WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

   Interim Action (consisting of contaminated soil removal), treatment of residual contamination with oxygen releasing compounds, and ground water monitoring activities at the Frenchies' Fill-N-Food property

2. Name of applicant: Washington Department of Ecology – Central Region Office

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

   Washington State Department of Ecology
   Toxics Cleanup Program – Central Region Office
   15 West Yakima Avenue, Suite 200
   Yakima, Washington 98902-3452
   Contact Person: Laura Klasner (509.454.7833, laura.klasner@ecy.wa.gov)

4. Date checklist prepared: December 21, 2012

5. Agency requesting checklist: Washington Department of Ecology – Central Office and the City of Moxee

6. Proposed timing or schedule (including phasing, if applicable): Spring 2013

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

No.

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

The Site is currently being used as a bakery and hair salon and formerly was operated as a gasoline station and auto service center until about 1994. During January 1994, Cayuse Environmental (Cayuse) and their excavation contractor removed three 4,000-gallon and one 6,000-gallon gasoline underground storage tanks (USTs) from the site. The associated UST removal report (Cayuse 1994) indicated the four USTs were located south of the "store" building (assumed to be the existing building on site) and the associated fuel lines ran from the tanks to fuel dispensers located north of the store. The four USTs removed in 1994 reportedly were installed during the mid-1980s and replaced four previously-installed gasoline USTs at the site. Precise UST and dispenser locations were not provided by Cayuse. The Cayuse report indicated approximately 1,800 cubic yards of petroleum-impacted soil were excavated during UST removal activities. Soil samples contained concentrations of gasoline-range petroleum hydrocarbons (GRPH) greater than Model Toxics Control Act (MTCA) Method A cleanup criteria. Groundwater was encountered about 10 feet below grade during excavation activities. Laboratory results indicated a grab sample collected from groundwater accumulated in the excavation contained gasoline-range petroleum hydrocarbons concentrations greater than MTCA Method A cleanup criteria.

GeoEngineers conducted a soil assessment for Ecology at the site in 2012. Soil assessment samples indicate vadose zone soils are contaminated with gasoline-range petroleum hydrocarbons and volatile organic compounds (VOCs). Ground water was encountered at depths of between 9.8 feet to 11.5 feet bgs during the soil assessment activities. The site activities are summarized in GeoEngineers' "Soil Assessment, Frenchies' Fill-N-Food report dated May 21, 2012.

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.

No.

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

The City of Moxee has indicated that this SEPA is the only permit needed for this project.

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 purpose of the proposed actions at the site is to remediate soil contamination at the site and to assess site ground water conditions. The excavated area will be restored to its current use as a paved parking lot.

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 at 106 East Moxee Avenue in Moxee, Washington in Section 1, T12N, R19E, of the Willamette Meridian, Yakima County.

Abbreviated legal description from Yakima County assessor's office: BEG AT INTERS OF S'LY LN OF MOXEE AVE.& W'LY LN OF SPOKANE STR.,TH S'LY ALSD W'LY LN 75 FT,TH NW'LY PAR WITH SDS'LY LN 50 FT,TH N'LY PAR WITH SD W'LYLN 75 FT M OR L TO S LN OF MOXEE AVE.TH E'LY AL SD S'LY LN TO POB

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

a. General description of the site (circle one): Flat.

b. What is the steepest slope on the site (approximate percent slope)? The site is flat.

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.

In general, according to the U.S. Department of Agriculture Soil Conservation Service for Yakima County (1985) native soils at the site include flood plain and terrace deposits composed of Umapine alkaline silt loam. Silt with varying amounts of sand and gravel and sand with silt were observed during GeoEngineers February 2012 soil assessment at the site.

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.

Approximately 1,800 tons of gasoline-range petroleum impacted soil will be excavated from the site and approximately 2,000 tons of clean imported backfill will be place in the limits of the excavation. The source of fill is not known at this time.

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

Erosion as a result of potential soil track-out from equipment used for construction activities.

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

The site will be restored to the prework conditions and be paved with asphaltic concrete. The site is currently paved and covered with an existing structure to the south of the planned remedial excavation.

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

Straw wattles or sand bags or other BMPs will be installed around the site perimeter at the limits of the excavation. Streets will be swept if soil from remedial excavation activities are tracked out to or spilled onto adjacent roads and sidewalks. Catch basin inserts will be installed and maintained in catch basins located on site and on adjacent properties and right-of-ways.

a. **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.

Dust and possibly petroleum-related odors could result from the project. Approximate quantities are unknown at this time.

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:

The contractor will conduct air monitoring periodically throughout the day and will use water to suppress dust from remedial excavation activities. The contractor will stop work if petroleum-related odors are present in the work zone at a concentration of 5 parts per million for a continuous 10 minute period until the odors have been abated. If necessary, the contractor may use mechanical or engineering methods to dissipate odors.

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.

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.

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.

Contaminated water may be removed from the base of the remedial excavation and disposed of offsite at a permitted disposal facility. The project may include the installation of a surface water infiltration gallery at the completion of remedial excavation activities.

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.

The site will be graded so that all site surface water will be retained on the site.

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

It is possible that soil track out from the site may occur and may enter surface waters in the vicinity of the site.

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

The Contractor shall sweep the site and vicinity to reduce the amount of track out and to remove any soil that has inadvertently been tracked off site. Catch basin inserts will be installed on site and off site that may be impacted by site construction activities. Straw wattles or other appropriate BMPs will be installed along the perimeter of the work area to minimize surface and runoff water impacts.

4. **Plants**

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

X_____ 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?

One deciduous tree will be removed from the City ROW.

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.

5. **Animals**

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

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other: Do not know.
fish: bass, salmon, trout, herring, shellfish, other: None.

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

A search of the Audubon Society and the Cornell Lab or Ornithology's on-line database, which is a data source for bird distribution, indicated sightings of two listed birds within Yakima County, WA; Greater Sage Grouse and Northern Spotted Owls.

Greater Sage Grouse – According the on-line data source, Greater Sage Grouse were identified approximately 4 miles NE of site and 15 miles N of site (Yakima Training Center). However, these species would not likely encounter the project site due to habitat requirements of shrub-steppe and meadow-steppe habitats with elevations ranging from 4,000 to 9,000 feet, as indicated where sightings occurred.

Northern Spotted Owl – the on-line database search identified Northern Spotted Owls sightings approximately 15 miles W of site and further west within the Snoqualmie National Forest. Species is unlikely to encounter project site due to specific habitat requirements such as forests characteristic of dense canopy closure of mature and old-growth trees, as indicated where sightings occurred.

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

Do not know.

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.

Temporary electric energy and fuel for construction equipment will be required to meet project's energy needs.

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.

There is potentially dust and petroleum odor and petroleum-impacted soil exposure health hazards associated with remedial excavation activities.

1) Describe special emergency services that might be required.

None.

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

The Contractor will be preparing a Health & Safety Plan to outline measures to reduce or control environmental health hazards.

b. **Noise**

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

None.

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 noise will be created by equipment during remedial excavation and backfilling activities. Contractor will primarily operate between the hours of 700 and 1800 Monday through Friday. In the event that noise impacts require avoidance, the contractor may work after normal business hours or weekends. There will no long-term noise associated with this project.

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

Construction equipment will be equipped with required sound muffling devices as designated by the equipment manufacturer.

8. Land and shoreline use

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

The site is currently used as a bakery and hair salon. The site adjacent to the property to the west is used as a preschool facility named Kid's Korner.

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

Unknown

c. Describe any structures on the site.

There is a single-story building on site at this time.

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

No.

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

Commercial/Industrial

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

Not applicable.

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

Unknown

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

Unknown

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

The project will not impact the number of people who reside or work at the site.

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:

Not applicable.

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:

None.

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?

Not applicable.

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?

Not applicable.

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.

c. 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?

There is a City Park located south of 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:

Not applicable.

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.

Unknown.

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

Unknown.

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

None.

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.

East Moxee Avenue is located on the northern side of the property and North Spokane Street is located on the eastern side of the property. It is likely that the site will be accessed from Highway 24 and South Rivard Road and Bell Road.

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

The site is not served by public transit. The nearest transit stop is located approximately 4 miles west on highway 24, near the intersection of highway 24 and interstate highway 82.

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

Parking spaces will remain in the same configuration.

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.

The project is about 1,500 feet from a Burlington Northern Sante Fe Rail spur.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

None.

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

Not Applicable.

15. **Public services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No.

b. Proposed measures to reduce or control direct impacts on public services, if any.

No.

16. **Utilities**

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Storm sewer is also available at the site.

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

No new utilities are required for project. The contractor will be required to protect and maintain existing utilities available at the site.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Laura Klasner

Date Submitted: 12-27-12

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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?

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

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

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?

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

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

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

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