



**STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY**

Northwest Region Office
PO Box 330316, Shoreline, WA 98133-9716 • 206-594-0000

**STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE**

Date of Issuance: September 28, 2026

Lead Agency: Department of Ecology, Toxics Cleanup Program, Northwest Region Office

Agency Contact: Olu Akeroro, olu.akeroro@ecy.wa.gov, 206-594-0116

Description of proposal:

According to the King County Parcel Viewer, the property owned by Bob Bollman is currently being used as a convenience store with a gas station named Chevron/Tiki Car Wash. This project is located at 11909 NE 8th Street, Bellevue, Washington, 98005. The chemical of concern at this location resulted from the release of petroleum compounds into the soil and groundwater in 1990. Tiki Enterprises and the Washington State Department of Ecology entered into Consent Decree No. 93-2-07710-6 on March 29, 1993, to draft a Remedial Investigation and Feasibility Study (RI/FS), draft a Cleanup Action Plan (DCAP), and implement the Cleanup Action Plan (CAP). Tiki Car Wash is proposing the design and construction of a remedial action required under the Model Toxics Control Act (MTCA) through a Consent Decree with oversight by Ecology.

The remedial actions are divided into phases: Phase 1 involves onsite cleanup actions treated as a model remedy, and Phase 2 addresses offsite cleanup actions to mitigate offsite contamination. This is outlined in the draft Cleanup Action Plan and the Engineering Design Report, and consists of the following components (see Draft Feasibility Study Report):

- Phase 1 – Onsite Cleanup Actions: Lot-line-to-lot-line full excavation and in-situ stabilization treatment.
- Phase 2 – Offsite Cleanup Actions: Targeted soil excavation and in-situ chemical oxidation (ISCO) treatment to remove chemicals of concern from soil and groundwater.
- Offsite Soil Disposal: Transportation and disposal of contaminated soil at a permitted offsite landfill facility.

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- Groundwater Monitoring: Implementation of groundwater monitoring to evaluate cleanup performance and the effectiveness of reducing concentrations of chemicals of concern (petroleum compounds) in soil and groundwater.

Location of proposal: See attached vicinity map (Figure 1).

11909 N.E. 8th Street, Bellevue, WA.

King County Parcel #: 332505-9180

Quarter-Section-Township-Range: NW-33-25-5

Applicant/Proponent:

State of Washington Department of Ecology

Toxics Cleanup Program

Department of Ecology

PO Box 330316

Shoreline WA 98133-9716

206-594-0000

Determination:

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 and the draft Interim Action Work Plan. This is available at: <https://apps.ecology.wa.gov/cleanupsearch/site/5096>.

This determination is based on the following findings and conclusions: The purpose of the cleanup action is to protect human health and the environment by addressing contamination in soil and groundwater. As such it is intended to significantly improve, rather than adversely impact, environmental conditions. Potential adverse impacts to the environment are associated with construction. These impacts include equipment noise and lights, construction traffic, diesel equipment emissions, etc. Standard methods will be used to reduce/mitigate these impacts.

The project will adhere to applicable local, state, and federal permit requirements.

Comment:

The comment period for this DNS corresponds with the comment period on the Remedial Investigation, Feasibility Study (RI/FS), draft a Cleanup Action Plan (DCAP) for the Tiki Car Wash Site which will end on November 5, 2026.

To submit comments on this DNS and the corresponding Remedial Investigation, Feasibility Study (RI/FS), draft a Cleanup Action Plan (DCAP) for the Tiki Car Wash Site submit comments to:

<https://www.go.ecology.wa.gov/TikiCarWashComments>.

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Staff Contact for questions and concerns:

Olu Akeroro

Toxics Cleanup Program – Northwest Region Office

Department of Ecology

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Phone: 206.594.0116

Responsible Official:

Kimberly Wooten

Section Manager

Toxics Cleanup Program – Northwest Region Office

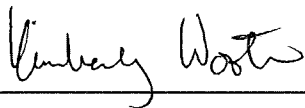
Department of Ecology

PO Box 330316

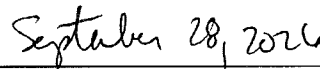
Shoreline WA 98133-9716

425-324-1658

Signature



Date



This SEPA decision may be appealed in in accordance with WAC 197-11-680.

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 questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)²

1. Name of proposed project, if applicable:

Tiki Car Wash Environmental Cleanup

2. Name of applicant:

Washington State Department of Ecology (Ecology)

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

Olu Akeroro

Site Manager

Ecology Northwest Regional Office

15700 Dayton Ave N

Shoreline, WA 98133

425-758-5874

4. Date checklist prepared:

September 21, 2026

5. Agency requesting checklist:

Ecology

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

Building demolition; excavation and offsite disposal of contaminated soil; and site backfill/restoration planned for late summer/early fall 2026.

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 proposed project is implementation of an environmental cleanup. The work is being performed by Ecology.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No.

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

(1) City of Bellevue Grading Permit

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

- (2) City of Bellevue Right-of-Way Permit
- (3) Ecology Construction Stormwater General Permit

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 Tiki Car Wash property (the Property) is a 28,536 square foot parcel (King County Parcel No. 3325059180) situated at 11909 NE 8th Street in Bellevue, Washington. The Property is currently occupied by a Chevron gas station and car wash, and is associated with the Tiki Car Wash environmental cleanup site (the Site, Ecology Facility/Site ID 2352, Cleanup Site ID 5096). The proposed project encompasses the on-Property elements of the environmental cleanup, including:

- (1) Demolition and removal of the existing structures on the Property, including the car wash, pump island, convenience store, underground storage tanks, municipal waste enclosures, signage, and all associated ancillary equipment.
- (2) Removal and off-Property disposal of overlying asphalt and concrete and underlying soils to an approximate, estimated depth of 15 feet below ground surface. Underlying soil and groundwater are contaminated with petroleum hydrocarbons and related constituents above Ecology's Model Toxics Control Act Method A cleanup levels.
- (3) Potential placement of oxygen-releasing remediation compound in the excavation and placement of clean soil backfill to restore the Property to grade.

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.

As described above, the Property comprises the 28,536 square foot King County Parcel No. 3325059180, located at 11909 NE 8th Street in Bellevue, Washington, in section 25 north, range 5 east, section 33 of the Willamette Meridian.

B.Environmental Elements

1. Earth

[Find help answering earth questions³](https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth)

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

a. General description of the site:

The Property is currently operated as a gas station, car wash, and convenience store. As of December 2025, adjacent properties are operated as a car rental facility (Enterprise), car dealership (Infinity of Bellevue), grocery store (Uwajimaya), and furniture store (Bassett).

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 is relatively flat with minimal slope (less than 5%).

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.

Silty sand, silt, and sandy silt with varying fine to coarse gravel between ground surface and approximately 15 feet below ground surface. Dense, weathered glacial till is encountered at approximately 15 feet below ground surface.

The proposed project proposes removal of contaminated soils to an estimated depth of approximately 15 feet below ground surface.

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

No. According to the Washington Department of Natural Resources' Geologic Portal Map, the site is in National Earthquake Hazards Reduction Program Seismic Site Class C and has "very low" susceptibility to liquefaction.

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 total affected excavation area is equivalent to the size of the parcel (28,536 square feet), as the proposed on-Property remedy is lot line to lot line excavation. The estimated depth of excavation (and backfill) is approximately 15 feet below ground surface, resulting in removal of approximately 15,900 cubic yards of soil.

The excavation will be backfilled with clean soil sourced from an Ecology-approved provider and will be analyzed for Site contaminants of concern prior to placement.

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

Erosion could occur as a result of ground-disturbing activities during soil excavation. To minimize potential erosion, the contractor will implement erosion- and sediment control- best management practices (BMPs) identified in a project-specific temporary erosion and sediment control plan.

The completed project will not increase the potential for erosion. All areas subject to ground disturbance will be backfilled and surfaced with gravel or impervious surfaces to prevent erosion; therefore, no long-term erosion impacts are anticipated as a result of the cleanup action.

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

There will be no change in the amount of impervious surfaces at the site. Areas of existing impervious surfaces will be backfilled and surfaced with gravel or will be paved following excavation activities.

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

Standard construction stormwater BMPs will be implemented as required by the Construction Stormwater General Permit and as prescribed in a project-specific temporary erosion and sediment control plan.

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.

The excavation of soil with volatile organic compounds could result in short-term releases of petroleum hydrocarbons to the air. A project-specific health and safety plan will be prepared and will require monitoring for organic vapors during the excavation, with specified action levels. In addition, heavy equipment and vehicle traffic may generate particle pollution from dust and emissions that include nitrogen oxides, carbon monoxide and dust. The release of these pollutants will be temporary and localized at the site during construction.

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

The Property is situated in a commercial part of Bellevue, Washington, adjacent to a busy street (NE 8th Street) and near other sources of volatile emissions (e.g., other nearby gas stations). These volatile sources are not expected to affect the proposed project.

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

During construction, erosion control measures will be implemented by the contractor to control fugitive dust release and limit volatilization of petroleum hydrocarbons from soil. Contractor staging/laydown will also be located in proximity to the site and, where

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

possible, vehicles and construction equipment will not be allowed to idle when not in use.

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.**

No.

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.**

Not applicable.

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.**

Not applicable.

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

No.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

No.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No.

b. Ground:

[Find help answering ground water questions](#)⁷

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**

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>

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>

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.

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.

During construction (i.e., excavation), groundwater is anticipated to be encountered and will need to be managed as contaminated and treated onsite prior to off-Property discharge. Stormwater in the excavation will be managed as contaminated and treated onsite prior to off-Property discharge.

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.

No. During construction, stormwater may collect in the excavation and will be managed accordingly (see above). Upon completion, the Property will be restored to grade and drainage patterns in the surrounding area are anticipated to remain unchanged.

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

A project-specific temporary erosion and sediment control plan will be prepared. The BMPs outlined in this plan will be implemented by the contractor to reduce or control stormwater runoff during construction.

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

b. What kind and amount of vegetation will be removed or altered?

Several small shrubs are present along the perimeter of the Property. Further, two trees are present on the northern portion of the Property and several trees are present between the car wash and the adjoining property to the east. These features will likely be removed.

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

None known.

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.

5. Animals

[Find help answering animal questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals)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, other: crows
- Mammals: deer, bear, elk, beaver, other: mice, rats
- Fish: bass, salmon, trout, herring, shellfish, other:

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

None.

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

No.

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>

- d. **Proposed measures to preserve or enhance wildlife, if any.**

None proposed.

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

Small rodents.

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.**

Not applicable.

- 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.**

Not applicable.

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.**

Yes. The proposed project aims to address petroleum-contaminated soil and groundwater associated with the Site. During construction, soil and groundwater will need to be managed as contaminated to protect construction workers. Further, site access controls (e.g., fencing) will be needed to mitigate the risk of direct contact, ingestion, or inhalation of contaminated soil or groundwater by the public.

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

Petroleum-contaminated soil and groundwater.

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.**

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>

Underground storage tanks containing gasoline and diesel are present at the Property. Further, chemicals and wash water associated with the operating car wash are present. These features will be decommissioned and removed during the early stages of the proposed 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.**

The project includes the excavation and offsite disposal of petroleum-contaminated soils. Diesel fuel and gasoline are expected to be used by construction equipment.

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

None anticipated.

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

Proposed construction activities will be performed by workers with the appropriate combination of training and experience for managing contaminated soil and groundwater. Further, as described above, site access controls will be employed to mitigate the risk of direct contact of contaminated soil or groundwater by the public during construction.

b. Noise

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

Traffic noise is present at the Property from NE 8th Street to the north, from NE 7th Street to the south, and from the parking lots to the west, south, and east of the Property.

- 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)?**

Noise generated by construction equipment (e.g., excavators, trucks) is anticipated during the proposed project.

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

Construction equipment will be required to have mufflers and construction activities will comply with the City of Bellevue noise ordinance.

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.**

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>

The Property is currently operated as a gas station, car wash, and convenience store. As of December 2025, adjacent properties are operated as a car rental facility (Enterprise), car dealership (Infinity of Bellevue), grocery store (Uwajimaya), and furniture store (Bassett).

- 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.**

There are three existing structures on the site: a fuel pump island structure, a car wash building, and a convenience store building.

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

Yes, the existing pump island structure, car wash building, and convenience store building will be demolished.

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

According to the City of Bellevue, the Property is zoned Commercial (MU-H).

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

High Rise Mixed Use.

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

Not applicable.

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

No

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

None.

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

None.

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

Not applicable.

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

Not applicable. No measures are needed as the cleanup action will not change the existing land use or impact future land uses.

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

Not applicable.

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.**

Not applicable.

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

Not applicable.

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

Not applicable.

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 structure(s) proposed.

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

Demolition and removal of the existing structures on the Property are not anticipated to alter or obstruct views in the immediate vicinity.

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

The proposed project will demolish and remove existing gas station and car wash features and restore the Property to grade. No additional measures to reduce or control aesthetic impacts are proposed.

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?**

Not applicable. The project will be implemented during daylight hours. No additional light or glare is anticipated.

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

At completion of the proposed project, the Property will be restored to grade and paved. Light and glare impacts that pose a safety hazard or interfere with views are not anticipated.

- c. What existing off-site sources of light or glare may affect your proposal?**

The Property is surrounded by operational businesses and traffic associated with NE 8th Street, NE 7th Street, and parking lots. Light and glare from these activities are not anticipated to affect the proposed project.

- d. Proposed measures to reduce or control light and glare impacts, if any:**

Not applicable. The project will not result in light or glare impacts; therefore, no light or glare reduction/control measures are included with the proposal.

12. Recreation

[Find help answering recreation questions](#)

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

The Property is situated in an area that is primarily used for commercial and residential purposes. No immediate designated or informal recreational opportunities are noted.

- 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:**

Not applicable, given no impacts to recreational opportunities are anticipated.

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](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)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.**

No. Upon completion of the proposed project, no buildings or structures will be present on the Property. Structures on the adjoining properties to the east and south are not over 45 years old. The age of the structures to the west are unknown but are unlikely to be eligible for listing in national, state, or local preservation registers.

- 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.**

There are no known landmarks, features, or other evidence of Indian or historic use or occupation on the Property.

- 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 State Department of Archaeology and Historic Preservation's WISAARD mapper was used to assess potential impacts to cultural and historic resources at and near the site.

- 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.**

Implementation of the proposed excavation at the Property will follow a property-specific cleanup plan (CAP), as required by a consent decree between Ecology and the property owners. The CAP will include instructions for cultural resource monitoring and reporting during excavation.

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>

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 Property is accessed via NE 8th Street to the north and NE 7th Street to the south. These access points will be controlled during construction to minimize the potential for public access.

- 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 Property is not immediately served by public transit, but two bus stops are situated near the Property:

(1) A bus stop serving the B Line eastbound is situated approximately 800 feet west of the Property.

(2) A bus stop serving the B Line westbound is situated across NE 8th Street, approximately 100 feet north of the Property.

- 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).**

The project will not require new roads or improvements to existing roads.

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

The proposed project will not use water, rail, or air transportation.

- 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?**

Not applicable. The cleanup action, once complete, will not generate traffic.

- 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.**

The proposed project will not interfere with, affect, or be affected by the movement of agricultural and forest products.

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

To the extent practicable, truck traffic, including trucks hauling excavated soil and trucks transporting clean backfill, and ancillary construction equipment will use NE 7th Street

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>

to the south of the Property to minimize traffic impacts along NE 8th Street, which is highly utilized by the public.

15. Public services

[Find help answering public service questions¹⁷](#)

- 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 proposed 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.**

No measures are proposed because direct impacts on public services are not anticipated.

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:

- 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.**

None proposed. A segment of water line and storm sewer piping will be removed to allow for excavation and will be replaced when excavation is completed.

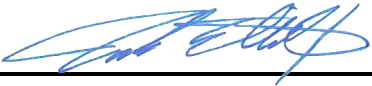
¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

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>

C.Signature

[Find help about who should sign](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature)¹⁹

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: Joshua Elliott, PE

Position and agency/organization: Principal Engineer, Maul Foster & Alongi, Inc.

Date submitted: September 30, 2026

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