



# ENVIRONMENTAL CHECKLIST

## *Purpose of Checklist:*

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

## *Instructions for Applicants:*

The environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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

## *Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

## **Responses are shown in bold text.**

### A. BACKGROUND

1. Name of proposed project, if applicable: **Bee-Jay Scales Site. This is an industrial site undergoing investigation and cleanup in accordance with Agreed Order No. DE 02TCPCR-3932.**
2. Name of applicant: **Chevron Environmental Management Company and Atlantic Richfield Company**
3. Address and phone number of applicant and contact person:

#### **Applicants:**

**Michael Coats**  
**Chevron Environmental Management Company**  
**6001 Bollinger Canyon Road, Room K-2092**  
**San Ramon, CA 94583**  
**925-842-0466**

**Kyle Christie**  
**Atlantic Richfield Company**  
**6 Centerpointe Drive, Room 161**  
**La Palma, CA 90623-1066**  
**714-670-5303**

**Contact Person:**  
**Marisa Patterson**  
**SECOR International, Inc.**  
**2321 Club Meridian Dr., Suite E**  
**Okemos, MI 48864**  
**517-349-9499 ext. 275**

4. Date checklist prepared: **8/14/2006-8/22/2006**
5. Agency requesting checklist: **Washington State Department of Ecology**
6. Proposed time or schedule (including phasing, if applicable): **Tentatively scheduled for late 2006 or early 2007. Proposed schedule is currently November 3, 2006 – January 4, 2007, which assumes approval of the 2006 Interim Remedial Measures Work Plan by September 1, 2006 and no scheduling conflicts with the drilling company.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **Yes. This proposal covers the proposed interim remedial measures for late 2006/early 2007. Additional interim remedial measures, as needed, will be proposed in a separate work plan.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
**No known environmental information has been prepared directly related to this proposal.**
9. Do you know whether applications are pending for governmental approvals or other proposals directly affecting the property covered by your proposal? If yes, explain.  
**Unknown.**
10. List any government approvals or permits that will be needed for your proposal, if known.  
**No permits are known to be required, but injection wells will need to be registered.**
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.)  
**This 2006 interim remedial measures work scope focuses on remediation of total petroleum hydrocarbon (TPH) impacts in a select area of this industrial site, and closure of a formerly used lined lagoon. Closure of the former lagoon will mitigate future migration of on-site nitrate and ammonia groundwater impacts. Water in the lined lagoon will be removed and transported off-site for proper disposal. When the liner is removed, calcium acetate will be spread across the bottom of the lagoon depression prior to backfilling with clean fill. The calcium acetate in the lagoon area will serve as a soluble electron donor to enhance biological denitrification. The former drum storage area south of the main entrance gate, which is impacted by TPH as gasoline (TPH-Gx), will be treated with an injected sodium persulfate solution to enhance chemical and biological oxidation of TPH-Gx located in the capillary fringe.**  
  
**See attached 2006 Interim Remedial Measures Work Plan for additional details.**
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including 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 legal description, site

plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**The Site is located within an industrial/commercial area in the city of Sunnyside, Yakima County, Washington, and is composed of two property parcels: Parcel No. 22102522014 and Parcel No. 22102522015, as recorded by the Yakima County Department of Assessment. Parcel No. 22102522014 is located at 116 North 1st Street, and is owned by Bee-Jay Scales, Inc. Parcel No. 22102522015 is located at 301 Warehouse Avenue, and is owned by Hickenbottom & Sons, Inc.**

**See Figures 1 through 5 of the attached 2006 Interim Remedial Measures Work Plan for additional maps and location information.**

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

- a. General description of the site (circle one) **Flat**, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_.
  
- b. What is the steepest slope on the site (approximate percent slope)? **Approximately 2.4% (0.024 ft/ft).**
  
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? If you know the classification of agricultural soils, specify them and note any prime farmland. **Sand, silts, sandy silt, gravel, and clay.**
  
- d. Are there any surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No known indications or history of unstable soils in the vicinity of the site.**
  
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. **Approximately 70 cubic yards of clean fill will be required for backfilling of the lagoon. A source has not been selected at this time.**
  
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Erosion is not expected to occur as only a small area (the lagoon) will undergo closure and will be promptly backfilled.**
  
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Approximately 30% will continue to be covered by impervious surfaces.**

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Not applicable.**

## 2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if know. **Small amounts of dust and/or vehicle emissions may be generated during concrete/debris removal and lagoon closure activities, but quantities should be well below the OSHA PEL of 5 mg/m<sup>3</sup> for respirable particulate matter.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No known off-site sources of emissions or odor affect the proposal.**
- c. Proposed measure to reduce or control emissions or other impacts to air, if any: **No measures are expected to be required at this time.**

## 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. **No known surface water bodies are on or within the immediate vicinity of the site.**
  - 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. **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 general description, purpose, and approximate quantities if known. **No surface water withdrawals or diversions will be required.**
  - 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **The site does not lie within a floodplain.**

- 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 wastes are discharged to surface waters.**
- b. Ground:
- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known. **No groundwater will be withdrawn on this site except for sampling purposes. All purge water (expected to be two 55-gallon drums or less) generated by sampling will be drummed and properly disposed. No water will be discharged to the groundwater, but one thousand gallons of two percent sodium persulfate solution are planned to be injected into the ground for the TPH area treatment.**
  - 2) Describe the waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. **No waste material will be discharged into the ground.**
- c. Water Runoff (including storm water):
- 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. **A storm drain is present in the area to collect storm water runoff. According to the city of Sunnyside, this storm drain passes through an oil-water separator, and is then routed to irrigation waterways. No other type of runoff is known.**
  - 2) Could waste materials enter ground or surface waters? If so, generally describe. **It is not anticipated that waste material will enter ground or surface waters. No surface waters exist within the vicinity of the site, and waste materials will be properly stored in drums or bins so as not to come into contact with the ground.**
- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: **Any waste materials and chemicals stored on-site will either be covered or stored in drums or bins to prevent contact with runoff.**

**4. Plants**

a. Check or circle types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered? **Some shrubs and grass growing on the lagoon liner and near the lagoon (an approximately 1500 sq. ft area) may be removed.**

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

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Not applicable as this is an industrial site.**

**5. Animals**

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site: **Small birds and rodents may be present on-site, but no specific observances have been recorded.**

birds: hawk, heron, eagle, songbirds, other: .....

mammals: deer, bear, elk, beaver, other: .....

fish: bass, salmon, trout, herring, shellfish, other: .....

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

c. Is the site part of a migration route? If so, explain. **The site is not known to be part of a migration route.**

d. Proposed measures to preserve or enhance wildlife, if any: **Not applicable as this is an industrial site.**

**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. **Any energy required during the interim remedial measures to operate pumps, power tools, etc. will be supplied by either the existing power systems or generator. No energy will be required following completion.**
  
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **It is not anticipated the project would affect the potential use of solar energy by adjacent properties.**
  
- 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**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. **Existing impacts of volatile organic compounds (VOCs), herbicides, pesticides, and nutrients can be found at the site. Exposure to calcium acetate and sodium persulfate (the treatment chemicals) and the waste materials (soil and lagoon water) could be potential contact and spill hazards during the interim remedial measures.**
  - 1) Describe special emergency services that might be required. **It is not anticipated any special emergency services would be required. If required in the event of a qualifying spill, the National Response Center would be contacted.**
  
  - 2) Proposed measures to reduce or control environmental health hazards, if any: **Phase I and Phase II Remedial Investigations have been conducted for the site, and a Phase III Remedial Investigation has been proposed. A site-specific Health and Safety Plan will be prepared prior to any work, and will be reviewed by all parties involved in construction and remediation activities. This Health and Safety Plan will contain job safety analyses that identify hazards for each job step and how to mitigate them. It will also contain Material Safety Data Sheets (MSDSs) for all chemicals used on-site, which detail health effects and safe handling procedures.**

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **Traffic noise and industrial operations noises are common on and around the site. The noise should not have an effect on 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. **In the short-term, there may be noise associated with traffic (approx. 1-2 trucks per day for delivery/pickup), construction (heavy equipment for lagoon closure), drilling, and operation between the hours of 7:00 am and 7:00 pm. These noises are common in the area based on the other operations around the site.**
  
- 3) Proposed measures to reduce or control noise impacts, if any: **Limited hours of operation.**

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? **Industrial and commercial.**
  
- b. Has the site been used for agriculture? If so, describe. **The site has not been known to be used for agriculture, but has been used for food processing and agricultural product storage and transfer.**
  
- c. Describe any structures on the site. **The property currently has two buildings within the site boundaries and two buildings bordering the site boundaries. These buildings are shown on Figure 2 of the attached 2006 Interim Remedial Measures Report. There are also various structures associated with the historical fertilizer production still in place on the site.**
  
- d. Will any structures be demolished? If so, what? **No structures will be demolished during these proposed interim remedial measures; only the lagoon will be closed.**
  
- e. What is the current zoning classification of the site? **M1: Light Industrial**
  
- f. What is the current comprehensive plan designation of the site? **Industrial**

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

- 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 an “environmentally sensitive” area? If so, specify. **This site is in a commercial/industrial area, and is not classified as an “environmentally sensitive” area.**
- i. Approximately how many people would reside or work in the completed project? **Not applicable.**
- 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: **Access agreements will be in place, and a meeting with property owners prior to implementation will be conducted.**

**9. Housing**

- 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**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **Not applicable, no structures will be built as a part of this proposal.**
- b. What views in the immediate vicinity would be altered or obstructed? **None.**
- c. Proposed measures to reduce or control aesthetic impacts, if any: **Not applicable.**

**11. Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **No light or glare is anticipated.**
  
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **Not applicable.**
  
- c. What existing off-site sources of light or glare may affect your proposal? **No light or glare is anticipated to affect this proposal.**
  
- d. Proposed measures to reduce or control light and glare impacts, if any? **Not applicable.**

**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity? **This site is in an industrial area; therefore no designated or informal recreational opportunities are known to exist in the immediate vicinity of the site.**
  
- b. Would the proposed project displace any existing recreational uses? If so, describe. **It is not anticipated the proposed project would displace any existing recreational uses.**
  
- 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.**

**13. Historic and Cultural Preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. **No places or objects are present or proposed for preservation registers.**
  
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. **No landmarks or evidence of historic, archaeological, scientific, or cultural importance are on or next to the site.**
  
- c. Proposed measures to reduce or control impacts, if any: **Not applicable.**

**14. Transportation**

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. **The site is bordered by N 1<sup>st</sup> Street and Warehouse Avenue, as shown in Figure 2 of the attached 2006 Interim Remedial Measures Work Plan. Access to the site will be made off of N 1<sup>st</sup> Street just north of Area 3.**
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **The site is not known to be served by public transit.**
- c. How many parking spaces would the completed project have? How many would the project eliminate? **Not applicable.**
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). **No new roads or streets or improvements required.**
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **It is not anticipated the project will use water, rail, or air transportation. There is a railroad located adjacent to the site, but it should not be affected by the interim remedial measures.**
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. **Not applicable.**
- g. Proposed measures to reduce or control transportation impacts, if any: **Not applicable.**

**15. Public Services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. **No increased public services are anticipated to be needed for this project.**
- b. Proposed measures to reduce or control direct impacts on public services, if any. **Not applicable.**

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. **No utilities are proposed for this project.**

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: [Signature] <sup>For GP</sup> 8/30/06 [Signature] <sup>For Comments</sup> 8/30/06

Date Submitted: 8/30/06

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (do not use this sheet for project actions)

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

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.