STATE OF WASHINGTON
**DEPARTMENT OF ECOLOGY**
**Southwest Regional Office**
PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300

***STATE ENVIRONMENTAL POLICY ACT***
**DETERMINATION OF NONSIGNIFICANCE**

**Date of Issuance:** February 15, 2024

**Lead agency:** Department of Ecology, Toxics Cleanup Program, Southwest Region

**Agency Contact:** Steve Teel
Cleanup Project Manager
steve.teel@ecy.wa.gov
(360)-890-0059

**Permit Number:** Work is to be performed under the authority of a Model Toxics Control Act Agreed Order No. DE 21413

**Description of proposal:**

The project consists of removing the existing underground storage tanks (USTs) in association with planned service station upgrades at the Cowlitz Food & Fuel Site and conducting a remedial action consisting of excavating contaminated soil, institutional controls and monitored natural attenuation. This action is required by the Department of Ecology (Ecology) through an Agreed Order between Chevron Environmental Management Company, Exit 59 Food and Fuel LLC, Candid Travel Center Land LLC, and Ecology.

A remedial excavation will be implemented to remove soils contaminated with petroleum. An estimated 3,000 cubic yards (60 percent) of the total amount of contaminated soil will be excavated and transported off-site for disposal. ORC® (oxygen release compound) or an equivalent product would be used to assist in additional contaminant mass reductions through hydrocarbon destruction in saturated soils that would remain in place below the estimated excavation depth of 12 feet below ground surface. An estimated 2,000 cubic yards of contaminated soil would remain following the excavation. Cleanup of Site groundwater would be achieved through naturally occurring degradation of the contaminants remaining at the Site. The excavation will be backfilled with clean imported soil to site grade.

The groundwater will be monitored following the remedial action to assess the condition of the groundwater with respect to contamination. An environmental covenant will be placed on the property if it is determined that soil or groundwater contamination remains on the site.

**Location of proposal:** 101 Mulford Road, Toledo, WA 98591-9402, Lewis County.

**Applicant/Proponent:** Arcadis, consultant for Chevron Environmental Management Company

**Project Representative:** Ada Hamilton, Project Manager
Arcadis U.S., Inc.
1420 5th Avenue Suite 2400
Seattle, WA 98101
206-321-3782
ada.hamilton@arcadis.com

Ecology has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). We have reviewed the attached Environmental Checklist, as well as the Revised Feasibility Study and Public Review Draft Cleanup Action Plan.

**These documents are available at:**

Winlock Timberland Library
322 NE First St.
Winlock, WA 98596-

Ecology Lacey Office (by appointment)
300 Desmond Drive SE
Lacey, WA 98503

**This determination is based on the following findings and conclusions:**

- The project will reduce concentrations of petroleum hydrocarbons and constituents in the soil and groundwater.
- Engineering design documents will be prepared and approved by Ecology to ensure all on-site work will be performed in accordance with applicable standards and use of best management construction and erosion control practices.
- The work will be conducted under the requirements of the following plans that will be reviewed and approved by Ecology before beginning work: Erosion Control and Stormwater Pollution Prevention Plan; Spill Prevention, Control, and Countermeasure Plan; Soil Handling Plan; Soil Compliance Monitoring Plan; Health and Safety Plan; and a Traffic Control Plan. Also, coverage under the National Pollutant Discharge Elimination System (NPDES) and State Waste Discharge General Permit for Stormwater Discharges Associated with Construction Activity (Construction Stormwater General Permit [CSWGP]) will likely be required by the Washington State Department of Ecology, Water Quality Program.
- The Ecology cleanup project manager will provide oversight during project construction.

The comment period for this DNS corresponds with the comment period for the Remedial Investigation/Feasibility Study, Public Review Draft Cleanup Action Plan, and associated Agreed Order. The comment period begins on March 28, 2024, and ends on April 29, 2024.

**Responsible Official:** Jerome Lambiotte, CPG
Section Manager
Toxics Cleanup Program
Southwest Regional Office
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Signature: 

Date: February 15, 2024

# SEPA ENVIRONMENTAL CHECKLIST

### *Purpose of checklist:*

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

### *Instructions for applicants:*

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

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

### *Instructions for Lead Agencies:*

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

### *Use of checklist for nonproject proposals:*

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

## *A. Background* [HELP]

1. Name of proposed project, if applicable: **Former Texaco Service Station No. 211556 – remedial excavation.**

2. Name of applicant: **Arcadis**

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

**Ada Hamilton**
**Arcadis**
**1420 5th Avenue Suite 2400**
**Seattle, WA 98101**

**Contact: Ada Hamilton, (206) 413-6430**

4. Date checklist prepared: **01-10-2024**

5. Agency requesting checklist: **Washington State Department of Ecology**

6. Proposed timing or schedule (including phasing, if applicable): **Schedule of remedial excavation is dependent on Property Owner's station upgrade schedule, as the work will coincide and will be coordinated with Property Owner's station upgrade plans.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No additional activity related to this proposal is expected, except for continued post-remedial groundwater monitoring and cap inspection/maintenance as required by the Washington State Department of Ecology.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **Several environmental investigations associated with this site have been conducted. Documents are available on the Department of Ecology's website, here: https://apps.ecology.wa.gov/cleanupsearch/site/7025#site-documents.**

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**. Arcadis is not aware of any applications for government approvals of other proposals at this time.**

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

**Coverage under the National Pollutant Discharge Elimination System (NPDES) and State Waste Discharge General Permit for Stormwater Discharges Associated with Construction Activity (Construction Stormwater General Permit [CSWGP]) will likely be required by the Washington State Department of Ecology, Water Quality Program. Permits needed for the station upgrade work will be obtained by the property owner. Although a cleanup action performed under formal MTCA authorities (e.g., an agreed order) would be exempt from the procedural requirements of certain state and local environmental laws, the action must nevertheless comply with the substantive requirements of such laws. For example, the project will need to meet the substantive requirements of the following Lewis County standards and best management practices:**

- **Fill and Grade Permit**
- **Application to Perform Work on County Right-of-Way**

- **Call Before You Dig**
- **Stormwater Management Regulations (Chapter 15.45, Lewis County Code)**

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 goal of this project is to remove all readily accessible impacted soil on the site containing petroleum hydrocarbons at concentrations exceeding MTCA Method A Cleanup levels to reduce potential direct contact/incidental ingestion risk to humans and terrestrial ecological receptors and for protection of groundwater. The proposed excavation area is outlined on Figure 2, and is approximately 11,500 square feet. The work will be performed in two separate phases by two different organizations. The first phase will be conducted by the property owner's contractor (Northwest Environmental Solutions) and will include the removal of the existing underground storage tanks (USTs), station canopy, and associated dispensers that are located within the footprint of the contaminated soil excavation area.**

**The second phase of work will be conducted by Arcadis after the first phase has been completed and consists of the excavation of petroleum contaminated soil. Excavated soil will be properly disposed at a licensed facility, performance monitoring samples will be collected and analyzed, and clean backfill will be imported and compacted.**

**The project described in this SEPA checklist includes the work required to remove the USTs that overlie the petroleum impacted soil and the excavation of this soil. The work described in this SEPA does not include the installation of the new upgraded UST system which will be installed outside of the area of contaminated soil.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. **The site is located at 101 Mulford Road, Toledo Washington. T11N, R2W, section 23, Willamette Meridian. See Figure 1.**

## *B. Environmental Elements* [HELP]

### 1. *Earth* [help]

a. General description of the site: **Generally flat and sloping to the south**

(circle one) (**Flat**, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? **The percent slope of the site is approximately 1.04%.**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. **Generally, the soil at the Site is gravelly alluvial material with cobbles and interbedded layers of sand and silt. Data collected during previous drilling events indicate that the site is underlain by sandy cobbles, gravel, and gravelly sand with varying percentages of silt. The upper stratum varies in thickness from approximately 10 feet to at least 18.5 feet. Beneath the sand and gravels is a silt/clay layer of undetermined thickness.**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No.**

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. **Assuming this entire area could be excavated to a depth of 12 feet bgs, and that all soil between 5 and 12 feet bgs is contaminated, it is estimated that approximately 3,000 cubic yards of petroleum contaminated soil could be removed. The excavation will be backfilled with clean imported soil from a yet to be determined source.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Yes, erosion could occur at the project site; however, stormwater Best Management Practices (BMPs) will be implemented to prevent off-site erosion as part of this project.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **The excavation project does not propose an increase to impervious surfaces.**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Stockpiled soil will be placed on and covered with visqueen sheets at the end of each workday to prevent erosion and runoff. Straw waddles will be placed around stockpiles to prevent erosion and runoff. Stormwater BMPs will be in place at the site. Following the removal of the USTs in the first phase of work, if there will be a gap in time before the second phase of work (excavation of petroleum contaminated soil) is conducted by Arcadis, the property owner or their contractor shall backfill the UST excavation with clean imported soil and temporarily cap the surface of the UST excavation with asphalt or concrete. This temporary cap will help prevent rain or surface water from contacting underlying contaminated soil before it can be removed during the second phase of work. If the UST removal is scheduled so that there is no gap in time before the excavation, a temporary cap will not be needed.**

## *2. Air* [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **During construction, trucks and excavation machinery will emit diesel exhaust and dust typical of a construction site. Standard construction dust control practices will be implemented to minimize dust, as described below. Mild fuel odors may be emitted during excavation of contaminated**

**soils. Fence-line monitoring of hydrocarbon vapors will be performed to ensure any vapors migrating offsite are not exceeding OSHA permissible exposure limits. Upon completion, the project will not result in any emissions to the air.**

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No.**

c. Proposed measures to reduce or control emissions or other impacts to air, if any: **Any nuisance dust issues will be addressed with water spray, as necessary. Best Management Practice C105, Stabilization Construction Entrance/Exit shall be used to prevent track-out into the roadway. Prior to trucks leaving site, tires will also be inspected, manually cleaned as necessary, and checked for covered loads prior to departing off-site. Dry soils will be watered to control fugitive dust. Workers will be instructed to turn off construction equipment when not in use. Vapors from hydrocarbon contaminated soil will be monitored to protect workers. Fuel odors should be minimal off-site based on the degree of odors in samples obtained from the site. An air monitoring plan will be prepared to describe contingency actions if dust or odor levels exceed monitoring thresholds.**

## *3. Water* [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. **The Cowlitz River is approximately 1,325 ft south of the site. The Cowlitz River flows into the Columbia River. Washington Department of Fish and Wildlife's (WDFW) Priority Habitat and Species map indicates there is a freshwater emergent wetland located on the north-adjoining property.**

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. **No fill or dredge material is proposed to be placed in or removed from surface waters or wetlands as part of this project.**

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 will be required for this project.**

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 Water: [help]

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. **Groundwater will not be withdrawn from a well as part of the excavation; however, groundwater samples will be collected from existing monitoring wells as part of ongoing groundwater monitoring as required by the Washington State Department of Ecology.**

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 ground from septic tanks or other sources as part of this project.**

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. **Stockpiled soil will be covered with visqueen sheets at the end of each workday to prevent erosion and runoff. Stormwater BMPs will be implemented to prevent stormwater runoff from leaving the site. Stormwater BMPs will be described in the stormwater pollution prevention plan (SWPPP).**

2) Could waste materials enter ground or surface waters? If so, generally describe. **The project entails removal of petroleum impacted soils. Therefore, some impacted groundwater may be encountered in the excavation and will be removed and disposed offsite as necessary. No impacts to ground or surface waters from waste materials are anticipated.**

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **No.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **Straw wattles will be installed around the perimeter of the construction area, and stormwater BMPs will be implemented. Stockpiled soil will be placed on and covered with visqueen sheeting.**

### *4. Plants* [help]

a. Check the 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
____Orchards, vineyards or other permanent crops.
____wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

b. What kind and amount of vegetation will be removed or altered? **Project areas are generally un-vegetated, but grasses and small shrubs may be removed to facilitate equipment access.**

c. List threatened and endangered species known to be on or near the site. **No threatened or endangered species are known to be on or near the site.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **None.**

e. List all noxious weeds and invasive species known to be on or near the site. **No noxious weeds or invasive species are known to be on or near the site.**

### *5. Animals* [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. **Birds, deer, snakes**

Examples include:

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

b. List any threatened and endangered species known to be on or near the site. **Washington Department of Fish and Wildlife's (WDFW) Priority Habitat and Species map indicates that no threatened or endangered species are known to be on or near the site.**

c. Is the site part of a migration route? If so, explain. **The project site is part of the Pacific Flyway migration route, which is a flight corridor for migratory birds that extends from Alaska to South America. No portion of the project would impact the Pacific Flyway.**

d. Proposed measures to preserve or enhance wildlife, if any: **None.**

e. List any invasive animal species known to be on or near the site. **No invasive animal species are known to be on the site.**

### *6. Energy and Natural Resources* [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. **The completed project will not result in an increased need for energy.**

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: **There are no energy conservation features included in this proposed project.**

## *7. Environmental Health* [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. **The project entails removal of petroleum impacted soils and removal of existing USTs and associated dispensers within the contaminated soil excavation area. Fuel in the USTs will be removed and the tanks will be triple rinsed and inerted prior to removal. The likelihood of a spill occurring during removal of the fuel from the USTs is remote. However, in the event that a spill occurs, the risk of fire/explosion will be minimized by use of safety controls and best management processes. Exposure to petroleum hydrocarbons and contaminated soils and groundwater are potential risks, but will be mitigated through site controls, monitoring, personal protective equipment (PPE), and OSHA Health and Safety procedures dictated by CFR 1910 including preparation of a site-specific Health and Safety Plan (HASP).**

1) Describe any known or possible contamination at the site from present or past uses.
**Petroleum hydrocarbon impacted soils are present at the site from historical use as a gasoline service station.**

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. **None, petroleum hydrocarbon impacted soil will be removed from the site during this project.**

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. **Petroleum based products and hydraulic fluid will be used with the construction equipment. Petroleum impacted soil will be removed and disposed off-site.**

4) Describe special emergency services that might be required. **The Property owner's contractor, Northwest Environmental Solutions, will notify the local fire department prior to removal of the USTs. Typical emergency response services (fire and emergency medical) would be required in the event of a construction accident related to a hazardous material spill from construction activity. No other special services would be required.**

**5)** Proposed measures to reduce or control environmental health hazards, if any:
**Northwest Environmental Solutions will ensure that proper fuel transfer methods will be used during removal of tank contents. Tank removal will be supervised by an International Code Council (ICC) certified UST Supervisor and tanks will be inerted and certified as safe for removal. Northwest Environmental Solutions will prepare a site-specific HASP that addresses risks associated with the UST removal work. Arcadis has prepared a site-specific HASP that addresses the risks associated with the contaminated soil excavation work. The plans will outline the PPE to be worn by workers to reduce exposure and air monitoring equipment to be utilized onsite to monitor for combustible vapors.**

**Public exposure to hazards will be mitigated through site controls and fence-line monitoring. Mitigation of potential risk of spills of oil or other hazardous substances from construction equipment will be addressed in the construction SWPPP. For example, spill kits will be available to control any releases of these chemicals.**

*b. Noise*

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **The site is located alongside Interstate 5 and is a currently operating service station and restaurant. Noise in the area is general traffic noise from the adjacent interstate and 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 noise generated by excavation equipment and transport trucks can be expected, but should not exceed ambient background noise resulting from the adjacent highway. All work will be performed during regular working hours – 7 am to 5 pm, Monday through Friday. No weekend or early morning/late evening work will be performed.**

3) Proposed measures to reduce or control noise impacts, if any: **Restricted work hours.**

## *8. Land and Shoreline Use* [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. **The site is currently being used as a service station and restaurant. The adjacent lots are vacant fields. The proposal will not affect current land uses on nearby or adjacent properties.**

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? **The site was used for agriculture from at least 1947-1955. The parcels were then subdivided into separate lots and leased for commercial use. No agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal.**

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: **No.**

c. Describe any structures on the site. **The site has a service station, including a station building and two canopies, and a separate restaurant building.**

d. Will any structures be demolished? If so, what? **We do not anticipate any structures will be demolished as part of this project. Canopies may be removed as part of the station upgrade work.**

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

f. What is the current comprehensive plan designation of the site? **Small Towns - 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 a critical area by the city or county? If so, specify. **The Lewis County Critical Areas GIS Web Map indicates the site is located within a Critical Aquifer Recharge Area Category I. The Liquefaction Susceptibility is listed as moderate to high.**

i. Approximately how many people would reside or work in the completed project? **0.**

j. Approximately how many people would the completed project displace? **0.**

k. Proposed measures to avoid or reduce displacement impacts, if any: **Does Not Apply.**

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Does Not Apply.**

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **Does Not Apply.**

### *9. Housing* [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **No units would be provided by the proposed project.**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **No units would be eliminated.**

c. Proposed measures to reduce or control housing impacts, if any: **Does Not Apply.**

### *10. Aesthetics* [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **The project does not propose the construction of any new structures.**

b. What views in the immediate vicinity would be altered or obstructed? **No views would be altered or obstructed.**

b. Proposed measures to reduce or control aesthetic impacts, if any: **Does Not Apply.**

### *11. Light and Glare* [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **The proposed project will not produce any light or glare.**

b. Could light or glare from the finished project be a safety hazard or interfere with views? **No light or glare is anticipated to result from the completed project.**

c. What existing off-site sources of light or glare may affect your proposal? **Does Not Apply.**

d. Proposed measures to reduce or control light and glare impacts, if any: **Does Not Apply.**

### *12. Recreation* [help]

a. What designated and informal recreational opportunities are in the immediate vicinity? **Recreational opportunities may be associated with the Cowlitz River, located 0.2 miles south of the site.**

b. Would the proposed project displace any existing recreational uses? If so, describe. **The project would not displace recreational opportunities.**

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **Does Not Apply.**

### *13. Historic and cultural preservation* [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. **According to a search of the Department of Archaeology and Historic Preservation map, there are no documented buildings, structures, or sites eligible for listing in national, state, or local preservation registers within 1 mile of proposed project activities.**

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. **According to a search of the Department of Archaeology and Historic Preservation map, there are no landmarks, features, or other evidence of Indian or historic use or occupation within 1 mile of proposed project activities.**

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. **The Washington Department of Archaeology and Historic Preservation's WISAARD online mapping tool was used to assess potential impacts to cultural and historic resources. An Inadvertent Discovery Plan (IDP) will be prepared by Arcadis and submitted to Ecology for review and approval prior to beginning work. The IDP will provide the names of tribes requiring consultation and specifies procedures to perform in the event of a discovery of archaeological materials or human remains, in accordance with applicable state and federal laws. Once finalized, the IDP will be kept at the project site during all project activities. All staff and contractors will be familiar with its contents and know where to find it.**

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. **No permits are required. The IDP will provide measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources.**

### *14. Transportation* [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. **Site is accessed by driveways on Cowlitz Ridge Road and Mulford Road.**

c. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? **The site is not currently served by public transit. The approximate distance to the nearest transit stop is 4.8 miles north of the site.**

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **No additional parking spaces would be created as a result of this project.**

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.**

e. Will the project or proposal 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 or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? **The project is not anticipated to result in an increase in vehicular trips per day.**

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. **No.**

h. Proposed measures to reduce or control transportation impacts, if any: **Does Not Apply.**

### *15. Public Services* [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. **The project will not result in an increased need for public services.**

b. Proposed measures to reduce or control direct impacts on public services, if any. **Does Not Apply.**

### *16. Utilities* [help]

a. Utilities currently available at the site: **Electricity, water, refuse service, telephone, sanitary sewer**

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. **No additional utilities are needed for the proposed project.**

## *C. Signature* [HELP]

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

Signature: 

Name of signee ___Ada Hamilton_____

Position and Agency/Organization ___Project Manager, Arcadis_____

Date Submitted: _01/26/2004__

## *D. Supplemental sheet for nonproject actions* [HELP]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

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

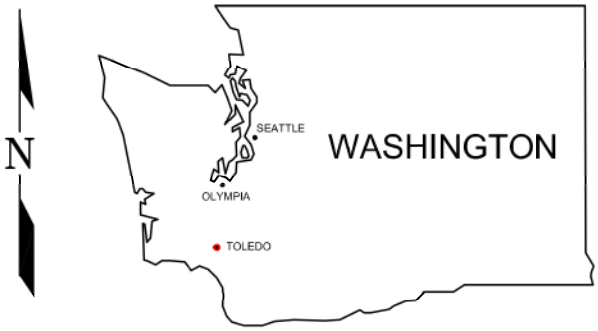
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

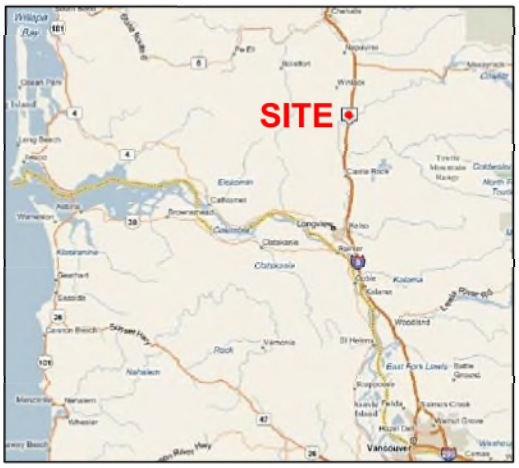
Proposed measures to avoid or reduce shoreline and land use impacts are:

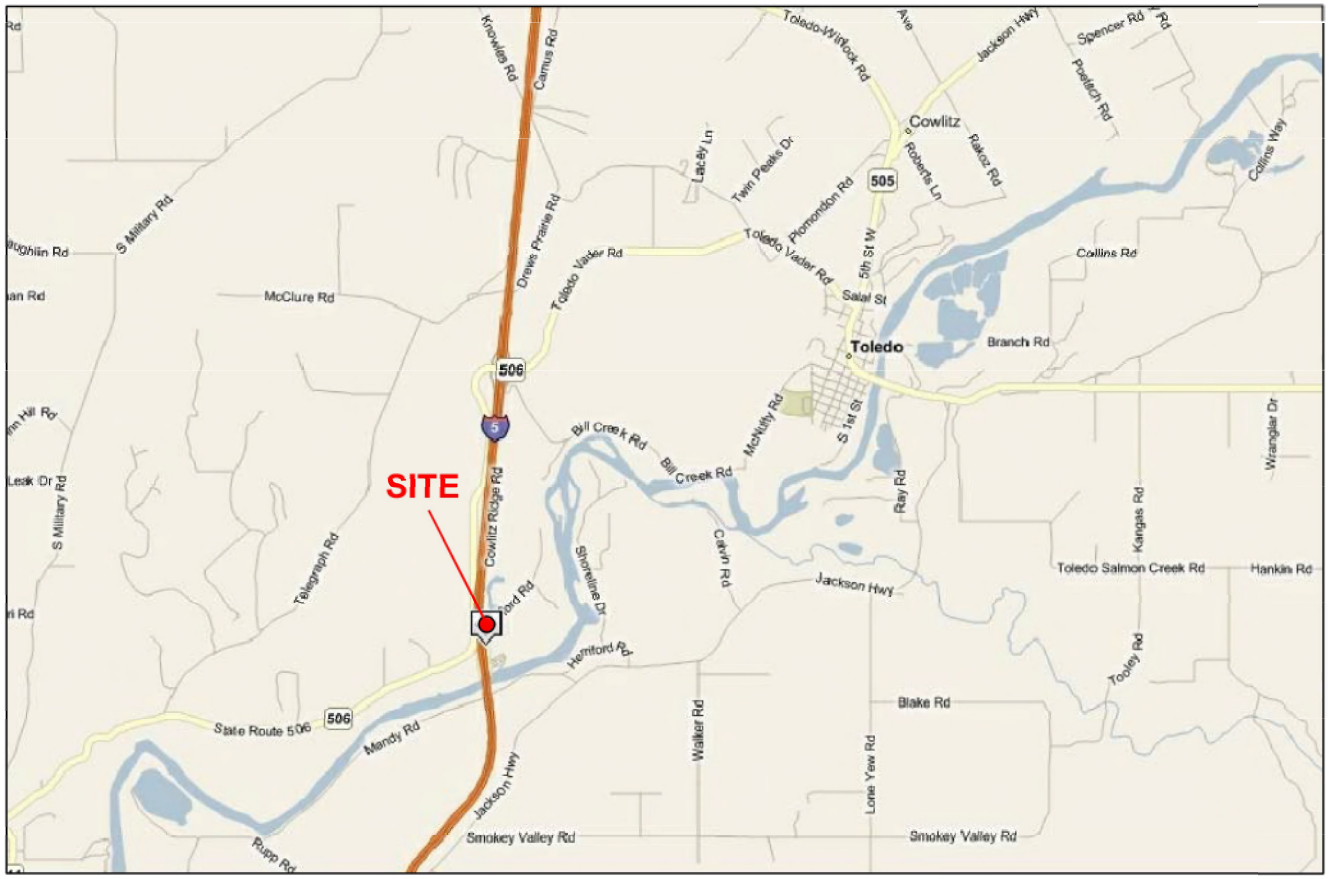
6. How would the proposal be likely to increase demands on transportation or public services and utilities?

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

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




COWLITZ BP / COWLITZ FOOD AND FUEL /
FORMER TEXACO SERVICE STATION NO. 211556
101 MULFORD ROAD
TOLEDO, WASHINGTON

## VICINITY MAP

ARCADIS

FIGURE
1

PARCEL #012429004000

COWLITZ RIDGE ROAD

I-5 N EXIT 59 ON-RAMP

I-5 S

I-5 N

MULFORD ROAD

Restaurant

SHELL SIGN

SERVICE STATION

CONC. WALK

FORMER DIESEL UST EXCAVATION (SECOR 1998)

UST BASIN

PUMP

B-1

B-2

B-3

B-4

B-201

B-202

B-203

B-204

B-205

SB-3

SB-4

SB-6

SB-7

SB-8

SB-9

SB-10

SB-14

SB-15

SB-16

SB-17

SB-18

SB-19

SB-20

SB-21

MW-110

MW-112

MW-113

MW-114

MW-115

MW-119

**LEGEND:**

- MW-119 — GROUNDWATER MONITORING WELL
- B-205 — 1992 SOIL BORING LOCATION (KALDVEER ASSOCIATES)
- SB-7 — 2004 SOIL BORING LOCATION (SAIC)
- SB-9 — 2013 SOIL BORING LOCATION (LEIDOS)
- PROPERTY BOUNDARY
- FENCE
- CURRENT SITE FEATURES
- UST — UNDERGROUND STORAGE TANK
- APPROXIMATE EXTENT OF PETROLEUM CONTAMINATION IN SOIL (DASHED WITH INFERRED)
- ESTIMATED EXTENT OF PROPERTY EXCAVATION

N

0 50' 100'

APPROXIMATE SCALE : 1 in. = 80 ft.

COWLITZ BP / COWLITZ FOOD AND FUEL /
FORMER TEXACO SERVICE STATION No. 211556
101 MULFORD ROAD
TOLEDO, WASHINGTON

**ESTIMATED EXTENT OF PROPOSED EXCAVATION (PLAN VIEW)**

ARCADIS

FIGURE 2

C:\Users\ari00071\ACCDocs\Arcadis\AUS-CHEVRON-211556-TOLEDO Washington\Project Files\2023\01-In Progress\01-DWG\GEN-F02-2023-SITE PLAN.dwg LAYOUT: 9 SAVED: 1/17/2023 11:43 AM ACADVER: 24.1S (LMS TECH) PAGESETUP: ---- PLOTSTYLETABLE: ---- PLOTTED: 1/17/2023 11:44 AM
BY: R, ANITA
XREFS: IMAGES: PROJECTNAME: ---
GEN-X-BASEMAP