

SEPA¹ 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.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions²](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)

1. Name of proposed project, if applicable:

Simplot Soil Builders Remedial Action
Facility Site ID: 76742139
Cleanup Site ID: 2558

2. Name of applicant:

J.R. Simplot Company (Simplot)

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

Jeff Hamilton
(208) 530-5143

J. R. Simplot Company
1130 Hwy 30 W
Pocatello, Idaho 83204

4. Date checklist prepared:

April 30, 2026

5. Agency requesting checklist:

Department of Ecology

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

- Implementation of Remedial Action: In-Situ Chemical Oxidation – Spring 2027
- Post-Action Sampling – Summer/Fall 2027
- Evaluation of Cleanup Action Effectiveness – Winter 2027

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 sections provide a summary of the environmental investigations and remedial actions conducted in association with the site between 2007 and 2024.

- 2007 – Off-site Investigation: Bee-Jay Scales Facility
- 2009 – Preliminary On-site Investigation
- 2011 – On-site Monitoring Well Installation and Monitoring (through 2021)

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

- 2012 – Off-site Downgradient Well Installations
- 2012 – Source Removal Excavation
- 2013 – Subsurface Drain Evaluation
- 2020 – RI Phase 1 and 2: Additional Borings
- 2021 – RI Phase 2.5: MW-6D and MW-7D Installation, On site Soil Vapor Headspace Screening, On-site Soil Suitability Testing, and Off-site Tier 1 Soil Vapor Intrusion Assessment
- 2022 – RI Phase 3: On-site Tier 2 Vapor Intrusion Investigation, Geophysical Survey and Soil Investigation
- 2023 – Feasibility Study
- 2024 – Post-Feasibility Study
- 2024 – Draft Cleanup Action Plan
- 2025 – ISCO Injection Evaluation Field Study

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 applicable

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

A Feasibility Study and Cleanup Action Plan have been concurrently developed and submitted to Department of Ecology with this SEPA Checklist.

A Grading Permit may be required by the City of Sunnyside with applicability determined based on the final cleanup action design scope.

Underground Injection Control Program Registration

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 property consists of approximately 2.7 acres and contains a modular office building, maintenance garage, and concrete containment pad. The site is mainly unpaved, with gravel and dirt surfaces. Previous environmental investigations have determined that the property contains subsurface contaminants at levels above Models Toxic Control Act (MTCA) cleanup levels. This proposal is for remedial action to address existing subsurface contamination, which includes in-situ chemical oxidation through soil amendment (excavation and mixing) and new monitoring wells, installation of a permeable reactive barrier (PRB), and monitored natural attenuation.

•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.

Site Address: 300 South 1st Street in Sunnyside, Washington

Township: 10

Range: 22

Section: 25

QTR/QTR: NW 1/4

Yakima County Parcel Nos.: 22102523444, 22102523445, and 22102523446

B. Environmental Elements

1. Earth

[Find help answering earth questions³](#)

a. General description of the site:

The property consists of approximately 2.7 acres and contains a modular office building, maintenance garage, and concrete containment pad. The site is mainly unpaved, with gravel and dirt surfaces.

Circle or highlight one: **Flat**, rolling, hilly, steep slopes, mountainous, other:

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

The site has flat slopes across all parcels ranging from 0 to 2 percent.

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 survey map from United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) defines the proposed project area as 83.5 percent Outlook fine sandy loam and 16.5 percent Clemen very fine sandy loam with 0 to 2 percent slopes. Disturbances will be contained within the site footprint, within existing disturbed area.

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

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

Based on geologic hazards from the Yakima County Planning Department, there are no identified geologic hazards. Additionally, a ground penetrating radar survey was conducted during the remedial investigation phase of the project and did not indicate any shallow (0-15 feet bgs) subsurface anomalies at the site.

- 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.**

The Project includes mixing an oxidant into the identified areas of vadose zone soils from ground surface to approximately four feet below ground surface, In-situ Chemical Oxidation (ISCO) of saturated soils and groundwater via injection, and installation of a permeable reactive barrier (PRB) to contain remaining constituents on-site. No cut or fill will be required for the Project. A total of 2,600 cubic yards may be disturbed during soil conditioning.

The total area of the proposed Project is less than the total site property area of 2.7 acres. The project will include disturbance to the soils for shallow soil mixing, ISCO, and installation of the PRB, but the proposed activity will not remove soils from the site.

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

During soil mixing/amendment, oxidants will be added to the shallowest four feet of soil where constituents are found to be above the target cleanup levels. Disturbance of shallow soils may temporarily influence surface erosion, but any effects will be temporary and controlled and contained on-site through the implementation of best management practices (BMPs) for mitigation of surficial erosion, which are identified in Section 1h.

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

The site includes about 0.2 acres, or 7 percent, of impervious surface for buildings. There will be no substantive change in impervious surface after project construction.

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

Prior to implementation of the soil mixing and ISCO injection activities, BMPs will be implemented to prevent erosion, which may include silt fence, fiber rolls, storm drain inlet protection, or other controls, as needed. Construction is planned to occur during the dry season, and all stormwater will be contained and managed on-site and discharged through infiltration BMPs.

2. Air

[Find help answering air questions](#)⁴

- 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.**

All emissions will be temporary and constrained to the construction period for the cleanup activities, which is expected to last for approximately two months. During this period, vehicle and equipment exhaust and dust particle emissions may occur in the ambient air from operation of heavy equipment and mixing of soils. Note that the soil amendment is non-volatile and does not pose a concern for particulate release during storage and will be in liquid form during usage and will not be released into the air. Long term implementation of the Project will not have significant impact to air emissions.

- 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:**

Soil amendment will be in liquid form and mixed with site soils during project implementation, which will prevent fugitive dust generation during excavation. All vehicle and equipment idling time will be minimized to reduce vehicle emissions.

3. Water

[Find help answering water questions](#)⁵

- a. **Surface:**

[Find help answering surface water questions](#)⁶

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.**

None

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.**

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

None

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

None

- 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:

[Find help answering ground water questions⁷](#)

- 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.**

Water will not be withdrawn for water supply. The proposed project is being undertaken to improve groundwater quality.

- 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.**

The Project includes the injection of a dissolved oxidant to site groundwater to improve existing groundwater quality, which will be coordinated with and approved by the Department of Ecology. The In-Situ Chemical Oxidation (ISCO) method includes introduction of a dissolved oxidant (e.g., ozone, Fenton's reagent, potassium permanganate, or sodium persulfate into the subsurface soil (and shallow groundwater, where present) to react with and break down existing contaminants as detailed in the Geosyntec 2023 Feasibility Study submitted to Department of Ecology for Simplot Soilbuilders in Sunnyside, Washington. The specific chemical, recommended dosing, and number of required injection wells for ISCO will be

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

determined based on laboratory testing and field observations made during the cleanup action implementation. The Quantity of the dissolved oxidant will be determined based on testing of the pore space and the observed radius of influence of the subsurface strata.

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.**

All stormwater will be managed through construction BMPs (see Section 1e and 1h) and retained/infiltrated on-site.

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

No.

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

None.

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

All stormwater will be contained and managed on-site. Stormwater management BMPs will be implemented and include a combination of silt fence, fiber rolls, storm drain inlet protection, and/or other controls, as needed (see Sections 1e and 1h).

4. Plants

[Find help answering plants questions](#)

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**
- ☐ **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:** A single Juniper Tree is located near the front of the property, outside of the work area.

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. Washington State Fish & Wildlife (<https://geodataservices.wdfw.wa.gov/hp/phs/>)

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.

None known on-site.

5. Animals

[Find help answering animal questions](#)⁸

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
- **Mammals:** deer, bear, elk, beaver, other: Deer are listed for the greater regional area, although not observed near the site within city limits.
- **Fish:** bass, salmon, trout, herring, shellfish

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

The Washington Dept. of Fish & Wildlife Priority Habitats and Species Maps (<https://eeodataservices.wdfw.wa.sovlhp/phs/>) do not identify terrestrial species near the site.

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

None

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.

None

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

- 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.**

Vehicle fuel will be used for the heavy excavation equipment including, but not limited to, personnel vehicles, excavators, drilling platforms. Electrical energy will be used to power mixing and injection pumps, and miscellaneous equipment including lighting and hand tools.

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

None

- 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

[Health Find help with answering environmental health questions](#)¹⁰

- 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.**

This Project is to remediate existing environmental contamination through subsurface injection and mixing of oxidizing materials in the soil and groundwater. Handling of the chemicals will be within a clearly marked safety zone and will be conducted only by trained personnel. Exposure to chemicals will be limited to on-site workers.

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

The site was historically used as an agricultural product distribution facility. Two source areas for groundwater and soil contamination have been previously identified at the site: an area with petroleum impacts in the north-northeastern portion of the site, and an agricultural chemical release area primarily focused within the northeastern portion of the site.

Source Area 1: Petroleum Impacts North-Northeast of Warehouse Building

Previous studies indicated petroleum releases to the subsurface associated with former petroleum storage and/or dispensing, however no details on historical

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

infrastructure or operational years were available. Associated indicator hazardous substances (IHSs) were listed as VOCs, semi-volatile organic compounds (SVOCs), GRO, DRO, and metals.

Source Area 2: Container Rinsing in Northeastern Corner of Property and Similar Areas on the site

Agricultural chemical containers were reportedly stored and rinsed over unpaved surfaces at the site. Discharge of rinse water from chemical containers to the ground surface resulted in impacts to soil and groundwater. Associated IHSs were listed as herbicides, nitrate, ammonia, metals, VOCs, and SVOCs.

Multiple investigations have been completed at the site beginning in 2007, with the third phase Remedial Investigation (RI) having been completed in 2023. The investigations have determined that contaminants were found to include nitrates and ammonia, volatile organic compounds (VOCs), heavy metals, herbicides, and petroleum-related contaminants that were reported at levels above Models Toxic Control Act (MTCA) cleanup levels.

It is important to note that heavy metals, including arsenic, barium, cadmium, and selenium were found throughout the site at levels that exceeded the Clean Up and Risk Calculation (CLARC) values for protection of groundwater. Based on distribution and frequency of the elevated metal results, including confirmed elevated levels found upgradient and downgradient of the investigation area, it is assumed that these metals are consistent with background values, and not due to a release at the site.

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.

The existing activities at the site do not introduce any hazardous chemicals/conditions. Historical activity at the site has informed the project development and design

The project has been designed with site-specific remedial action objectives based on MTCA and compliance with applicable sections of the Washington Administrative Code (WAC).

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.

An oxidizer will be handled and used on-site during implementation/construction as a treatment method to improve groundwater quality. This oxidizer will be safely handled and stored in accordance with H&S Plan. The oxidizer will be stored within the existing security fence that encompasses the site, prohibiting public access and exposure.

4. Describe special emergency services that might be required.

None required. A site-specific health and safety plan will include contact information for emergency response agencies and the location of the nearest health care facilities. No special emergency services will be required as part of the implementation activities.

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

The cleanup action implementation is designed to reduce and control existing identified environmental health hazards at the site and is being conducted with approval from the Department of Ecology. Post construction environmental monitoring will evaluate efficacy of contaminant removal and the reduction of environmental health hazards.

b. Noise

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

The project is located adjacent to an arterial street/thoroughfare and within an industrial and commercial area of Sunnyside, Washington, so traffic and general ambient urban noise will be present.

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)?

Heavy equipment used for excavation, installation of monitoring wells, and injection of the oxidant will be used for the project which will be a source of noise on a short-term basis.

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

Noise levels for this Project will not exceed prescribed levels under Chapter 173-60 WAC. To limit noise during construction, activity will be limited to specific hours (seven a.m. to seven p.m., daylight hours, weekday only) to reduce noise impacts.

8. Land and shoreline use

[Find help answering land and shoreline use questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use)¹¹

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 used as an office and minimal storage. Neighboring properties include manufacturing, single residential homes, and professional services lots. The proposal will not change the land use on nearby or adjacent properties.

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

- 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?**

None

- 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?**

None

- c. Describe any structures on the site.**

The site currently contains a modular office building, maintenance garage, and concrete containment pad.

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

Potentially, but not yet determined.

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

Yakima County zoning assigns 22102523446 as Land Use Code 51 Wholesale Trade and 22102523444 and 22102523445 as Land Use Code 46 Automobile Parking.

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

The site parcels are zoned M1 – light industrial. The Yakima County Horizon 2040 Comprehensive Plan does not propose any changes to the designation of the site.

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

NA

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

None

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

The site is currently not in use and there are no plans for site redevelopment in the near-term. Potential future use may include roughly 1-3 people utilizing the office at the site.

- 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

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

None

9. Housing

[Find help answering housing questions](#)¹²

- 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

[Find help answering aesthetics questions](#)¹³

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

No new structures will be constructed for the proposed project.

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

Construction and excavation equipment may alter views in the immediate vicinity, but alterations would be temporary in nature.

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

None, since aesthetic impacts are considered temporary and will return to pre-existing conditions following construction.

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

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

None, since construction and activities will take place during the daylight hours.

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

None.

- 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:**

Not applicable.

12. Recreation

[Find help answering recreation questions](#)

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

Given the urban proximity of the project site, city parks including Centennial Square and Denny-Blaine Park as well as recreational opportunities at Sunnyside Community Pool and Central Park Skatepark are within a 0.5-mile radius from the proposed project site.

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

None

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

Proposed measures to reduce and control impacts to noise and air will be followed to reduce the impact of the construction on neighboring recreation activities. These include dust emissions control for the temporary impacts.

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- 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.**

None

- 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.**

None

- 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.**

Review of Washington State Department of Archaeology and Historic Preservation (DAHP) WISAARD online database identified two project areas overlapping the Proposed Project. The two overlapping projects were large scale projects and do not have any specific reference to the proposed project site, and no other potential impacts or risks were identified on DAHP WISAARD.

- 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.**

Not applicable.

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- 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.**

The proposed project site is located in Sunnyside, WA at the intersection of S 1st street and Zillah Ave. No changes to access to the site will be necessary and the existing access to the site through 2nd street will be utilized.

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

- 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 nearest transit location is the 200 Bus station at Sunnyside Neighborhood Health roughly 0.6 miles away from the site.

- 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).**

None

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

Rail lines are located off-site and adjacent to the northern property line, outside of the site security fence. Rail line activities will not be impacted by the project, as all work will be completed on-site and not on railroad property.

- 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?**

During the cleanup action implementation activities, vehicular trips will include mobilization of equipment to the site, as well as daily personnel ingress/egress trips. Daily trips will be completed using personal vehicles and may be completed seven-days per week during the peak of activities. The estimated duration of the implementation activities is approximately two months.

The completed project will generate little to no vehicular trips per day outside of the occasional single trip for post--construction environmental sampling, which is anticipated for 3 years after construction.

- f. 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.**

None

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

None

15. Public services

[Find help answering public service questions¹⁷](https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services)

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-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.**

None, no change to population in the Project area.

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

None

16. Utilities

[Find help answering utilities questions¹⁸](#)

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

City of Sunnyside provided water and sewer, Pacific Power for electricity, and Cascade Natural Gas.

- 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.**

Existing utility service to the site facilities from City of Sunnyside, Pacific Power, and Cascade Natural Gas will be used as needed for any construction equipment needs and operation of pumps for the groundwater remediation system. The majority of equipment will be for project construction and powered by fuel from other sources.

C. Signature

[Find help about who should sign¹⁹](#)

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.

X

Type name of signee:

Position and agency/organization:

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

Date submitted:

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²⁰](#)

Do not use this section 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?**

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

- **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.