

**SEPA CHECKLIST
CITY OF BOTHELL**

**ENVIRONMENTAL CHECKLIST
WAC 197-11-960**

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 the applicant and the agency identify impacts from the project proposal and to help the agency decide whether an EIS is required.

BACKGROUND INFORMATION

1. Name of proposed project, if applicable:

Riverside Site Interim Action No. 2

2. Name of applicant:

City of Bothell

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

**Nduta Mbuthia
Project Engineer
City of Bothell Public Works
9654 NE 182nd St.
Bothell, WA 98011
425-806-6829**

4. Date checklist prepared:

January 25, 2013

5. Agency requesting checklist:

Department of Ecology

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

The interim action will be implemented upon completion of the public comment period and subsequent execution of amendment No. 2 to the Agreed Order

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

None

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

Environmental Information that has been prepared in the past includes:

- **Phase II Environmental Site Assessment Riverside Property Bothell, Washington (HWA GeoSciences, July 2008)**
- **Bothell Riverside Remedial Investigation/Feasibility Study Work Plan (HWA GeoSciences, July 2009)**
- **Bothell Riverside Remedial Investigation/Feasibility Study Report Revision No. 0, (Parametrix, November 2009)**
- **Focused Feasibility Study, Bothell Riverside (HWA GeoSciences, July 2012)**
- **Interim Action Work Plan, Bothell Riverside (HWA GeoSciences, January 2013)**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are currently no other applications for other proposals pending

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

The permit below will be required:

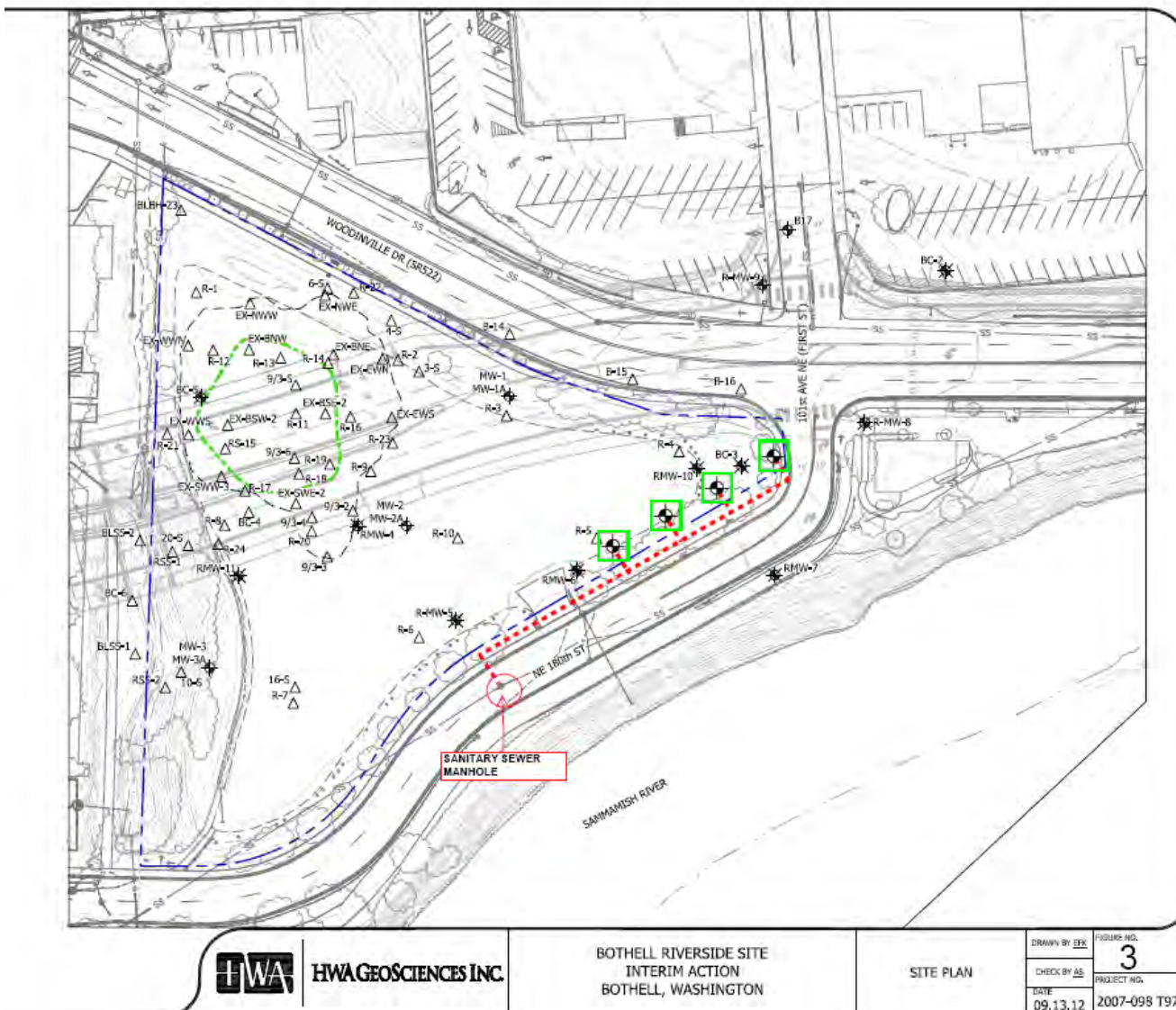
- **Industrial Waste Program Wastewater Discharge Permit Application to King County Department of Natural Resources and Parks, Wastewater Treatment Division, to obtain a discharge authorization**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site.

The Riverside Site is currently in the RI process (RI/FS work plans, draft RI/FS Report and dCAP Report completed in 2009), with one interim action for petroleum contaminated soil already completed in 2010. Ecology requested another interim action to address chlorinated solvents / halogenated volatile organic compounds (HVOCs) in ground water discharging to the Sammamish River at the Riverside property. The interim action will consist of installing extraction wells along the southern property line, extracting/pumping the contaminated groundwater, treating it and discharging it to the sanitary sewer

The Riverside property is located on the south side of SR 522, between downtown Bothell and the Sammamish River, and is approximately two acres in area. The property is currently undeveloped and was most recently used for parking. A portion of the property will accommodate the realignment of State Route (SR) 522, currently under construction. Remnant portions of the property will be redeveloped as part of the City's overall Downtown Revitalization Plan. Exhibit 1 below shows the site and proposed interim action

Exhibit 1 – Proposed Interim Action No. 2 at Riverside Site



HWA GEOSCIENCES INC.

BOTHELL RIVERSIDE SITE
INTERIM ACTION
BOTHELL, WASHINGTON

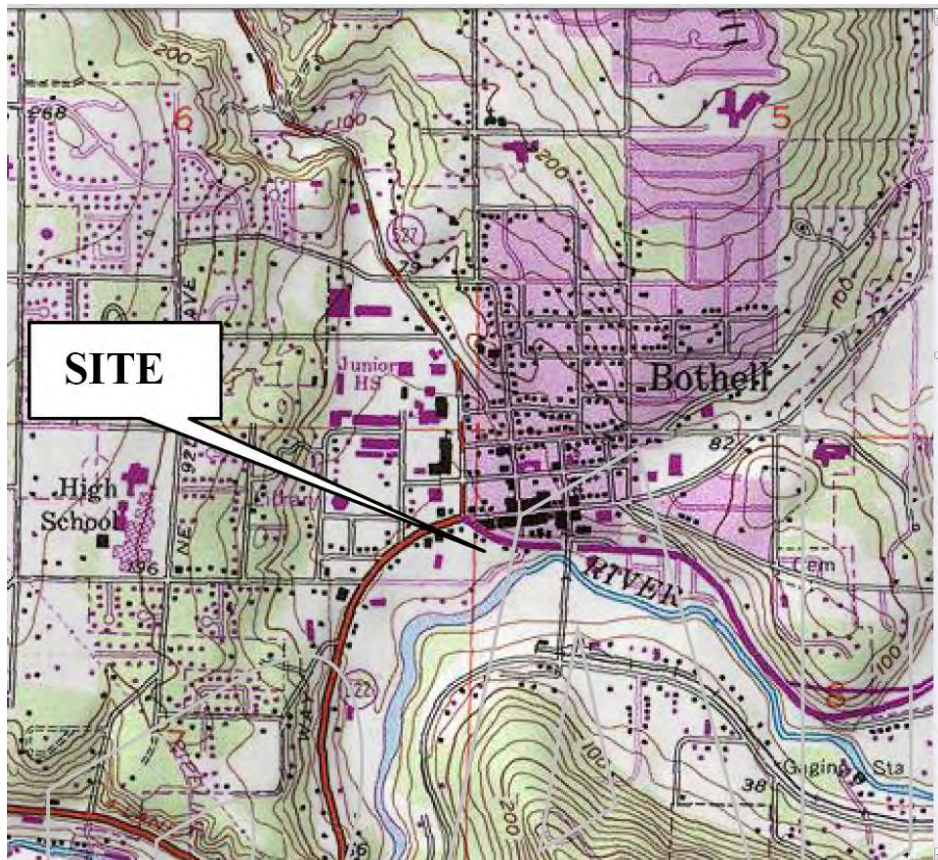
SITE PLAN

DRAWN BY: EFK	FIGURE NO. 3
CHECK BY: AS	PROJECT NO.
DATE: 09.13.12	2007-098 T978

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 project is located within the City of Bothell's historic downtown area, approximately 200 feet southwest of the main intersection with SR522, Bothell Way NE and Main Street.

Exhibit 2 – Vicinity Map



ENVIRONMENTAL

1. Earth

- a. General description of the site (underline); flat, rolling, hilly, steep slopes, mountainous, other

The project area is flat undeveloped areas generally sloping to the south

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

The steepest slope within the project area is approximately 0.5%

- 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.

Soil at this site typically consists of approximately four to nine feet of silty sand to sandy silt fill with occasional debris over alluvial soil consisting of inter-bedded silt, sandy silt, peat, and silty sand to a depth of 20 to 25 feet below ground surface

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

The project area lies in the general vicinity of liquefaction-prone deposits, which are mapped on the City's critical areas maps. In addition, the area, similar to most of the Puget Sound, lies within a Seismic Zone 3, as rated by the International Building Code Council.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Neither grading nor filling is not part of this proposal

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

Temporary erosion may occur during construction due to ground disturbance by the equipment. Erosion control will be achieved through standard Best Management Practices (BMPs)

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

Approximately 80 percent of the site will be impervious. The northern portion of the site will be redeveloped into multi-use buildings, the middle portion will carry the east-west state route 522 roadway, while the southern portion will be used as a parking area for the redeveloped/expanded park

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

Temporary erosion control measures (e.g. filter fabric over catch basins, straw wattles and temporary water quality facilities) will be used during construction, consistent with the State Department of Ecology's 2005 Stormwater 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.

Intermittent and temporary fugitive PM₁₀ emissions from construction vehicles and equipment could be noticeable. When the project is completed, the emissions would cease

- b. Are there any off-site sources of emission 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 overall project will include typical mitigation measures to minimize short-term air quality effects caused by dust and heavy equipment emissions. Mitigation measures include:

- **Requiring all construction crews and contractors to comply with Puget Sound Clean Air Agency (PSCAA) regulations for dust control during construction.**
- **Maintaining the engines of construction equipment according to manufacturers' specifications.**
- **Minimizing idling equipment while not in use**

3. Water

a. Surface Water:

- 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.

The Sammamish River is located approximately 300 feet to the south of the project area. The north-south Horse Creek, a tributary to the Sammamish River, flows within a pipe to the west of the project area

- 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, the project lies north of the Sammamish River and is separated by a 30 ft asphalt roadway. The creek to the west is entirely contained within an existing. No impacts will occur to either water body, and no in-water work is proposed.

- 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 surface water withdrawals or diversions are planned

- 5) Does the proposal lie within a 100-year flood plain? 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.

The project does not involve any direct discharge of waste materials to surface waters

b. Ground Water:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Yes, contaminated (solvent-impacted) groundwater will be withdrawn from the ground. This water will be pumped out through extraction wells and treated. It will then be discharged to the nearby City of Bothell sanitary sewer manhole, which ultimately connects to the King County sewer main just south of the project limit. Extraction quantities will be determined by the King County authorization letter mentioned in section 10 above. However, no water will be discharged to groundwater during this project.

- 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.

No waste material will be discharged to groundwater

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.

Stormwater runoff generally infiltrates the ground within the project area, since the area is mostly a pervious gravel lot

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

No. Minimization Measures (MMs) and Best Management Practices (BMPs), will be implemented and maintained throughout the construction period.

d. Water Reduction/Control

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

Bothell has an adopted Surface Water Management Plan (2011), and construction will implement erosion and surface water run-off included in the plan. Minimization Measures (MMs), Best Management Practices (BMPs) will be implemented and maintained throughout the construction period.

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
X shrubs
X grass
 ___ pasture
 ___ crop or grain
 ___ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 ___ water plants: water lily, eel grass, milfoil, other
 ___ other types of vegetation
- b. What kind and amount of vegetation will be removed or altered?
None, the work area is mainly a graveled lot
- c. List threatened or endangered species known to be on or near the site.
There is no plant species of federal concern or species included in the Washington Natural Heritage Program database in the project area
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
None

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: hawk, heron, eagle, songbirds, other
Mammals: deer, bear, elk, beaver, other _____
Fish: bass, salmon, trout, herring, shellfish, other _____
- Note: Common species such as mallard ducks, Canadian geese, northern shovlers, squirrels, and moles are found near the project area, particularly at the Sammamish River waterfront and Bothell Landing Park area**
- b. List any threatened or endangered species known to be on or near the site.
No threatened and endangered species are within the project area. However, threatened and endangered species within the Sammamish River area include the following species: Puget Sound Chinook salmon, bull trout, and steelhead.
- c. Is the site part of a migration route? If so, explain

The project area is located within the Pacific Coast Flyway. This intercontinental migration corridor includes the entire Puget Sound coastal region and supports a variety of species, including threatened and endangered species.

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

None necessary

6. Energy

- 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 and petroleum fuels may be used to operate construction equipment. The final project will consume electricity to run the extraction pumps

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

No above ground features are proposed that would block sunlight

- 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. **Health Hazards**

1. 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 may be environmental health hazards encountered during construction as there could potentially be some handling of solvent-contaminated groundwater. Note however, that in summer 2010 the City undertook a significant cleanup effort and removed 1,000 tons of petroleum-contaminated soils from the site

- i.) Describe special emergency services that might be required.

The project will not create a need for additional emergency services

- ii.) Proposed measures to reduce or control environmental health hazards, if any:

A Health and Safety plan (HASP) will be developed prior to construction and a hazardous materials handling protocol will be put in place for the project. The City has engaged a qualified environmental consultant to provide oversight during construction

b. Noise

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

Noise in the area is generated primarily from traffic, but this noise will not affect the project.

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.

Construction vehicles and equipment will generate temporary (short-term) noise during day time hours. Long term, the noise levels will be restored to prior condition upon project completion

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

None needed

8. Land/Shoreline Use

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

Current use is a gravel parking lot. Adjacent land uses include a variety of retail, general commercial, and civic uses.

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

No

- c. Describe any structures on the site.

There are none

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

No

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

DC (Downtown Core)

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

The project area is located within two comprehensive plan land use designations:

- **Downtown Core (DC)**
- **Public Park and Open Space (PPOS)**

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.

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?

None

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

None required

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

None needed

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 needed

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:

None needed

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:

None needed

12. Recreation

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

The Park at Bothell Landing and the Sammamish River Trail are located to the south of the project area. These amenities offer both passive and active recreation opportunities, including rollerblading, walking, jogging, and cycling. In addition, the Park at Bothell Landing includes playgrounds, restrooms, parking facilities, and an amphitheater. The 12-acre park is used as by bicyclists and walkers that pass through on the Sammamish River Trail

- 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:

None required

13. Historic/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 individual properties in the project area or adjacent to the project are listed in the National Register of Historic Places and no properties or districts have been previously determined eligible for the National Register

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

None

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

The project will not impact any historic, cultural, or archaeological resources

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 project is located between SR 522 to the north and NE 180th Street to the south.

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

No

- 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.

No

- 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:

None needed

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.

None needed

16. Utilities

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

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

None

Signatures

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.

Submitted by (Signature): Nanta Khoufchi

Date: 1/25/2013

Reviewed by (Signature): _____

Date: _____