ENVIRONMENTAL CHECKLIST
(WAC 197-11-960)

Action:
Receipt:
Received By: Date:

A. BACKGROUND

1. Name of proposed project (if applicable):

New City Cleaners, Interim Cleanup Action Plan and Compliance Monitoring Plan

2. Name of Applicant:

Paul and Betty Haverluk, dba New City Cleaners

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

747 Stevens Drive
Richland, Washington
(509) 946-5409

Contact: Paul and Betty Haverluk
James Crane - Copeland, Landye, Bennett and Wolf, LLP – 503-224-4100

4. Date checklist prepared:

September 14, 1999

5. Agency requesting checklist:

Washington State Department of Ecology

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

September 1999 to coincide with seasonal low water table elevations.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:

There are no plans for future additions, expansion, or activity related to this proposal.

8. List any environmental information you know about that has been prepared, or

will be prepared, directly related to this proposal:

- *Compliance Monitoring Plan for New City Cleaners, Richland, Washington*, EMCON, July 22, 1999.
- *Interim Cleanup Action Plan for New City Cleaners, Richland, Washington*, EMCON, September 7, 1999.
- *Remedial Investigation Report*, EMCON, June 11, 1998.

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.**

According to the City of Richland and the Benton/Franklin County Health Departments, no permits are required for the excavation activities.

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 site is approximately 0.5 acres in size. The site currently operates as a dry cleaning facility. Six areas will be excavated to depths ranging from 2 to 9 feet bgs (approximately 1,000 cubic yards total) in order to remove total petroleum hydrocarbon (TPH) and tetrachloroethene (PCE) impacted soil. The existing dry cleaner building and operations will continue at the site after construction activities. The excavated areas will be backfilled and used as a parking lot.

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 details plans submitted with any permit applications related to this checklist.

The site address is 747 Stevens Drive, Richland, Washington.
The site is located within that portion of the Northwest quarter of the Southwest quarter of Section 11, Township 9 North, Range 28 East.
Legal description for the site is "Lot 18, Block 600, Plat of Richland, Benton County, Washington".

The site plan, vicinity map, and topographic map are included in the Interim Cleanup Action Plan.

B. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site (underline one): flat, rolling, hilly, steep slopes, mountainous, other:

The site is relatively flat with an elevation of approximately 355 feet above mean sea level.

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

<1 percent

c. What general types of soils are found on the site (for example: clay, sand, gravel, peat, and muck)? If you know the classification of the agricultural soils, specify them and note any prime farmland.

Surficial fill and native silty sand with gravel are typically present between 2 to 7 feet below ground surface (bgs), except around former USTs where fill is present to 12 feet bgs. Silt to sandy silt is present below the surficial fill and native silty sand with gravel to maximum depth of 25 feet bgs. The silt is underlain by a gravelly sand unit that extends to a maximum depth of 47 feet bgs. A regionally extensive silt and clay of unknown thickness is reported to lie beneath the gravelly sand unit.

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

There are no surface indications or history of unstable soils in the immediate vicinity.

e. **Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

Clean, imported, structural fill material will be used to backfill the excavations. The excavation will be backfilled to the original site grade.

f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

Erosion will not occur as a result of clearing, construction, or use.

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

<50 percent.

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

None are necessary.

2. **AIR:**

a. **What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.**

Dust during excavation activities and automobile emissions are typical during construction activities.

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

No.

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

Mitigation measures to control particulate matter, and emissions of CO, during construction would include the following:

- Spraying exposed soil with water to reduce emissions and deposition of particulate

matter.

- Removing particulate matter deposited on paved, public roads to reduce mud on area roadways.
- Requiring appropriate emission control devices on all construction equipment powered by gasoline or diesel fuel to reduce CO emissions in vehicular exhaust.

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, salt water, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

A small drainage canal is located off-site immediately west of an adjacent railroad spur. The canal initially flows north, then meanders east into the Columbia River located less than one mile east 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 for this work.

Excavation activities will occur within 200 feet of the drainage canal, but will not impact the canal. Excavated soil will be stockpiled on and covered with visqueen to prevent any runoff from entering the canal. The proposed areas of excavation are included in the Interim Cleanup Action Plan.

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 and/or disposal site.

There will be no fill or dredge material placed in or removed from surface water wetlands.

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 result from this project.

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

on the site plan.

The proposed project is not located within the 100-year 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 discharges of waste materials into surface waters will occur as a result of this project.

b. Groundwater

1. **Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities of withdrawals or discharges, if known.**

Groundwater will not be affected by this project. The final depths of the excavations will be above the water table.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example, domestic sewage; industrial, containing the following chemicals ( ), agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) is/are expected to serve.**

Waste material will not be discharged into the ground.

c. Water Runoff (including stormwater)

1. **Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Runoff will consist exclusively of stormwater runoff which is not likely due to the arid climate of Richland. Based on National Oceanic and Atmospheric Administration (NOAA) data for the city of Richland, the average annual precipitation is approximately 6-inches. The pavement will be kept clean of excavated soils so if a rain event does occur, particulates will not be introduced to the stormwater.

2. **Will this project generate waste materials, which, if not handled properly, could enter ground or surface waters? If so, generally describe.**

No waste materials will enter local ground or surface waters because of this project.

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

During construction, a program of best management practices (BMPs), will be implemented to protect water quality. The BMPs include, but would not be limited to the following:

- diverting surface water runoff from erodible slopes.
- mulching, netting, and proper grading of exposed slopes.
- properly storing and dispensing of materials to prevent accidental spills and discharge into surface water.

4. PLANTS

a. Check or circle types of vegetation found on the site and list specific species:

___ deciduous tree: alder, maple, aspen, other:
___ evergreen tree: fir, cedar, pine, other: hemlock
X shrubs: sword fern, elderberry, wild rose, and nettles
X grass
___ pasture
___ crop or grain
___ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
___ water plants: water lily, eelgrass, milfoil, other
___ other type of vegetation:

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

Shrubs located on the adjoining property to the south will be removed.

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

No threatened or endangered plant 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:

The shrubs removed during excavation activities on the adjoining property to the south will be replaced.

5. ANIMALS

a. Underline any birds or animals that have been observed on or near the site or are known to be on or near the site:

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

mammals: deer, bear, elk, beaver, other: raccoon, rabbits, and rodents

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

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

No threatened or endangered animal species are known to be on or near the site.

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

None known.

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

Not applicable.

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.

Energy would be required during excavation activities, and would include diesel and gasoline fuel used by construction vehicles and equipment, and by workers accessing the site. Electrical energy would be consumed for lighting and operation during excavation activities and once the facility is operational.

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

The project will not 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:**

Proposed measures to control energy impacts during excavation activities include limiting idling of construction and employee vehicles, encouraging car pooling or van pooling of construction workers to and from the work site, and locating construction staging areas as close as possible to the site. Operational energy impacts are not anticipated to be significant.

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.**

Construction equipment, vehicles, and personnel may come into contact with potentially contaminated materials (mostly TPH and PCE impacted soil).

1. **Describe special emergency services that might be required (for example, chemical spills, or explosions).**

A fire could require response by the fire department. Construction-related accidents or injuries may require response from local fire, police, or ambulances. A health and safety plan will be provided and enforced so accidents and injuries can be minimized.

2. **Proposed measures to reduce or control environmental health hazards, if any:**

Procedures to control spills include an overall minimal amount of liquids handling. Materials most likely to be spilled include contaminated soil during excavation activities and fuel during refueling. Procedures for personnel decontamination will be provided in the health and safety plan. Decontamination procedures for construction equipment and vehicles will consist of removing loose soil from the equipment using brooms, shovels, pressure washing equipment, or scrapers as appropriate.

b. Noise

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

Noises that exist in the area will not affect this 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, or production equipment, other)? Indicate what hours noise would come from the site.**

Noise typically associated with construction activity will be expected on a short-term basis. Construction noise would occur during typical working hours, ranging from 7:00 a.m. to 5:00 p.m. However, because the site is located in a commercial area, it is unlikely to have any noticeable effect on noise levels beyond the immediate area, and there are no sensitive receptors nearby.

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

Construction and operating equipment will be properly maintained and muffled.

8. LAND AND SHORELINE USE

a. **What is the current use of the site and adjacent properties?**

The site currently operates as a dry cleaning facility. The site is bounded on the east by Stevens Drive, on the north by a vacant lot, and on the south by a vehicle maintenance facility for the Richland School District. A former railroad spur, identified as the Hanford Works Railroad, is located on the west property line.

b. **Has the site been used for agriculture? If so, describe.**

According to aerial photos, the site was initially developed between 1948 and 1952. The site is not known to be used for agricultural purposes.

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

There is currently a one-level cinder block structure (100 feet by 40 feet).

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

No structures will be demolished as a result of this project.

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

The site is currently zoned as C3, indicating "General Business".

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

The site is within an area defined as "Central Business District" in the City of Richland comprehensive plan.

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

The site does not include any shoreline areas.

h. **Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.**

No part of the site is currently classified as environmentally sensitive.

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

Approximately six people, the same number that currently work there.

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

The completed job will not displace any people.

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:**

None.

9. HOUSING

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

No housing units would be provided.

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

No housing units would be eliminated.

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 or chimneys; what is the principal exterior building material(s) proposed?

12 to 15 feet above ground level (one story).

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

No views in the immediate vicinity would be altered or obstructed.

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

None are necessary.

11. LIGHT AND GLARE

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

The proposal will not produce additional light or glare.

b. Could light or glare from the finished project be a safety hazard, interfere with views, or affect wildlife?

Not applicable.

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

There are no off-site sources of light or glare that would adversely affect this project.

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

None are necessary.

12. RECREATION

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

The Columbia River is located approximately 1 mile east of the site. Amon Park and Sham-na-pum Golf Course are located along the west shore.

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

The proposed project will not displace existing recreational uses.

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

None are necessary.

13. HISTORIC AND CULTURAL PRESERVATION

a. **Are there any places or objects listed on, proposed for, or eligible for listing in national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

No historical or cultural resources are known to exist on or next to the site.

b. **Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**

There are none known to exist on or next to the site.

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

None are necessary. If cultural artifacts or historic resources are uncovered during excavation activities, authorities at County and State levels will be notified and appropriate measures will be taken to protect these resources.

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.**

State route (SR) 240 is located two blocks east of the site via Lee Boulevard. SR 240 intersects with Interstate 182/U.S Route 12 approximately 2 mile south of Lee Boulevard.

b. **Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

The site is currently served by public transit.

c. **How many parking spaces would the complete project have? How many would the project eliminate?**

The project will not eliminate any parking spaces; approximately 12 are currently on

the property.

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).

The proposal will not require any new roads or streets, or improvements to existing roads or streets.

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

The Richland Airport is located approximately 2 miles to the northwest.

f. How many vehicular trips per hour would be generated by the completed project? If known, indicate when peak volume would occur.

The amount of vehicular trips will not change from the current amount since the business will not change. Business hours are from 08:00 am to 5:00 p.m.

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

None are necessary.

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 need for public services is anticipated to result from this project.

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

None are necessary.

16. UTILITIES

a. Underline 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 utility construction activities on the site or in the immediate vicinity which might be needed.

No additional utilities are require for the proposed project.

C. SIGNATURE

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

Signature: Rob Lilsay / IT Group

Date Submitted: 9-14-99