

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: Petroleum Reclaiming Services, Inc. Final Closure Plan
2. Name of applicant: Lombardini Geological Services, LLC

3. Address and phone number of applicant and contact person:
 - Shawn Lombardini, 253.334.4782, PO Box 4301, Spanaway, WA 98387
4. Date checklist prepared: 9.24.2020
5. Agency requesting checklist: Department of Ecology
6. Proposed timing or schedule (including phasing, if applicable):
 - At least 15-20 years (2035-2040 for demolition of structures)
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
 - No expansions or additions, only Final Closure of property, which includes removal of all tanks and structures, and sampling of soils to remove as much of the known constituents of concern on the property.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
 - Remedial Investigation Report by AEG, dated November 2, 2018.
 - Feasibility Study by AEG, dated July 12, 2020.
 - Used Oil Processing Facility Final Closure Plan with Sampling and Analysis Plan for Mitigating Soils at Closure, dated April 16, 2009.
 - Draft Cleanup Action Plan by AEG, dated September 30, 2020.
 - Environmental Covenant to be filed with Pierce County for the property.
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.
 - Nothing pending. Site is managed under Ecology Agreed Order #DE 11357.
10. List any government approvals or permits that will be needed for your proposal, if known.
 - AEG has already received approval of the closure plan for the facility from DOE.
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 RI, FS, and draft Cleanup Plan have identified contaminated soils, evaluated remedies, and propose a remedy that will result in excavation and disposal of contaminated soils when the facility closes. Facility closure is not expected for at least the next 15-20 years, at which time PRS will demolish the structures and all storage tanks. The soils will be cleaned up to the extent possible and, if needed, a covenant will remain on the property.
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.

- 3003 Taylor Way, Tacoma, Washington 98421, Parcels 0321363021 and 0321363028.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other Flat_____

b. What is the steepest slope on the site (approximate percent slope)? 2%

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 site is capped with Asphalt and concrete, Subsurface soils are deltaic fills from dredging of Commencement Bay and Puyallup River Deltaic Deposits.

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

- No.

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 selected remedy in the draft CAP proposes excavation of contaminated soils and replacement with clean fill and that the work will not occur until the facility closes.

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)?

- None. PRS will be removing all concrete under the tank farm and off-loading pads and importing compactible soils.

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

- None. PRS will be removing all concrete under the tank farm and off-loading pads and importing compactible soils.

2. Air [\[help\]](#)

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.

- Inerting of tanks may produce odors/vapors however this is a controlled event only at the time of the decommissioning of the tanks individually. Also, it would only be the volume of air per tank. Some light use construction vehicle emissions, nothing above normal for the industrial area.
 - There is also the possibility of dust from concrete demolition and soil excavation.
- 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:
- Will potentially use water for dust suppression, if necessary.

3. **Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 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.
 - Hylebos Water way is the closest water body, located NE ~600 feet; you would cross another vacant property to get there line of sight.
- 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, FEMA labels the property as Zone X, "Area of Minimal Flood Hazard".
- 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 discharges.

b. Ground Water: [\[help\]](#)

- 1) 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.

- Groundwater from existing groundwater monitoring wells will be sampled annually as a part of the ongoing long-term groundwater monitoring plan set up with the Ecology agreed order for compliance. Minimal removal, approximately 20 gallons total per year for Ecology-required analytical testing purposes only.

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.

- None.

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.

- None.

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

- The tanks have sludge associated with the nature of the work. Tanks are emptied, then the rinsate is captured and removed offsite. If these wastes are not controlled, there is a slight potential for spills. However, this site has capture areas and containment where the tanks will be layed down and cut up for disposal. These wastes are pumped out prior to final disposal so there is very minimal risk.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

- No. The capped surface remains the same.

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

- During demolition appropriate BMPs will be used as deemed appropriate to control any on-site risk identified during the demolition. No runoff or impacts are anticipated. Spill control emergency measures (adsorbant pads, for example) will be available, a pump truck will be on site handling removal of wastes and is also available for use if needed.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site: None, paved with asphalt and concrete

___deciduous tree: alder, maple, aspen, other

___evergreen tree: fir, cedar, pine, other

___shrubs

___grass

___pasture

___crop or grain

___Orchards, vineyards or other permanent crops.

___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? None.
- c. List threatened and endangered species known to be on or near the site.
 - Preliminary ECOS Ipac report shows Gray Wolf, North American Wolverine, Marbled Murrelet, Streaked Horned Lark, Yellow-billed Cuckoo, and Bull Trout. Gray Wolf is proposed endangered the rest are in the threatened category.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
 - None. Keep capped with impervious materials.
- e. List all noxious weeds and invasive species known to be on or near the site.
 - None

5. Animals [\[help\]](#)

- 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.
 - Seagulls

Examples include:

birds: hawk, heron, eagle, songbirds, other:
 mammals: deer, bear, elk, beaver, other:
 fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.
 - ECOS Ipac preliminary results Gray Wolf, North American Wolverine, Marbled Murrelet, Streaked Horned Lark, Yellow-billed Cuckoo, and Bull Trout. Gray Wolf is proposed endangered the rest are in the threatened category.
- c. Is the site part of a migration route? If so, explain. No.
- d. Proposed measures to preserve or enhance wildlife, if any: None.
- e. List any invasive animal species known to be on or near the site. None.

6. Energy and Natural Resources [\[help\]](#)

- 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 or electric use for demolition.
- 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** [\[help\]](#)

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.

- 1) Describe any known or possible contamination at the site from present or past uses.
 - Past releases are detailed in the Remedial Investigation Report by AEG, dated November 2, 2018, and Feasibility Study by AEG, dated July 12, 2020. Possible contamination from current tank releases, to be determined at time of closure with confirmation sampling. Mitigated by pumping and triple rinsing all lines and tanks prior to decommissioning and demolition.
- 2) 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.
 - Demolition is to remove existing tanks and piping associated with reclaiming activities. This action will remove all potential release potential and only pavements will remain.
- 3) 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.
 - The nature of the site is reclaimed oils and fluids. The intent is to remove these holding tanks, and any residual contamination that was not characterized previously. A sampling and analysis plan details the final closure procedure. This is included in the Draft Cleanup Action Plan by AEG, dated September 30, 2020.
- 4) Describe special emergency services that might be required.
 - Typical construction risks, crush, penetration, and inhalation hazard.
- 5) Proposed measures to reduce or control environmental health hazards, if any:
 - Appropriate engineered and mechanical controls, appropriate PPE for inhalation hazards.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
 - Industrial noises, metal recycling plant within 700 feet to the Northeast.
- 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.
 - Short-term cutting of metals for tank disposal. General truck traffic noises.
 - The typical time period of construction activity would be from about 7:00 am to 5:00 pm.

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

- None. Very low impact considering it's an industrial area.

8. Land and Shoreline Use [\[help\]](#)

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 site is currently used for used oil and fluids recycling and the proposal will not affect current land uses.

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.

1) 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

c. Describe any structures on the site.

- Two single-wide Conex-style buildings. One main office, other is the laboratory. Boiler structure for slop oil water separation & reclaiming. Vertical aboveground storage tanks used for storage and reclaiming purposes. Temporary containers for tool storage. One diesel aboveground fuel tank.

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

- All of the current structures.

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

- PMI - City of Tacoma Port Maritime and Industrial.

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

- Port of Tacoma Manufacturing and Industrial Area.

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 a critical area by the city or county? If so, specify.

- No.

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

- None.

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

- 10.

- k. Proposed measures to avoid or reduce displacement impacts, if any:
- None.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
- None, it is a final closure and likely a sale of property to promote industrial redevelopment.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
- None.

9. Housing [\[help\]](#)

- 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:
- None, not a residential zone.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
- None, eliminating structures demolition only.
- b. What views in the immediate vicinity would be altered or obstructed?
- None.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
- None.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
- None. Construction activity will occur during daylight hours.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
- None.

- 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:
 - None.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?
 - Boating, fishing.
- 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.

13. Historic and cultural preservation [\[help\]](#)

- 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.
 - None.
- 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.
 - None.
- 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.
 - None, this is an industrial zone created from dredging or imported soils to create a fill. Any limited excavations, if deemed necessary from the Sampling and analysis Plan, would have an archeologist available if deemed appropriate. However, groundwater is within 3 feet of the surface, so no significant depth would be excavated to reach a native soil terrain that may have contained a midden or artifact. Very unlikely to find a relic artifact.
- 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.
 - There is only a plan to confirm the soil and groundwater conditions once the structures are removed. The contingency is to remove contamination if possible before obtaining an anticipated covenant for the properties.

14. Transportation [\[help\]](#)

- 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.
 - Taylor way, an industrial right of way.
- 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?
 - No. The closest bus stop is 54th and Pacific Highway.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
 - The site is a demolition and could all be used for parking if desired.
- 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).
 - No improvements.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
 - Rail; however, frequency of use is unknown, likely exempt. Railroad tracks are adjacent to the south side of the site.
- 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?
 - None. It's a demolition of structures only.
- 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.
 - No.
- h. Proposed measures to reduce or control transportation impacts, if any:
 - None.

15. Public Services [\[help\]](#)

- 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.
 - No.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
 - No.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____
 - Electricity, water, refuse, telephone, sewer.
- 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.
 - None, they will be capped at the meters or as appropriate for the utility company requirements.

C. Signature [\[HELP\]](#)

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: _____

Name of signee Shawn Lombardini

Position and Agency/Organization Lombardini Geological Services LLC

Date Submitted: 10.21.20

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to 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?
 - Nothing more than anticipated, therefore protection measures are in place if a spill occurs with cleaning the tanks.

Proposed measures to avoid or reduce such increases are:

- Vacuum truck and spill kits on hand.

- 2. How would the proposal be likely to affect plants, animals, fish, or marine life?
 - Decrease impacts to migrant birds.

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

- None.

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

- None.

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

- None.

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?

- No impacts.

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

- None.

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?

- No impacts to use, industrial area.

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

- None.

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

- No increase on demands.

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

- None.

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

- None, already an agreed order site.