

**MEMORANDUM**  
**Community Development**



**City of Bothell™**

**DATE:** May 17<sup>th</sup>, 2022

**TO:** SEPA File SEP2022-20143 (c/o Ryan Roberts, Public Works Department, City of Bothell)

**FROM:** Amanda Davis, Principal Planner and SEPA Responsible Official, Community Development Department, City of Bothell.

**SUBJECT:** RECOGNITION OF BOTHELL DOWNTOWN SUBAREA PLAN AND REGULATIONS; PLANNED ACTION FINAL ENVIRONMENTAL IMPACT STATEMENT FOR THE PURPOSES OF FULFILLING SUBSTANTIVE REQUIREMENTS UNDER SEPA FOR THE 2022 ULTRA CUSTOM CARE CLEANERS CLEAN UP (SOIL REMEDIATION) ACTIVITIES.

Amanda E Davis CN=Amanda E Davis

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The SEPA Responsible Official herewith adopts by reference the Bothell Downtown Subarea Plan and Regulations Planned Action Final Environmental Impact Statement for the purposes of fulfilling the substantive requirements under the State Environmental Policy Act for review of probably significant environmental impacts of the project known as the 2022 Ultra Custom Care Cleaners Clean-up (Soil Remediation) activities. Ordinance 2027 designated the Downtown Subarea as a planned action pursuant to the State Environmental Policy Act. Attached to this memorandum is a copy of the SEPA checklist submitted by the applicant.

No further environmental review is required for this proposal and none is expected.

# Planned Action Determination – Review Checklist



## City of Bothell™

City of Bothell  
 Department of Community Development  
 Dawson Building  
 9654 NE 182nd Street  
 Bothell, WA 98011

Application # SEP2022-20143

### Part One: Property and Proposal Information

Permits Requested (list all that apply)	Land Use & Zoning: <u>N/A</u>	
	Building: <u>N/A</u>	
	Fire Safety: <u>N/A</u>	
	Public Works/Engineering/Construction: <u>N/A</u>	
	SEPA Checklist Submitted? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	All Applications Deemed Complete? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Property Address	18415 101st Ave NE Bothell, WA 98011	
Property Zoning	District Name: Downtown Core	Building Type: N/A
Property Size in Acres	N/A	
Existing Land Use	Describe Existing Uses on the Site: right of way/ empty lot / commercial business	
Proposed Land Use – Circle All That Apply	<ul style="list-style-type: none"> <li>▪ <b>Retail activities</b>, including those categorized as department, drug and grocery stores; eating and drinking establishments; specialty goods/foods; entertainment and recreation; convenience stores; services; and commercial goods;</li> <li>▪ <b>Civic and cultural uses</b>, including but not limited to libraries, museums, community center, stadium, performing arts facility, City Hall and other public facilities which are not defined as essential public facilities;</li> <li>▪ <b>Office uses</b>, including but not limited to business and professional offices such as medical or dental, educational and institutional offices, research and development;</li> <li>▪ <b>Lodging</b>, such as hotels and motels; and</li> <li>▪ <b>Residential dwelling units</b>, including single family attached and detached and multi family, residential care facilities, nursing homes and senior housing.</li> <li>▪ <b>Other?</b> <u>N/A</u></li> </ul>	

Dwellings	# Existing Dwellings: # <u>N/A</u> Type <u>N/A</u> # <u>    </u> Type <u>    </u>	# Proposed Dwellings Units: # <u>N/A</u> Type <u>N/A</u> # <u>    </u> Type <u>    </u>	Proposed Density (du/ac):  N/A
	Dwelling Threshold Total in Ordinance 2027: 2,736	Dwelling Bank Remainder as of <u>    20    </u> N/A _____ dwellings	
Non-residential Uses: Building Square Feet	Existing: N/A	Proposed: N/A	
	Office Threshold in Ordinance 2027: 248,500 square feet Retail Threshold Total in Ordinance 2027: 397,000 square feet	Commercial Remainder as of <u>    20    </u> _____ square feet Retail Remainder as of <u>    20    </u> _____ square feet	
Building Height	Existing Stories: N/A Existing Height in feet N/A	Proposed Stories: N/A Proposed Height in feet: N/A	
Parking Spaces	Existing: N/A	Proposed: N/A	
PM Peak Hour Weekday Vehicle Trips	Existing Estimated Trips Total: N/A	Future Estimated Trips Total: N/A	Net New Trips: N/A
	Source of Trip Rate: ITE Manual <u>    </u> Other <u>    </u> N/A		Transportation Impacts Determined Consistent with Chapter 17.03 BMC: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

## Part Two: Review Criteria

The City’s SEPA Responsible Official may designate as “planned actions”, pursuant to RCW 43.21C.030, applications that meet all of the following conditions (Ordinance 2027 Subsection E):

Criteria	Discussion
(a) the proposal is located within the Planned Action Subarea identified in Exhibit A of Ordinance 2027;	The proposed cleanup activities will be performed between NE 185th St and NE 180 St in the north-south direction and between Bothell Way NE and 101st NE in the east west direction. The work area is within the Planned Action Subarea identified in Exhibit A of Ordinance 2027.
(b) the proposed uses and activities are consistent with those described in the Planned Action EIS and Section 3.D of Ordinance 2027;	The proposed cleanup activities are necessary actions required to be in conformance with the Model Toxics Control Act of the State of Washington (MTCA) as listed as a mandatory Environmental Health Regulation mitigation measure in the Bothell Downtown Subarea Plan and Regulations of the Planned Action EIS, and are consistent with the planned uses and activities described in the Planned Action EIS and Section 3.D of Ordinance 2027.
(c) the proposal is within the Planned Action thresholds and other criteria of Section 3.D of Ordinance 2027;	The proposed cleanup activities will implement an Agreed Order or Consent Decree to address known contamination in the downtown area. The end result of these activities will not affect land use, develop land, increase traffic or negatively impact the type or degree of impacts to any of the elements of the environment analyzed in the Planned Action EIS.
(d) the proposal is consistent with the City of Bothell Comprehensive Plan and the Downtown Subarea Plan;	The proposed cleanup activities identify and facilitate the clean-up of contaminated sites consistent with Section C, City Actions, of the Downtown Subarea Plan and Bothell Comprehensive Plan to facilitate, encourage or create, where appropriate, economic opportunities and enhanced living conditions for area citizens.

Criteria	Discussion
(e) the proposal's significant adverse environmental impacts have been identified in the Planned Action EIS;	The proposed cleanup activities identify and facilitate the clean-up of contaminated sites consistent with Section C, City Actions, of the Downtown Subarea Plan and Bothell Comprehensive Plan to facilitate, encourage or create, where appropriate, economic opportunities and enhanced living conditions for area citizens.
(f) the proposal's significant impacts of the proposal have been mitigated by application of the measures identified in Ordinance 2027 Exhibit B, and other applicable city regulations, together with any modifications or variances or special permits that may be required;	The proposed cleanup activities are necessary actions required to be in conformance with the Model Toxics Control Act of the State of Washington (MTCA) as listed as part of the mandatory Environmental Health Regulation mitigation measures in the Bothell Downtown Subarea Plan and Regulations of the Planned Action EIS and identified in Exhibit B of Ordinance 2027. The proposed cleanup activities do not cause significant impacts.
(g) the proposal complies with all applicable local, state and/or federal laws and regulations, and the Responsible Official determines that these constitute adequate mitigation; and	The proposed cleanup activities will comply with all applicable local, state and federal laws and regulations, including but not limited to, MTCA.
(h) the proposal is not an essential public facility as defined by BMC 11.02.006 E.	The proposed cleanup activities will not construct an essential facility as defined by BMC 11.02.006.

## Part Three: Determination

Applications for planned actions shall be reviewed pursuant to the following process (Ordinance 2027 Section 3.G):

Requirement	Discussion
Applications for planned actions were made on forms provided by the City including a SEPA checklist.	Yes
The application is complete as provided in BMC 11.06.003.	Yes
The application is for a project within the Planned Action Area defined in Ordinance 2027 Exhibit A.	Yes
The application is consistent with the criteria of Ordinance 2027.	Yes

Requirement	Discussion
The application meets the applicable requirements of the Bothell Municipal Code.	Yes
Is a development agreement proposed? (Optional) If so, are the procedures and requirements of the development agreement met?	No

## Determination

**A. Qualifies as a Planned Action:** The application is consistent with the criteria of Ordinance 2027 and thereby qualifies as a Planned Action project.

It shall proceed in accordance with the applicable permit review procedures specified in BMC Title 11, except that no SEPA threshold determination, EIS or additional SEPA review shall be required.

Notice shall be made pursuant to BMC 11.19 as part of notice of the underlying permits and shall include the results of the Planned Action determination. If notice is not otherwise required for the underlying permit, no special notice is required.

The review process for the underlying permit shall be as provided in BMC11.04.

Signature

Date:

**Kirsten A Mandt**

Digitally signed by Kirsten A Mandt

DN: C=US, E=kirsten.mandt@bothellwa.gov, O=City of Bothell,

OU=Community Development Department, CN=Kirsten A Mandt

Date: 2022.05.16 17:23:12-07'00'

**B. Does not Qualify as Planned Action:** The application is not consistent with the criteria of Ordinance 2027, and does not qualify as a Planned Action project for the following reasons:

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Projects that fail to qualify as Planned Actions may incorporate or otherwise use relevant elements of the Planned Action EIS, as well as other relevant SEPA documents, to meet their SEPA requirements. The SEPA Responsible Official may limit the scope of SEPA review for the non-qualifying project to those issues and environmental impacts not previously addressed in the Planned Action EIS.

SEPA Process Prescribed:

Signature

Date:

# CITY OF BOTHELL

## SEPA Checklist

EVALUATION  
for City use only

### A. Background (to be completed by applicant)

1. Name of proposed project, if applicable:  
**Ultra Custom Care Cleaners Site Cleanup Action**
2. Name of applicant: **City of Bothell**
3. Address and phone number of applicant and contact person:  
**Ryan Roberts  
18415 101<sup>st</sup> Avenue NE  
Bothell WA 98011  
425-471.1837**
4. Date checklist prepared: **February 15, 2022**
5. Agency requesting checklist: **City of Bothell**
6. Proposed timing or schedule (including phasing, if applicable):  
**Preliminary Engineering July 2022 to July 2023  
Construction July 2023 to July 2025**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
**None at this time**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
  - **Draft Cleanup Action Plan, To Be Prepared by Washington State Department of Ecology, TBD.**
  - **Floyd|Snider. 2021. Remedial Investigation and Feasibility Study. Prepared for City of Bothell. July.**
  - **HWA GeoSciences, Inc. (HWA). 2014. Interim Action Work Plan No. 2, Ultra Custom Care Cleaners Site, Bothell, Washington. 7 November.**  
**\_\_\_\_\_. 2016. Ultra Custom Care Cleaners Site, In Situ Bioremediation, Supplemental Injections, Second Round Plan, Bothell, Washington. 26 January.**
  - **Washington State Department of Ecology (Ecology). 2013. Agreed Order No. DE 9704. 18 April.**
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 known applications pending government approval within the Site.**



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

The proposed cleanup action would be conducted subject to the requirements of an Ecology Agreed Order. Because the cleanup action would be performed under an Agreed Order, it is exempt from the procedural requirements of certain laws and all local permits (WAC 173-340-710[9][a]) but must comply with the substantive requirements of these laws and permits. The exemption from procedural requirements includes the following:

- Washington Clean Air Act (Chapter 70.94 RCW)
- Hazardous Waste Management Act (Chapter 70.105 RCW)
- Water Pollution Control Act (Chapter 90.48 RCW)
- Any laws requiring or authorizing local government permits or approvals

Any necessary federal permits would be obtained. The local permits of which substantive requirements may apply include:

- Right of Way Permit

11. Give a 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.

The cleanup action will be implemented at the Site to address soil and groundwater contamination resulting from former dry-cleaning operations, in accordance with a Cleanup Action Plan (CAP) developed by Ecology. The cleanup action proposed by Ecology for implementation at the Site is shown on CAP Figure 5.1 (refer to question 12) and is composed of a combination of remedial technologies, which are further described below.

The cleanup action consists of the following components:

**Soil Excavation and Off-Site Disposal (Source Property).**

Shallow tetrachloroethylene (PCE) contamination greater than proposed CULs (cleanup levels) in soil will be excavated in three distinct areas to depths ranging from 5 feet to 9 feet bgs as shown on Figure 5.1 in question 12. Approximately 550 CY of contaminated soil would be excavated and transported off-site to a permitted landfill for disposal. Excavated areas would be backfilled with clean imported fill and restored with an asphalt or gravel surface.

**In Situ Groundwater Treatment.**

Sulfidated micro-zero-valent iron (S-MZVI) will be placed in the bottom of the 9-foot excavation at the Source Property and, prior to backfill, mixed with an excavator with clean material to stimulate biodegradation. In situ groundwater treatment will also be conducted throughout the groundwater plume to address cVOCs (specifically, PCE and vinyl chloride) at concentrations that are greater than their respective CULs. Groundwater treatment will consist of injection under low pressure of a liquid-activated carbon and S-MZVI mixture to form groundwater in situ treatment barriers as shown on Figure 5.1 in question 12.

**Monitored Natural Attenuation (MNA) and Groundwater Monitoring.**

MNA for groundwater is a component of the cleanup action after the removal of the soil source contamination. As part of MNA, post-remedy groundwater monitoring throughout the plume and downgradient of in situ groundwater treatment barriers will be required after cleanup action implementation. Long-term groundwater compliance



monitoring will be implemented in accordance with a long-term compliance monitoring plan (LTCMP), which will be developed and approved by Ecology after implementation of the cleanup action.

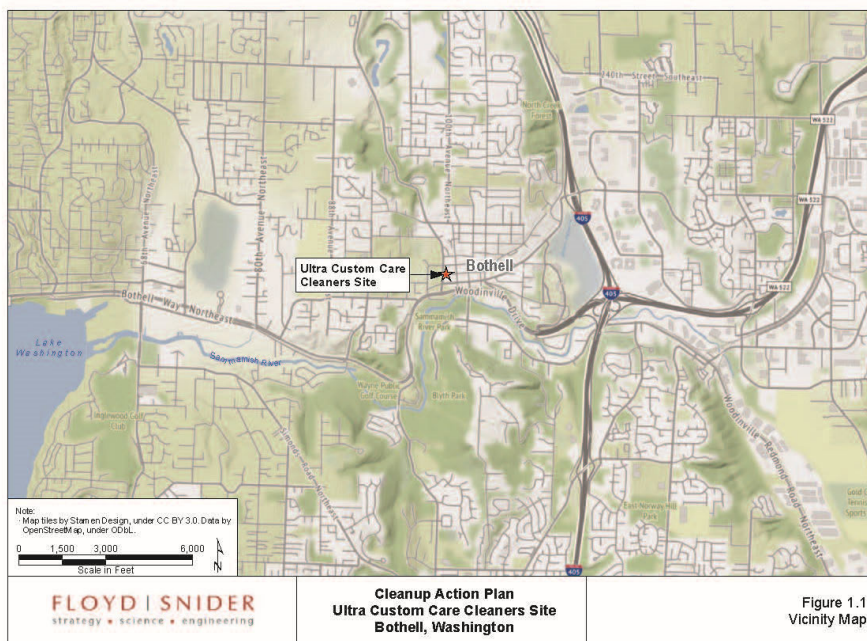
**Institutional Controls (ICs).**

A soil and groundwater contamination protocol is in place for the City-owned ROW and would be implemented as an IC, if necessary, to address remaining soil contamination in the ROW. ICs would not be required for vapor intrusion under current land use but may be required if current land use changes before the cleanup action is complete.

A detailed plan for implementing the cleanup action will be presented in an Ecology-approved Engineering Design Report (EDR) for the Site. Predesign data will be collected prior to submittal of the EDR in accordance with an Ecology approved Predesign Investigation Work Plan.

- 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 between NE 185<sup>th</sup> St and NE 180<sup>th</sup> St in the north-south direction and between Bothell Way NE and 101<sup>st</sup> Ave NE in the west-east direction. The source property is located at 18300-18304 Bothell Way NE. Vicinity and site maps can be seen below.

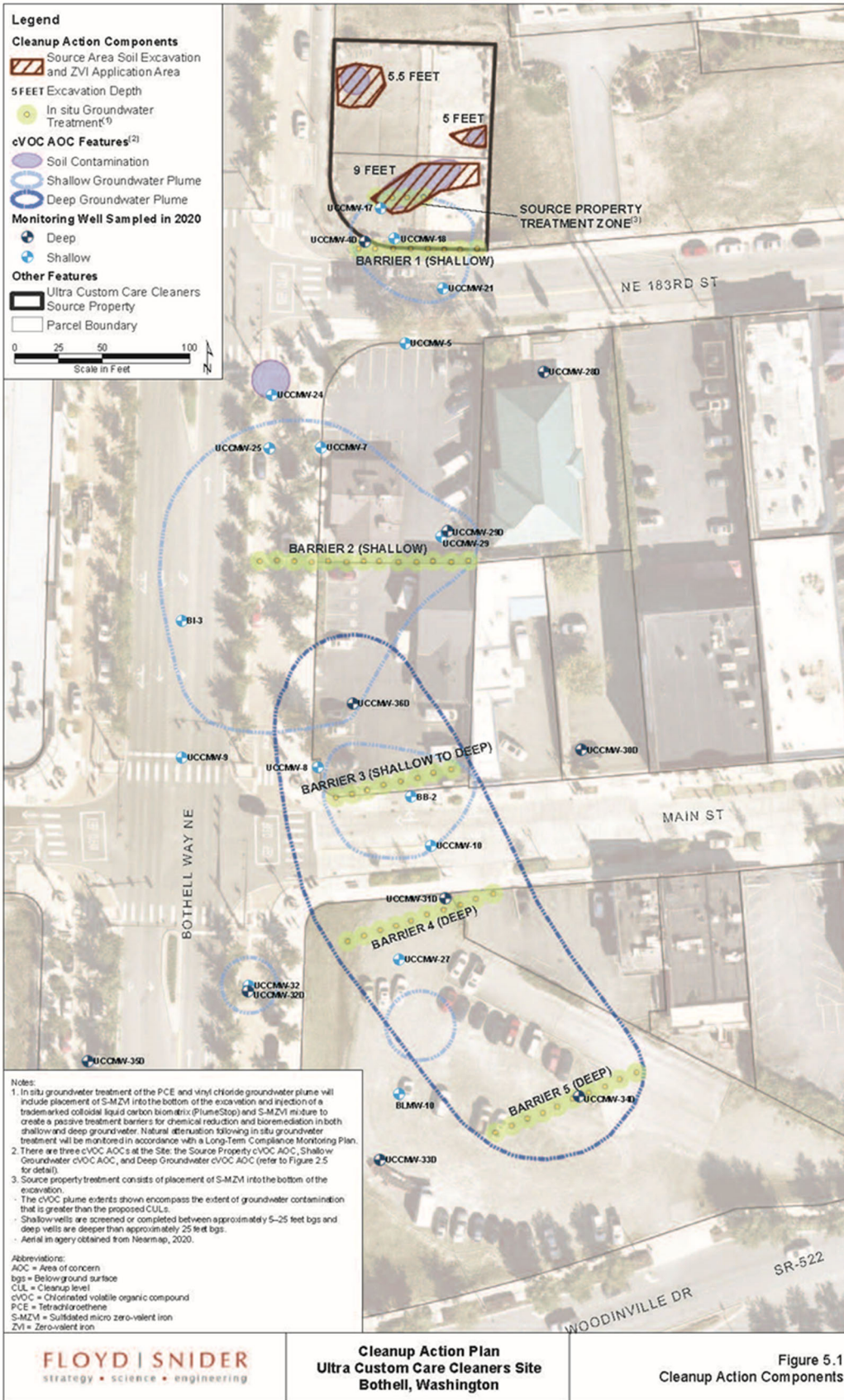


Y:\18\Project\COB\Bothell\UltraMC\Cleanup Action Plan\Figure 1.1 Vicinity Map.mxd  
1/21/2022

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F:\03\Projects\100\Bothell Ultra\Map\Cleanup Action Plan\Figure 5.1 Cleanup Action Components.mxd 1/21/2022

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~~These Code amendments would apply to all areas within the city of Bothell.~~ n/a



## B. Environmental elements

### 1. EARTH

- a. General description of the site (check one):  
 Flat  Rolling  Hilly  Steep Slopes  Mountainous  
 Other



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

**Less than 2%.**



- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, much)? If you know the classification of agricultural soils, specify them and note any prime farmland.

**Soil stratigraphy in the area typically consists of up to 9 feet (2.74 meters) of loose to medium dense, silty sand to sandy silt fill with occasional debris over alluvial soil consisting of soft interbedded silts, sandy silt, peat, silty sand, and sand to depths around 20 to 25 feet (6.1 to 7.6 meters) below the existing ground surface. The alluvial deposits are underlain locally, by a predominately dense sand layer containing variable amounts of gravel to depths of approximately 40 to 50 feet (12.2 to 15.2 meters) below the ground surface. This sand may be a glacial outwash deposit. Beneath the dense sand is a stiff to hard clay or silt with a maximum thickness locally in excess of 14 feet (4.3 meters). This soil unit is inferred to be a drift deposit of glacial-lacustrine origin.**



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

**The project area is adjacent to an area with moderate to high risk of liquefaction, as mapped on the City's critical areas maps.**



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

**Clean imported fill will be used to backfill excavated areas. An approximate total of 550 cubic yards will be removed and backfilled with clean imported fill and restored with an asphalt or gravel surface provided by commercial suppliers. The depths of excavation at 3 locations will be five, five and half and nine feet in depth. Dewatering is not anticipated to be necessary to complete the excavations, but shoring or sloped sidewalls may be necessary.**



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

**Soil erosion may occur during ground-disturbing activities. To minimize potential erosion, the contractor will implement erosion and sediment control best management practices (BMPs) identified in a project-specific Temporary Erosion and Sediment Control (TESC) Plan.**



The completed project would not increase the potential for erosion. All areas subject to ground disturbance would be backfilled and restored with an asphalt or gravel surface to prevent erosion; therefore, no long-term erosion impacts are anticipated as a result of implementation of the cleanup action.

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

**All work areas will be covered with impervious surfaces following excavation.**



- 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 current edition of the State Department of Ecology 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 PM<sub>10</sub> (dust) emissions from construction vehicles and equipment could be noticeable. When the project is completed, the emissions would cease.**

**Vehicle traffic during construction and ongoing monitoring of the implemented cleanup action would be a source of incidental emissions produced by the project. Monitoring would require periodic vehicle trips to and from the Site. The vehicle trips produced by these activities would not result in a significant source of air emissions.**



- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

**No, there are no regional air quality limitations in the area.**



- 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 manufacturer's 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 400 feet to the south of the southernmost part 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 area lies north of the Sammamish River more than 200 feet and is separated by a 30-foot asphalt roadway. This water body will not be impacted by the project.**

- 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.

**Does not apply because work would not occur in surface water or wetlands.**

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

**Does not apply because would not require surface water withdrawals or diversions.**

- 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.

**No.**

#### b. Groundwater:

- 1) Will groundwater be withdrawn from a well for drinking water 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 would not be withdrawn for drinking water. Groundwater withdrawal to prevent groundwater from entering the excavation area (dewatering) is not anticipated to be required during excavation.**

**Ongoing groundwater monitoring (which requires minor groundwater withdrawal) would be conducted following cleanup action implementation.**

Horse Creek is  
~600 feet to the  
west.



**Although the exact amount of groundwater withdrawn from groundwater wells is unknown, the volume of groundwater withdrawn would be negligible.**

- 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 into the groundwater from septic tanks or other sources; However, as part of in-situ treatment, a mixture of liquid-activated carbon and S-MZVI, such as proprietary PlumeStop with S-MZVI mixture, will be injected under low pressure into the subsurface using a direct push drill rig to provide even distribution within the target groundwater treatment zones. The target treatment zone is expected to be 10 to 20 feet bgs in shallow groundwater (barriers 1 and 2), 15 to 25 feet bgs in the shallow to deep transition zone (barrier 3), and 25 to 35 feet bgs in deep groundwater (barriers 4 and 5). The colloidal matrix will coat soil particles to increase the adsorption of groundwater contaminants and act as a passive treatment zone to immobilize contaminants and passively treat groundwater as it flows downgradient.**



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.

**Runoff will generally be related to storm water. Runoff will mainly remain onsite in the areas of excavation. It is not anticipated that incidental runoff that occurs in areas of excavation will require removal. In the areas of well installations within roadway or parking lots, storm water runoff will be collected within existing storm drain systems.**



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

**Turbid water or soil from well installation and chemicals from treatment injections may result in waste materials being distributed onto the surface.**

**Best Management Practices will be in place to prevent turbid water, soil or treatment chemicals from entering the existing drainage system to surface waters.**



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

**No, the site will be restored to pre-construction conditions**



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

**Bothell has an adopted Surface Water Management Plan, and construction will implement erosion and surface water runoff included in the plan. Minimization Measures and Best Management Practices will be implemented and maintained throughout the construction period.**



#### 4. PLANTS

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

- deciduous trees: alder, maple, aspen, other
- evergreen trees: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crops 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?

**No vegetation would be removed or altered as a result of the proposed project.**



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

**There are no threatened or endangered species known to be on the site.**



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

**Does not apply. There will be no land disturbance associated with this remedial action other than targeted soil excavation and drilling vertical borings for the installation of injection and extraction wells.**



e. List all noxious weeds and invasive species known to be on or near the site.

**There are no noxious weeds or invasive species known to be on or near the site.**



#### 5. ANIMALS

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

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

**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.**



Horse Creek, noted above, is also a fish-bearing stream with similar salmonid species

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

**This 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:

**No potential adverse impacts to animal species are anticipated; moreover, implementation of the proposed project would result in a net benefit to animals and their environs through removal of contaminated material.**



- e. List any invasive animal species known to be on or near the site.

**No invasive species are known to be on or near the site.**



## 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.

**The project will require the consumption of electricity and/or petroleum fuels to complete the work as well as follow up periodic monitoring and testing/treatment.**



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

**The proposed project does not include construction of vertical elements that could preclude adjacent properties from their ability to collect/use solar energy.**



- 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:

**The proposed project would not result in energy or natural resources impacts; therefore, no energy conservation or control measures are required or proposed.**



## 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.

**Previous studies indicate the presence of petroleum hydrocarbons, volatile organic compounds, chlorinated solvents, heavy metals, and other compounds within soils and groundwater in the project footprint.**

**Contractors involved with the work of this proposal will be required to follow strict requirements, including personal protective equipment, to ensure that the threat of exposure is minimized to the fullest extent to workers and the public, and take immediate actions in the event of such exposure.**



Long-term, performance/confirmation monitoring would be used to confirm the long-term effectiveness of the cleanup action after completion of the cleanup action. Performance/confirmation monitoring would include long-term monitoring to document that cleanup levels have been attained. Monitoring events would require personnel to handle/contact potentially contaminated material/equipment.

Short- and long-term environmental health concerns resulting from the proposed project would be controlled or mitigated to the maximum extent practicable, as discussed in the response to question B.7.a.5.

- 1) Describe any known or possible contamination at the site from present or past uses.

The primary contaminants at the Site include the chlorinated solvent PCE used during prior dry-cleaning operations, and breakdown products of PCE (i.e. trichloroethene (TCE), cis-1,2-dichloroethene (DCE) and vinyl chloride). Petroleum is also present at the site resulting from incidental use at downgradient properties unrelated to former dry-cleaning operations. Naturally-occurring arsenic is also present in groundwater due to temporary, reversible geochemical effects caused by remediation activities and is expected to attenuate after the cleanup action is complete.



In summary, the chemicals of concern COCs in the project area include the following:

- Groundwater. PCE) and breakdown products of PCE (TCE, cis-1,2-DCE and vinyl chloride); and arsenic.
- Soil. PCE and Gasoline Range Organics (GROs).

- 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.

**Puget Sound Energy gas transmission lines are located within the project area. A utility locate will be required prior to any excavation or drilling.**



- 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.

**A mixture of liquid-activated carbon and S-MZVI, such as proprietary PlumeStop with S-MZVI mixture, will be injected under low pressure into the subsurface using a direct push drill rig to provide even distribution within the target groundwater treatment zones.**



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

**Contractor requirements may include the following with regard to emergency preparedness:**

1. **Hazardous Waste Operations and Emergency Response (HAZWOPER) health and safety training per 296-843-37 20010 WAC for all workers.**



2. Eight-hour hazardous waste supervisor's training (required for the Contractor's Superintendent or SSHO) per 296-843-20015 WAC.
3. Evidence of respirator medical evaluation and respirator fit test per 296-842 WAC for Contractor and Subcontractor personnel potentially working in atmospheres exceeding Permissible Exposure Limits (PELs).
4. Medical Surveillance Plan and evidence of current medical surveillance for Contractor and Subcontractor personnel meeting the criteria listed at 296-843-21005 WAC.
5. Current Cardiopulmonary Resuscitation (CPR) and first aid certification for at least two (2) workers assigned to Work on the project site.
6. Designate a dedicated Site Safety and Health Officer (SSHO).



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

Measures to reduce or control environmental health hazards may include:

1. Develop a Health and Safety Plan (HASP) prepared by an American Board of Industrial Hygiene Certified Industrial Hygienist (CIH), and in accordance with the requirements of the current health and safety guidelines established by the Washington Administrative Code (WAC), the U.S. Environmental Protection Agency (EPA) Office of Emergency and Remedial Response - Hazardous Response Support Division, the Occupational Safety and Health Administration (OSHA), and the Washington Industrial Safety and Health Act (WISHA).
2. The development of a Waste Management and Disposal Plan (WMDP)
3. The Contractor shall be responsible for the identification of areas of soil and/or ground water contamination through observations and a continuous monitoring program designed to detect contaminated soil and ground water.
4. Soils that are to be disposed of off-site shall be loaded directly to trucks when possible. Otherwise, soils shall be stockpiled on and covered with plastic sheeting until disposed of. Stockpiles shall remain covered at all times.
5. The Contractor shall prevent rain or surface water from contacting the soil, as well as preventing the escape of volatile contaminants, dust, or water from any stockpiled soil.
6. The Contractor shall use only transporters that are properly licensed to haul contaminated waste, and shall follow all requirements of Chapter 173-304-200(3) 46 WAC for transportation of contaminated soil.
7. The Contractor shall minimize the spread of contaminated materials by decontaminating all equipment before it leaves an exclusion zone (contaminated area), as defined in the Contractor's Health and Safety Plan.



b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, aircraft, 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 the day time hours as allowed by the Bothell Municipal Code. The noise levels will be restored to prior condition upon project completion.**



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

**None, the project would not result in noise impacts.**



## 8. LAND AND SHORELINE USE

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

**The source property has been vacant since 2012. Current uses of adjacent properties include residential, commercial, civic and public open space.**



- 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 non-forest use?

**No, the site is not known to have been used for agricultural purposes.**



- 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, there are no working farm or forest lands in the vicinity.**



- c. Describe any structures on the site.

**Structures included within the project work area include commercial buildings used for local business, including the Ranch Drive-In and Speedy Auto Glass.**



The Ranch Drive-In is a one-story rectangular plan building having a cross-gabled, metal ribbed roof. The exterior is clad with vertical channel board with stone masonry below the windows. The windows are fixed metal framed sashes located primarily on the front elevation. The doors are Dutch style fixtures with lights in the upper half. A covered porch for outdoor seating extends along the length of the north elevation and the building sits on a poured concrete foundation.

Speedy Auto Glass is rectangular in plan with a combination cross-gabled and gable-on-hip roof. It features a deep roof overhang with wide bargeboard and prowd eaves. The building is clad in a combination of multicolored brick and T1-11 siding. The primary façade features a low, wide gable with three service bays with roll-up, multi-pane doors. The structure is prefabricated steel.

City Hall/Public Garage

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

**No.**



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

**The project area is zoned as Downtown Core classification.**



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

**The project area is within the designated Downtown Subarea.**



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

**Does not apply; the project is not within the shoreline designation area (200 feet of the ordinary high-water mark of North Creek or the Sammamish River).**



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?

**Does not apply; the completed project would not result in a change to the current land use.**



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

**None, the project would not result in displacement because no land use changes would occur.**



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

**Does not apply because no displacement would occur.**



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

**Does not apply because the project would not result in changes to land use.**



## 9. HOUSING

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

**Does not apply because no housing would be constructed as part of this project.**



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

**Does not apply because no housing would be constructed as part of this project.**



- c. Proposed measures to reduce or control housing impacts, if any:  
**Does not apply because no housing would be constructed as part of this project.**



## 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?

**Does not apply, no buildings would be demolished, constructed, or modified, as part of this project.**



- b. What views in the immediate vicinity would be altered or obstructed?

**Does not apply, no buildings would be altered or obstructed, as part of this project.**



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

**No aesthetic impacts would occur because no structures would be constructed as part of the proposed project; therefore, impact reduction or control measures are not included.**



## 11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

**None. Work is anticipated to occur during daylight hours producing little to no sources of light or glare.**



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

**No, the completed project would not be a source of light or glare.**



- 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:

**Construction activities would occur during daylight hours thereby minimizing light and glare.**



## 12. RECREATION

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

**The Park at Bothell Landing and the Sammamish River Trail is located south of the project site. 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, the recreational opportunities described above are more than 200 feet away from the nearest project activities and are separated by Bothell Way NE/Woodinville Drive.**

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

**None, as there would be no impacts to recreational opportunities.**



### 13. HISTORIC AND CULTURAL PRESERVATION

- 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.

**The source property is vacant with no structures on the site.**

**The following buildings are located near the project area that are 45 years old but not eligible for listing:**

**18218 Bothell Way NE, Ranch Drive-In  
18206 Bothell Way NE, Speedy Auto Glass**



- 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

**No, there are no known pre-contact and/or historic-period archaeological resources present on the Site. The project previously completed consultation with local Tribes and DAHP, consistent with Executive Order 05-05, and will comply with Governor's Order E21-02.**



- 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.

**In brief, the project will comply with all local, state and federal historic and archaeological preservation laws stipulated by Bothell Municipal Code, Section 106 of the National Historic Preservation Act of 1966 and Washington State law (RCW 27.53), and Governor's Order E21-02.**



**The following summarized below are methods to assess potential impacts to cultural and historic resources on or near the project site:**

- 1) Identify and evaluate historic properties and cultural resources that may be located within the Area of Potential Effect (APE) through applicable databases and maps.
- 2) Assess whether the proposed project would have an adverse effect on historic properties.
- 3) Consult with Washington State Department of Historical Perseveration and Tribal communities for determination.

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.

**An Inadvertent Discovery Plan (IDP) will be implemented during all ground-disturbing activities. Should any pre-contact and/or historic period artifacts and/or human remains be encountered during excavation, work will halt immediately, and procedures in the IDP will be followed, and all appropriate contacts will be notified.**



## 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.

**See Figure 5.1 in question 12. The project site is located in downtown Bothell and can be accessed mainly from principal arterial roadway State Route 522 and Bothell Way NE. Local streets include Main Street and NE 183<sup>rd</sup> Street.**



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

**The project site is located near or adjacent to known transit routes and transit stops. The nearest transit stop is located within 500 feet of the project site at 98th Ave NE & NE 183rd St.**



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

**Does not apply because the completed project would not add or eliminate parking spaces.**



- 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, the completed project would not result in changes to transportation facilities.**



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

**No, construction activities would not use or occur in the vicinity of water, rail, or air transportation.**



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

Vehicular trips will include contractor equipment and personnel vehicles during construction. It is estimated that no more than 10 trips per day will be generated by the project.

Vehicle trips generated by the completed project would be negligible and limited to compliance monitoring activities post-cleanup action.



- 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 because transportation impacts are not expected to occur due to the negligible number of added vehicle trips.



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

Does not apply as transportation impacts are not expected to occur.



## 15. PUBLIC SERVICES

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

The proposed project would not establish a new land use or increase the intensity of an existing land use. Therefore, the completed project would not increase the demand for public services.



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

No reduction or control measures are proposed as no adverse impacts on public services would result from the proposed project.



## 16. UTILITIES

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

The lot is currently vacant and no utilities are in use.



- 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.

Does not apply as the proposed project is a cleanup action that would not establish new utility services.



### C. Signature

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

Signature: Ryan Roberts  
Ryan Roberts, Supervising Capital Engineer

Date Submitted: April 1 , 2022

**Kirsten A Mandt**

Digitally signed by Kirsten A Mandt  
DN: C=US, E=kirsten.mandt@bothellwa.gov,  
O=City of Bothell, OU=Community Development  
Department, CN=Kirsten A Mandt  
Date: 2022.05.16 17:10:21-07'00'

Reviewed by: \_\_\_\_\_

Date: \_\_\_\_\_