

CITY OF BOTHELL

SEPA Checklist

A. Background (to be completed by applicant)

1. Name of proposed project, if applicable:

Riverside HVOC Amended Cleanup Action

2. Name of applicant: **City of Bothell**

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

**Ryan Roberts
18415 101st Avenue NE
Bothell WA 98011
425-471-1837**

4. Date checklist prepared: **February 18, 2025**

5. Agency requesting checklist: **City of Bothell**

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

**Engineering Design: Summer/fall 2025
Construction: Spring/Summer 2026 (single treatment event)**

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.

Environmental Information that has been prepared in the past includes:

- Phase II Environmental Site Assessment Riverside Property Bothell, Washington (HWA GeoSciences, July 2008)
- Bothell Riverside Remedial Investigation/Feasibility Study Work Plan (HWA GeoSciences, July 2009)
- Bothell Riverside Remedial Investigation/Feasibility Study Report Revision No. 0, (Parametrix, November 2009)
- Focused Feasibility Study, Bothell Riverside (HWA GeoSciences, July 2012)
- Interim Action Work Plan, Bothell Riverside (HWA GeoSciences, January 2013)
- Final Remedial Investigation Report, Bothell Riverside Site, Bothell, WA (HWA Geosciences, October 9, 2015)
- Feasibility Study Rev 2, Bothell Riverside TPH Site, Bothell, WA (HWA Geosciences, February 5, 2016)
- Final Supplemental Remedial Investigation & Feasibility Study Riverside HVOC Site, Bothell, WA, Agreed Order #DE 16541 (Kane Environmental, Inc., February 22, 2022)
- Final Cleanup Action Plan Bothell Riverside HVOC Site, Bothell, WA, Agreed Order #DE 21531 (Washington State Department of Ecology, March 2023)
- Pre-Remedial Design Investigation Work Plan (Floyd|Snider, June 13, 2024)
- Riverside HVOC Site Pre-Engineering Design Investigation Data Report, Draft (Floyd|Snider, December 2024)
- Riverside HVOC Site Cleanup Action Plan Addendum, Draft (Floyd|Snider, February 2025)

EVALUATION
for City use only

Time line has been
update from prior
SEPA checklist



Time line has been
updated from
previous SEPA
checklist

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.

Not aware of any pending governmental approvals of other proposals.



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

Exemption from Substantial Development Permit 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. (Lead agencies may modify this form to include additional specific information on project description.)

The project proposes to implement cleanup of existing soil and groundwater consisting of the following components:

This project involves treatment of groundwater and saturated soil with soluble organic carbon and *Dehalococcoides* supplemented by zero-valent iron for biodegradation and a downgradient in situ treatment barrier with colloidal activated carbon, ZVI, and soluble organic carbon, as shown on Figure 3.2 in question A.12.

New and minimized
scope of work from
original project scope.

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 State Route 522 and NE 180th St and just east of 101st Ave NE. The project site is shown on Figure 3.2 on the following page.



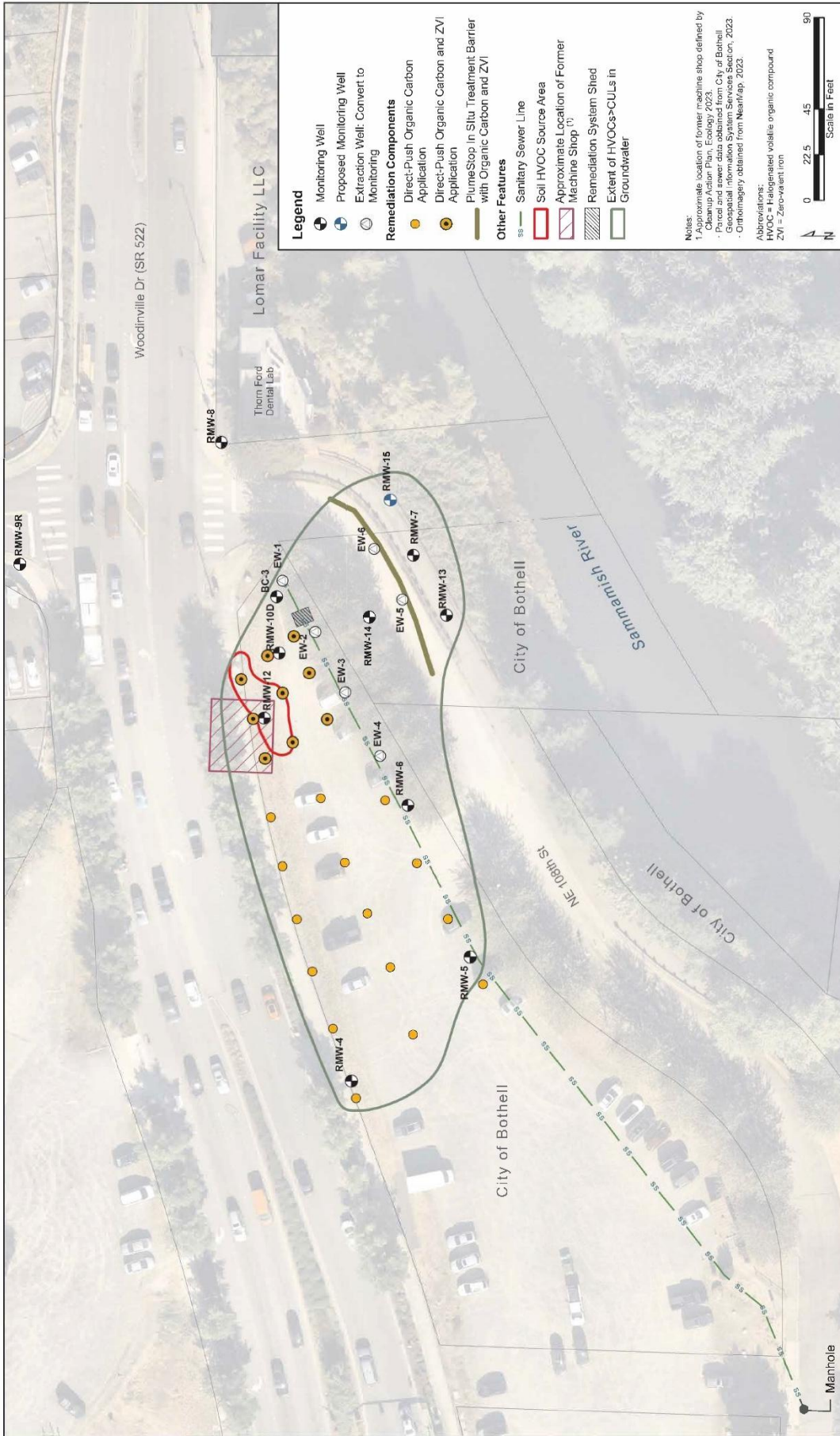


Figure 3.2
Revised Cleanup Action

Cleanup Action Plan Addendum
Riverside HVOC Site
Bothell, Washington

FLOYD | SNIDER
strategy • science • engineering

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12/16/2024

B. Environmental Elements

1. Earth

- a. General description of the site (check or highlight 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, 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.

Soil at this site typically consists of approximately 4 to 9 feet of silty sand to sandy silt fill with occasional debris over alluvial soil consisting of inter-bedded silt, sandy silt, peat, and silty sand to a depth of 20 to 40 feet below ground surface (bgs).



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

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



- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Does not apply.

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

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



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

Does not apply.

- 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 Washington State Department of Ecology (Ecology) Stormwater Management Manual for Western Washington.



2. Air

- 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.

Construction and personnel vehicles would emit exhaust fumes while operating during construction and may release dust while moving. No other emissions are anticipated during or after construction.



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

No.

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

The overall project will include typical mitigation measures to minimize short-term air quality effects caused by dust and heavy equipment emissions. Mitigation measures include the following:

- **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:

- 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 50 feet to the south of the southern most 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.

Yes. The project area lies north of the Sammamish River within 200 feet. This water body will not be impacted by the project. Refer to Figure 3.2 in question A.12.



- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

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

Does not apply.



- 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 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 a general description, purpose, and approximate quantities if known.

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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, groundwater treatment will be accomplished through direct-push injection of soluble organic carbon products paired with ZVI to treat the source area and injecting PlumeStop® colloidal activated carbon or similar product paired with ZVI and soluble organic carbon to create a downgradient in situ treatment barrier. This method will serve as the treatment of saturated soils that extend down to a depth of approximately 35 feet bgs. Proposed injection locations and in situ treatment barrier location associated with this cleanup action are shown in Figure 3.2 in question A.12.

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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.

Runoff will generally be related to stormwater. In the areas of well installations within paved surfaces or gravel parking lots, stormwater runoff will be collected within existing storm drain systems or infiltrate the existing unpaved surface.



- 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.

- 4) Proposed measures to reduce or control surface, ground, and 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 the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other
 evergreen tree: fir, cedar, pine, other
 shrubs
 grass
 pasture
 crop or grain
 orchard, 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?

None.

- c. List threatened and 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.

Does not apply.

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

Does not apply.

5. Animals

- a. List any birds and other animals that 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, Canada geese, northern shoveler, squirrel, and mole are found near the project area, particularly at the Sammamish River waterfront and Bothell Landing Park area.



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

No threatened and endangered species are within the project area. However,

threatened and endangered species within the Sammamish River area include the following species: Puget Sound chinook salmon, bull trout, and steelhead.



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

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:

Wildlife is not expected to come into conflict with the proposed work. Protected measures are not considered necessary.

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

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.

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.

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur because of this proposal? If so, describe.

Previous studies indicate the presence of halogenated volatile organic compounds (HVOCs), specifically tetrachloroethene (PCE), trichloroethene (TCE), *cis*-1,2-dichloroethene (*cis*-1,2-DCE), and vinyl chloride (VC) within groundwater in the project footprint.

Contractors involved with the work of this proposal will be required to follow strict requirements, including personal protective equipment as required, 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.



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

In summary, the contaminants of concern (COCs) in the project area soil

and groundwater include the following:

- PCE
- TCE
- *cis*-1,2-DCE
- VC

- 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.

There are no known existing hazards located within the project area that might affect project development and design. However, a utility locate will be required prior to any 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.

The chemicals used for in situ remediation injection will be stored temporarily at the Site during construction. These chemicals are not classified as hazardous under federal or state hazardous/dangerous waste regulations. Soluble organic carbon and colloidal activated carbon are not toxic to environmental receptors. ZVI can cause oxidative stress in environmental receptors.

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

This project is not anticipated to create the need for special emergency services.



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

Storage/mixing tanks will be located within secured fencing to prevent tampering. The overall system and equipment will be regularly maintained and monitored while in operation.



b. Noise

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

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



- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction vehicles and equipment will generate temporary (short-term) noise during the day time hours as allowed by the Bothell Municipal Code.



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

None.

8. Land and Shoreline Use

- 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.

Current uses of adjacent properties include public right-of-way 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 because 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?

No.

- 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.

No permanent structures are within the Site boundary. A temporary remediation shed is present at the Site.



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

No.

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

The project area is within the Parks and Public Open Space (PPOS) district.

- 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?

This project is located within the Shoreline Master Program area designated as High Intensity - Park. This project is a remedial action to satisfy an Agreed Order with Ecology and is exempt from shoreline permits, although it must demonstrate compliance with the substantive requirements of shoreline permits.



- h. Has any part of the site been classified as area critical area by the city or county? If so, specify.

No.

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

Does not apply.

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

None.

- 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

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

Does not apply.

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

Does not apply.

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

Does not apply.

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.

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

Does not apply.

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

Does not apply.

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:

Does not apply.

12. Recreation

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

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



- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

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

Does not apply.

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.

Lytle House, Andrew and Augusta Beckstrom Cabin, Bothell's First Schoolhouse, and William Hannan House are located at the Park at Bothell Landing adjacent to the Sammamish River in a parcel southwest and across NE 180th Street from the project area. The proposed project would not affect these historic features.

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- 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.

- 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 methods to assess potential impacts to cultural and historic resources on or near the project area are as follows:

- 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 Preservation 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.



This project will not disturb existing resources or require measures.

14. Transportation

- 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.

Refer to Figure 3.2 in question A.12. The project area is located in the downtown area of Bothell and can be accessed mainly from principal arterial roadway State Route 522 and local street NE 180th Street.

- b. 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 project area is located near or adjacent to known transit routes and transit stops. The nearest transit stop is located within 1,100 feet of the project area.

- c. 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.

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

No.

- e. 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?

Vehicular trips will include contractor equipment and personnel vehicles. It is estimated that five total commercial vehicle trips will be required, including one trip for product delivery and two trips each for contractor mobilization and demobilization to deliver and remove drilling and injection equipment that will be used at the Site for the duration of construction. Over the course of construction, no more than 3 trips per day by passenger vehicles carrying construction and oversight personnel will be generated by the project.

- f. Will the proposal interfere with, affect or be affected by the movement of



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checklist

agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

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

Does not apply.

15. Public Services

- 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.

No.

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

Does not apply.

16. Utilities

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

Electricity and connection to the sanitary sewer are available at the site.

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

Does not apply.

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: _____

Reviewed by: Amanda Davis, Principal Planner,
City of Bothell

Date: 2/21/25