

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:

Issuance and implementation of Cleanup Action Plan for the Lilyblad site

2. Name of applicant:

Lilyblad Petroleum, Inc.

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

Mr. Glenn Tegen

Lilyblad Petroleum, Inc.

P.O. Box 817

Tacoma, WA 98401

(425) 443-0815

4. Date checklist prepared:

March 5, 2007

5. Agency requesting checklist:

Washington State Department of Ecology

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

Ecology plans to issue the final cleanup action plan on July 25, 2007. Ecology will issue an enforcement order the potential liable person(s) to implement the cleanup action plan.

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 following reports provide site background information, evaluation of cleanup options, and proposed cleanup action:

- Hart Crowser. 2007. *Focused Feasibility Study, Lilyblad Site, Tacoma, Washington.* Prepared for Washington State Department of Ecology. Dated January 22, 2007.
- Terra Vac. 2006. *Interim Soil and Groundwater Sampling Event, MPE Treatment Area, PW Eagle Property, Lilyblad Test Areas.* Dated January 9, 2006.
- Terra Vac. 2005. *Site-wide Remedial Action Design Plan, Lilyblad Petroleum Site.* Dated August 3, 2005.
- CH2M Hill. 2004. *Supplemental Remedial Investigation Report.* Prepared for Lilyblad Petroleum, Inc. Dated October 2004.

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.
- Puget Sound Clean Air Agency: Air permit and notice of construction for the vapor treatment and discharge
 - Washington State Department of Ecology: NPDES permit for treatment and discharge of groundwater. Ecology will also review and approve of monitoring plan, health & safety plan, stormwater management practices, and management of installation-derived wastes

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 proposal is for the issuance and implementation of the Cleanup Action Plan for the Lilyblad Site. The Site includes areas of the Lilyblad property as well as the Port of Tacoma Road and the PW Eagle, Saul, and Nelson properties. The estimated total area of contamination is about 2.6 acres. The Cleanup Action Plan selects in-situ bio and chemical treatment of soil and groundwater. Dual vapor extraction wells will be installed throughout the contaminated area. Vapor and groundwater extracted from the wells will be treated prior to discharge. Nutrients and oxidants will be added to the soil to enhance biodegradation and break down contaminants, respectively.

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 generally located at 2244 Port of Tacoma Road in Tacoma, Washington. The Site is defined by areas of soil and groundwater contamination and includes parts of the Port of Tacoma Road and neighboring properties. See the documents listed in #8 above for Site maps.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.

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

The steepest slope is about 3%.

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.

Soils at the site are dredged materials created during the construction of the Blair Waterway in the early 1960s. From the surface downward is 2 to 4 feet of structural fill, followed by 5 to 6 feet of upper sand layer, then an upper silt layer. Groundwater is at about 5 to 6 feet below ground surface in the upper sand layer.

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.
None

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No, most of the site is flat and paved.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Most of the Lilyblad property is asphalted. Over 60% of the surface will be paved or covered with building.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
None

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.
Workers may be exposed to soil vapors (from volatile organic compounds) during well installation and construction of infiltration trench. Ecology will require health & safety plan to address these emissions. Air monitoring may be part of the institutional controls at the site after project completion.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
None

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Vapor treatment system will treat soil vapors extracted by wells. The vapor extraction and treatment will require permit and notice of construction from Puget Sound Clean Air Agency.

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.
The Blair Waterway is about 1,200 feet northeast of the site.

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.

Does not apply

- 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.

Treatment wells will extract groundwater, which will be treated by activated carbon. Treated groundwater may be discharged to the storm sewer, discharged to the ground via a reinfiltration trench, or injected into the soil as a solution for chemicals and nutrients.

- 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.

Does not apply

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.

As described in NPDES permit, stormwater runoff at the Lilyblad property is collected in catch basins and treated before discharging to the City of Tacoma storm sewer. The water in the storm sewer flows to Lincoln Avenue Ditch, then to the Blair Waterway.

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

No

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

Treatment well will continuously draw groundwater and provide hydraulic control at the site. Hydraulic control helps prevent the spread of contaminated groundwater. Best management practices will address stormwater runoffs in work areas.

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
 - shrubs, landscaped vegetation
 - 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?
Does not apply
- 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:
 - fish: bass, salmon, trout, herring, shellfish, other:
- b. List any threatened or endangered species known to be on or near the site.
None
- c. Is the site part of a migration route? If so, explain.
No
- 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.

Electrical energy will be used to operate pumps, blowers, and other remediation equipments.

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:

The treatment wells will operate in "pulses" to optimize efficiency and reduce the use of electricity.

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.

Workers at the site may be exposed to contaminated groundwater, soil, and soil vapors containing volatile organic compounds.

1) Describe special emergency services that might be required.

Medical services may be needed for occupational accidents.

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

A health and safety plan will be developed and implemented to protect workers and visitors.

b. Noise

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

Noises from trucks, trains, and operation of other facilities on the tideflats.

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.

Noises may come from the construction and operation of remedial equipments, such as drills, blowers, pumps, etc. Hours of noises are not known.

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

None. Noise impacts are not significant because site is located in an industrial area.

8. Land and shoreline use

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

Pacific Functional Fluids occupies the property and operates the facility to blend and distribute petroleum products. PW Eagle runs a pipe manufacturing operation on the adjacent property. There are warehouses, office buildings, and roadways on or near the site.

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

No

- c. Describe any structures on the site.

The site has office buildings, warehouses, three tank farms, boiler room, and a water tank.

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

No

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

Industrial

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

Industrial

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

Does not apply

- 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?

Do not know

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

None

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

None

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

None. Effects of project construction and operation are short-term (6 to 7 years).

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 known at this time. New remedial equipments are unlikely to be taller than existing structures. Remedial equipments are likely to be composed of metals.

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

None

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

None

11. Light and glare

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

12. Recreation

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

None

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

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.

No

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

Does not apply

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.

The site is next to the Port of Tacoma Road. The only entrance to the site is via the Port of Tacoma Road.

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

The site is along Pierce Transit bus route 60, which runs between downtown Tacoma and the Tacoma tideflats. The nearest bus stop is about 0.1 mile from the site.

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

None

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. The project is unlikely to cause a significant change in the volume of traffic.

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

None.

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

16. Utilities

a. Circle 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.

- Tacoma sewer will be the discharge point for treated groundwater.
- Tacoma Water will provide water for general construction, laboratory use, and equipment cleaning. Water may also be used to make up a nutrient or chemical solution for the in-situ treatment.
- Tacoma Power & Electric will supply power to run remedial equipments, such as pumps, blowers, coolers, etc. Electricity will also be used to power monitoring equipments, on-site laboratory, and offices.
- Telephone, water, and refuse services will be used by staffs.

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: 

Date Submitted: July 3, 2007