

WDFW Reply to Ecology on Three Crabs Restaurant

From: Guzlas, Kyle J (DFW)
Sent: Friday, February 22, 2013 12:49 PM
To: Mendoza, Sonia (ECY); Groven, Connie (ECY); Robertson, Julie (ECY); Cornett, Deborah (ECY); Smith, Joyce M. (ECY); SEPADesk (DFW)
Cc: Zeigler, Robert C (DFW); Jamie Michel (jmichel@nosc.org)
Subject: ECY SEPA 13-0489 - Three Crab Restaurant Building Demolition project - Comments

RE: SEPA 13-0489 - Three Crab Restaurant Building Demolition project

Dear Sonia Mendoza, Connie Groven, Julie Robertson, Joyce M. Smith and Deborah Cornett:

The Washington Department of Fish and Wildlife appreciates receiving your comments regarding the Three Crabs Restaurant Building Demolition project (ECY 13-0489). This is the first phase of habitat restoration efforts for this newly acquired WDFW site. Due to the threat of vandalism and theft, WDFW conducted this SEPA review only for the salvage and demolition of the above ground structures present on the site. Additional SEPA review will be necessary for elevation grading and septic tank, drain field, and foundation removal that will occur during the nearshore and estuarine restoration effort. Routine inspections by WDFW staff will be made throughout the course of the project to ensure that BMP's and building salvage and demolition contract requirements are followed.

TOXICS CLEANUP:

If contamination is suspected, discovered, or occurs during the salvage and demolition of the buildings, WDFW shall test the potentially contaminated media. If the media is found to be contaminated, WDFW will notify Ecology's Environmental Report Tracking System Coordinator at the Southwest Regional Office. WDFW will follow all ORCAA and Clallam County building demolition permit standards.

WASTE 2 RESOURICES:

WDFW has completed an asbestos survey of the site in accordance with ORCAA permitting standards. No asbestos materials were found during this site, however if additional suspect asbestos building materials are found during the demolition an AHERA certified inspector will sample and test the materials and abatement protocols will be created.

Each of the buildings associated with this project have significant salvage value, since they were all part of a functioning restaurant establishment prior to WDFW's acquisition. As a requirement in the bid contract, WDFW will ensure that all of DOE's recommendations regarding removal of other potentially dangerous or hazardous materials present, such as PCB-containing lamp ballasts, fluorescent lamps, and wall thermostats containing mercury, are removed prior to demolition. The contractor will be required to follow all Clallam County Health Department standards for disposal of building demolition debris (unsalvageable materials).

WATER QUALITY:

WDFW will adhere to, and will be proactive in requiring erosion control measures to be utilized throughout all stages of building salvage and demolition work. A Temporary Erosion Control Plan will be followed during the demolition. These items will all be included in the master contract and included in the bid materials for the contractors. Where applicable, erosion control measures will be in place prior to any building removal and demolition. These control measures will be effective in preventing stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Construction debris will be disposed of as required by State of Washington and Clallam County standards. Limited or no vegetation will be cleared during the course of this project. This is the first phase of a major restoration effort that will include future vegetative plantings during the restoration of the site.

Thank you for your comments and please contact me at your earliest convenience if you have additional questions or comments.

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