into Puget Sound.

- 2) ***Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.***

No.

- 3) ***Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.***

None.

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

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, treated effluent water from the groundwater extraction system will be discharged to Metro for additional treatment under the existing permit.

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 is currently withdrawn as part of the HCIM groundwater treatment system at an approximate rate of 4 gallons per minute (gpm). An estimated additional 6 to 8 gpm of groundwater will need to be withdrawn in order to lower the water table 2 to 3 feet inside the HCIM barrier wall to facilitate removal of volatile contaminants by SVE. Once SVE has been completed, the extraction rate will return to the current pumping rate for long term hydraulic control. At that time, the withdrawn groundwater will be reinjected as part of in situ bioremediation in the HCIM Area.

If the contingent remedy is required to address 1,4-dioxane in the Outside Area, groundwater withdrawal during implementation of this remedy will be at a rate of 10-20 gpm to remove 1,4-dioxane. This remedy will only be implemented if monitoring of natural attenuation indicates remediation goals are not being met.

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

None.

c. Water runoff (including 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.***

The storm water from the PSC facility including the HCIM area and the Amalgamated Sugar property is drained and pumped into the King

County Combined Sewer Overflow (CSO). All surface water from the former PSC facility drain to blind sumps that are pumped to an above ground tank and ultimately discharged by gravity to the CSO. Storm water from the Amalgamated Sugar Property flows by gravity to catch-basins which discharge to the CSO.

Excavation will be conducted in compliance with the Construction Stormwater General Permit. Excavation areas will be contained to prevent runoff. Examples of BMPs, preventative measures, and project controls to be implemented include filter fabric placed in stormwater catch basins in the area, placement of excavated material on plastic sheeting, covering stockpiled material with plastic sheeting to prevent contact with rainwater, and placement of berms to prevent run-on and/or runoff.

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

No. See response to 3.c. 1) above.

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

No water will leave any cleanup areas in an uncontrolled fashion. All stormwater will be collected, treated if necessary, and then released to CSO.

See also response to 3.c. 1) above.

4. Plants

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

- deciduous tree: alder, maple, aspen, other*
- evergreen tree: fir, cedar, pine, other*
- shrubs*
- grass*
- pasture*
- crop or grain*
- wet soil plants: cattail, buttercup, 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?

Small shrubs and blackberries that have grown through parts of the paved surface of the PSC facility property would be removed as part of the cleanup and completion of capping on the facility.

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

None.

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

None. No landscaping is present on site and none will be added.

5. *Animals*

- a. **Underline any birds and animals which have been observed on or near the site or are known to be on or near the site:**

Birds and animals that have been observed on or near the site are listed below:

birds: hawk, heron, eagle, songbird, seagulls, crows

mammals: deer, bear, elk, beaver, none observed

fish: bass, salmon, trout, herring, shellfish, none

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

None.

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

No.

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

None.

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.**

Electricity will be used to power treatment systems and groundwater extraction.

- 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.

The proposed CAP has been designed to protect human health and the environment from site-related contamination. That is, its very *purpose* is to clean-up the eastern portion of the site so that current and future receptors are better protected. To attain this goal a number of separate actions are proposed to be implemented: some soils will be removed and disposed of off-site; some soils will be treated in place; the natural biodegradation of groundwater contamination behind the barrier wall will be enhanced; some groundwater will (continue to be) pumped from behind the barrier wall and discharged to the sewer; and, vapor intrusion mitigations will (continue to be) operated to ensure acceptable indoor air quality.

While the actions are being constructed/implemented there are several safety concerns for site workers. These will be addressed in a health and safety plan. There are also possible, though highly unlikely, public safety concerns that will be considered and addressed as part of the design phase of the proposed actions. Controlling access to the construction areas will be the primary safeguard.

As described above, the proposed action results in discharges of site groundwater to the sewer system. These discharges are permitted, however, and the groundwater is treated prior to discharge. Similarly, the proposed action will have the effect of discharging hazardous chemicals currently in the subsurface to the air. However, all gas-phase emissions from the proposed treatment systems will be pre-treated to reduce chemical concentrations to low and protective levels.

The primary COCs consist of VOCs and semivolatile organic compounds (SVOCs), metals, and polychlorinated biphenyls (PCBs). These contaminants are found in soils at the former RCRA facility (and immediately nearby) and in site groundwater. VOCs include compounds such as chlorinated ethenes (trichloroethene [TCE] and vinyl chloride, for example). SVOCs include 1,4-dioxane and polycyclic aromatic hydrocarbons (PAHs) [such as benzo(a)pyrene]. Metals are commonly detected at industrial sites even when there have been no releases that included metallic contaminants. At the PSC site, though, elevated levels of certain metals (such as manganese and lead) have been detected in site soils and groundwater.

A Health and Safety Plan (HASP) specific to the project will be developed and followed to mitigate potential hazards.

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

Not applicable.

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

Strict adherence to the site HASP and to operation and maintenance plans for treatment systems will minimize human and environmental exposure to contaminated soil and groundwater. Site access during cleanup implementation phases will be controlled to authorized personnel only so that the general public will not be at risk. On-site cleanup workers will be adhering to the HASP.

b. Noise

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

Vehicle, train, and nearby air traffic.

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.

Noise from traffic, drill rigs, and excavation equipment would occur from 7 AM to 5 PM on normal business days during construction only. Low levels of noise due to treatment system operations would occur 24 hours a day for the life of the treatment systems.

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

Noise from treatment system operations if at levels above local ordinance will be reduced by placing blowers inside housing or adding baffles to intakes/exhausts as necessary.

8. Land and shoreline use

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

The HCIM Area – which includes most of the former RCRA facility and the former TASCOCO property – has been used industrially since about 1936. It is expected to continue to be used primarily for industrial or commercial use in the foreseeable future. Properties that comprise the HCIM Area are zoned General Industrial 1 (IG1), which allows the heaviest degree of industrial use, and typically relies on rail and marine transportation.

The Outside Area – that part of the eastern portion of the site that is outside the barrier wall – is densely developed and includes private residences interspersed with both commercial and industrial operations. Many active subsurface utilities are also present in this area. Properties adjacent to the facility are zoned General Industrial 1 (IG1), and this zoning is consistent with historical ownership and use. The area west of Denver Avenue South and extending to Fourth Avenue South is zoned General Industrial 2 (IG2), which allows industrial as well as commercial uses (for those latter uses that do not

interfere with industrial use). To the east of the former RCRA facility is a rail yard (Argo Yard) owned and operated by UPRR with industrial use dating back to the early 1900s.

The Aronson property farther north and west of PSC (at 5300 Denver Avenue South) is a light industrial property used as a warehouse and service facility. The SAD property to the west and south is also a light industrial facility used for offices and warehousing. Both properties have been used for industrial/commercial purposes since about 1915.

The Georgetown neighborhood west of Denver Avenue South was predominantly residential until the 1970s, when industrial development of the area increased substantially. Today residences in the eastern portion of the Outside Area are primarily found along South Brandon and South Lucile Streets, between Denver Avenue South and 6th Avenue South, and along the north side of South Lucile Street between 4th Avenue South and 5th Avenue South.

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

No.

c. Describe any structures on the site.

Only one building is present in the HCIM Area: the former Amalgamated Sugar processing plant building on the former TASCOS property. This building is currently not in use except for some PSC equipment storage.

Numerous industrial, commercial, and residential structures exist in the Outside Area.

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

No.

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

The site is designated General Industrial 1 on the City's Zoning.

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

It is expected to continue to be used primarily for industrial or commercial use in the foreseeable future.

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.**

Yes. The area is prone to liquefaction.

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

No people would reside on any of the areas under construction in implementing the CAP. An unknown number of workers and residents unrelated to the project would be working and living in the Outside Area.

At the time of construction the HCIM Area will be unoccupied except as necessary by workers implementing the cleanup actions. The future number of occupants is not known at this time as there are currently no plans for redevelopment prior to completion of the site cleanup.

- 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:**

Institutional Controls will be implemented on the HCIM Area that will allow for future industrial or commercial land use.

9. Housing

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

None.

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

None.

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

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 permanent structures are planned; temporary structures would only be large enough to house treatment equipment (less than one story).

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?

None.

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

No.

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

None.

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

Not Applicable.

12. Recreation

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

The Georgetown Playfield is located approximately three blocks from the site.

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

No.

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

No impacts to the Georgetown Playfield or additional recreation opportunities are expected as a result of this project.

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 have been identified on the project site.

- 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.

The HCIM Area is bordered by South Lucile Street on the South and Denver Avenue South to the west/southwest. Airport Way South is located to the east of the site and provides access to Interstate 5. State Route 99 can be accessed by following South Lucile Street one-half mile to the west.

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

The nearest transit stop is accessible along Airport Way South and South Lucile Street, about 500 feet southeast of the site.

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

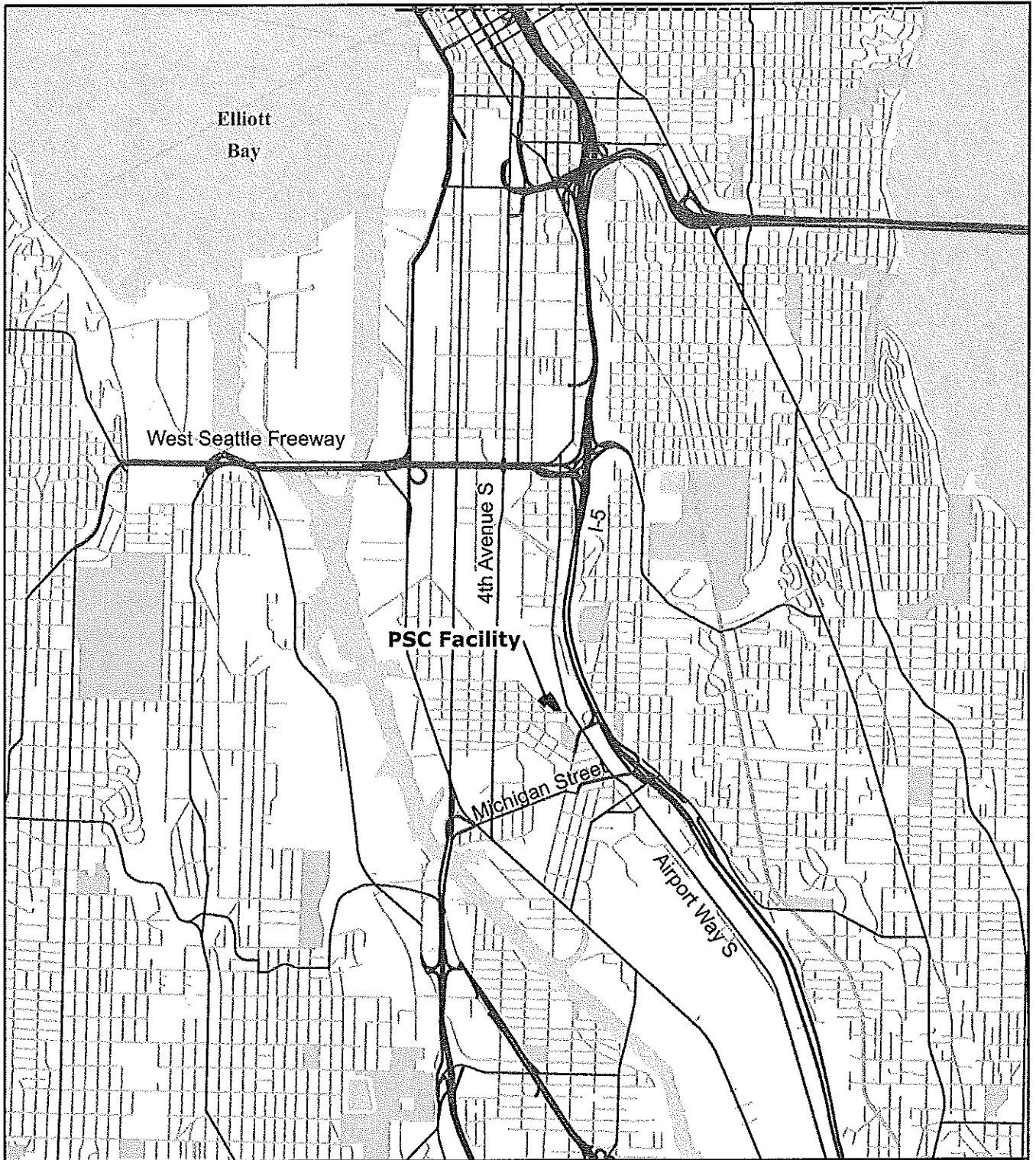
Not Applicable.

- 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.

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

Some work in the Outside Area will occur on UPRR property next to active rail lines.



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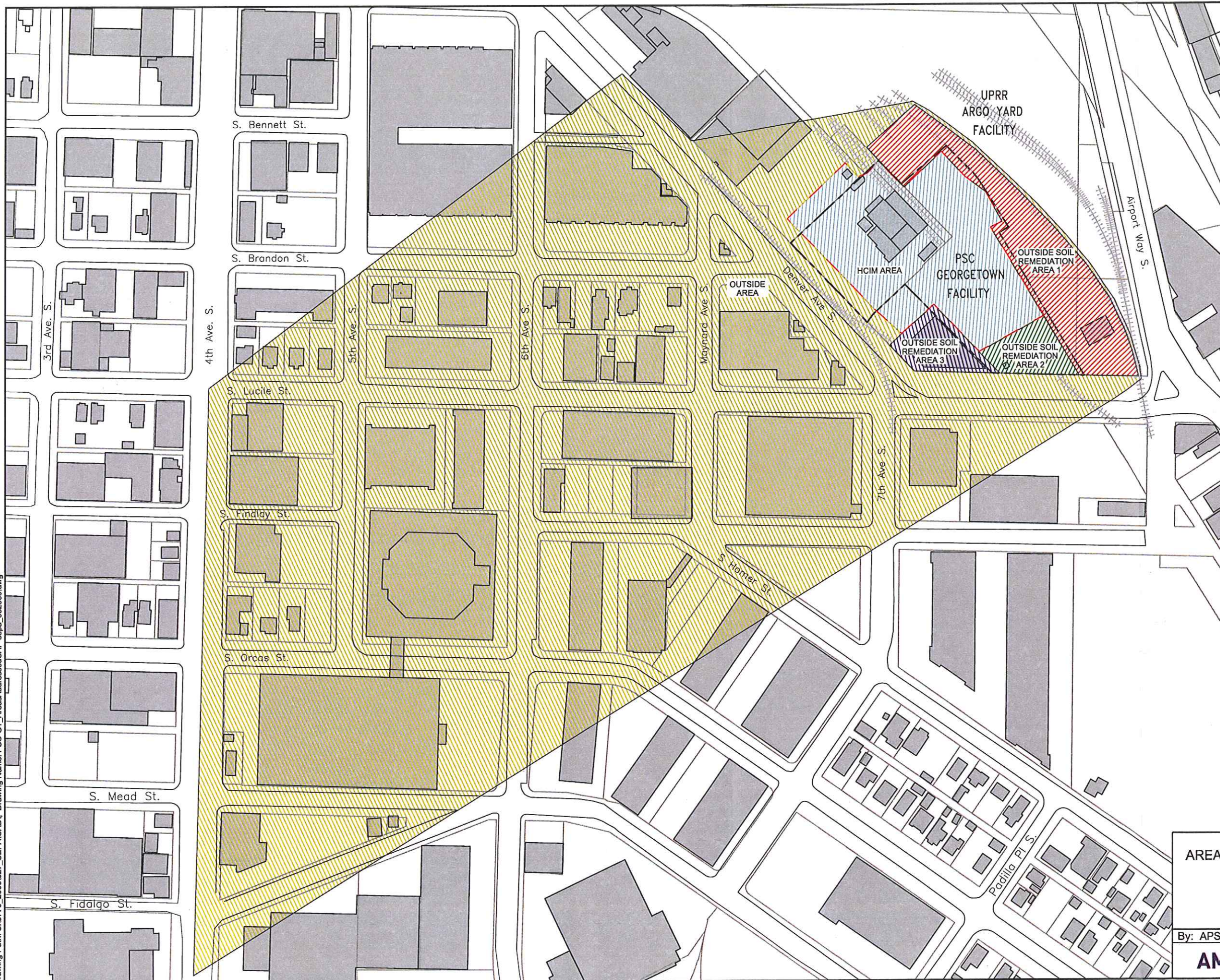
LOCATION MAP
 PSC Georgetown Facility
 Seattle, Washington

By: APS	Date: 05/29/09	Project No. 8770
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AMEC Geomatrix

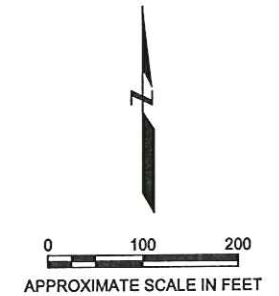
Figure 1

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 Drawing Path: S:\8770_2006\027_SEPA\CAD, Drawing Name: PSC-GT_AreasAddressedCAP_sepa_052909.dwg



EXPLANATION

- HCIM BARRIER WALL
- PROPERTY BOUNDARY
- OUTSIDE AREA ADDRESSED BY CLEANUP ACTION PLAN
- HCIM AREA
- OUTSIDE SOIL REMEDIATION AREA 1
- OUTSIDE SOIL REMEDIATION AREA 2
- OUTSIDE SOIL REMEDIATION AREA 3
- RAILROAD TRACKS
- BUILDING
- PARCEL BOUNDARY



AREAS ADDRESSED BY CLEANUP ACTION PLAN
 (East of 4th Ave. S. Area)
 PSC Georgetown Facility
 Seattle, Washington

By: APS	Date: 05/29/09	Project No. 08770.006
AMEC Geomatrix		Figure 2