

WAC 197-11-960 Environmental checklist

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:

This 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." Supplying 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.

A. BACKGROUND

1. Name of proposed project, if applicable:
Blaine Mini Mart Site Cleanup
2. Name of applicant:
Washington State Department of Ecology
3. Address and phone number of applicant and contact person:
Washington State Department of Ecology
Headquarters
Toxics Cleanup Program
PO Box 47600
Olympia, WA 98504-7600
Contact Person: Isaac Standen (306)407-6776
4. Date checklist prepared:
November 1, 2010

5. Agency requesting checklist:
Washington State Department of Ecology, Toxics Cleanup Program
6. Proposed timing or schedule (including phasing, if applicable):
Construction work is scheduled to begin sometime after March 1, 2011, and end sometime before May 30, 2011.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No. The current project is for cleanup of contaminated soil and groundwater on the Blaine Mini Mart Property. This will not involve any expansion of the property use.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Groundwater Monitoring well Sampling - Blaine Mini Mart, Whatcom Environmental Services, May 2008.

Subsurface Sampling and Testing, Blaine Mini Mart, 1828 Peace Portal Drive, Blaine, Washington, Environmental Associates, December 2005.

Monitoring Well Installation and Groundwater Analysis, Blaine Mini Mart, 1828 Peace Portal Drive, Blaine, Washington, Bek Purnell Engineering, Inc., October 1997.

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

No other applications are known to be pending.

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

The substantive provisions of the following permits and approvals may be required for this project:

City of Blaine Land disturbance permit

Federal Resource Conservation and Recovery Act - Contaminated soils and water generated during cleanup will need to be characterized and handled in accordance with this Act as implemented by WAC 173-303.

Federal Occupational Safety and Health Act - All site activities will be conducted under the appropriate standards of this Act. An approved Health and Safety Plan will be prepared and approved prior to conducting work on the site.

Federal Rules for Transport of Hazardous Waste - Any hazardous waste generated during site activities will be characterized as needed to determine packaging, handling, and transporting requirements.

State Model Toxics Control Act - Site cleanup will be conducted in accordance with the Model Toxics Control Act.

State Underground Storage Tank Statute & Regulations as implemented by WAC 173-360; WAC 173-360-390; WAC 173-360-399.

State Dangerous Waste Regulations - These regulations for characterizing, packaging, and handling dangerous wastes will be followed if dangerous wastes are generated during site activities.

State Minimum Standards for Construction and Maintenance of Wells - New groundwater monitoring wells installed at the site will be constructed to meet these standards.

State Air Pollution Control Regulations - The substantive requirements of these regulations will be followed during site activities.

State Industrial Safety and Health Act – Site activities will be conducted under appropriate Washington State Industrial Safety and Health Act standards. An approved Health and Safety Plan will be prepared and approved prior to conducting work on the site.

State Underground Injection Control - Potentially required if substances are injected into groundwater during site activities.

Water Quality Standards for Groundwater of the state of Washington - These standards will be considered in establishing cleanup levels for groundwater.

State Maximum Environmental Noise Levels - Will apply to noise levels at the site construction activities.

Whatcom County Land Development Standards - The substantive portions of local permits for storm water, surface water, and clearing and grading will apply to construction activities.

Whatcom County Buildings and Construction Codes - The substantive portions of local building permits and building codes may apply depending on construction activities at the site.

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.)

Blaine Mini Mart is located at 2530 Peace Portal Drive in Blaine, Washington. The property is a half-acre in size and has been used as a gas station since before the early 1950s or earlier. There have been at least two gas station configurations on this property, and the underground storage tanks were last replaced in 1980.

There have been four environmental investigations conducted on this property from 1997 to 2010. All of these investigations have found high levels of petroleum hydrocarbons and gasoline additives in soil and groundwater of the Blaine Mini Mart property.

The proposed action calls for remediation of on-site soil and groundwater. This includes excavation of contaminated soil on the property and the treatment of remaining contaminated groundwater using Oxygen Releasing Compounds (ORC). Since some of the contamination runs underneath Peace Portal Drive and is impractical to excavate, we will rely on the ORC and natural attenuation to at least partially remediate this portion. We plan to return and monitor at a later date to see the results of said natural attenuation.

The site will be returned to its original condition once the cleanup is completed.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The address of the site is 2530 Peace Portal Drive Blaine, Washington.

The legal description of the property from Whatcom County assessor records is as follows:

HOLLAND-MCFARLAND'S ADD TO BLAINE
LOTS 1 THRU 8-40 THRU 46 BLK 22-TOG WI
VAC S 1/2 STEUBLI AVE ABTG-LESS RR-HWYEXC
PTN TO STATE FOR HWY DESC AF 862535-

Site diagrams are included as Figures 1 and 2.

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)? **Does not apply (flat).**
- 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 prime farmland. **Soils are composed of cobble, gravel, sand, and clay from shallow depth to deep depth, respectively.**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe: **No surface indications or history of unstable soils.**
- e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill: **At this time, it is unknown how much contaminated soils are expected to be removed from the site. The final quantity of excavated soil will depend on the extent of contamination determined during underground storage tank removal and construction. Clean structural backfill will be placed in the excavated area, and the surface will be graded.**
- f. Could erosion occur as a result of clearing, construction or use? If so, generally describe. **Erosion is not expected to occur because the excavation will be below grade.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **The site already has 100% impervious surfaces. The cleanup project does not propose to add impervious surfaces to the site.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Erosion impacts are not expected from the excavation area since all excavation will be below the existing ground surface. If clean soils are excavated, they will be stockpiled on the property and covered to prevent erosion. Excavated soils that are contaminated will be loaded directly into trucks for removal from the property and disposal at a permitted facility. Trucks will be covered prior to removing soils from the Site. Run-on and run-off prevention measures will be used.**

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 known.

Dust may be generated if excavation occurs during dry periods. If this occurs, dust suppression measures will be taken. However, since the project is occurring during spring it is likely there will be limited dust.

Diesel emissions from one backhoe or excavator will be emitted for about three to four weeks.

It is possible that gasoline or diesel odors may be present during excavation and soil removal. If this occurs, it is expected to be localized near the excavation area at minimum levels.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **There are no known off-site sources of emissions or odor that might affect this proposal.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **Air monitoring instruments will be used to measure air emissions during construction. Contaminated soils that are excavated from the property will be loaded directly into dump trucks and removed from the site. Trucks leaving the site will be covered to reduce odor emissions. If air**

emissions become significant from the excavated area, the excavation will be covered or foam will be applied to mitigate air emissions.

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.**
- 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. **No.**
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **None.**
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **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:**

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give 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 (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. **None.**

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.

Run-on and run-off controls will be used to prevent stormwater from entering the project area and leaving the project area.

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

The goal of this project is to clean up contaminated soil and groundwater, so we will be actually removing waste material from groundwater.

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

Run-on/runoff measures include hay bails, fabric barriers, and covering of exposed soils with tarps/plastic to reduce infiltration.

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 types of vegetation. **Grass.**
- b. What kind and amount of vegetation will be removed or altered? **None.**
- c. List threatened or endangered species known to be on or near the site. **None.**
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **None.**

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: birds: hawk, heron, eagle, songbirds, other: mammals: deer, bear, elk, beaver, other: fish: bass, salmon, trout, herring, shellfish, other: **Songbirds.**
- b. List any threatened or endangered species known to be on or near the site. **None.**
- c. Is the site part of a migration route? If so, explain. **No.**
- d. Proposed measures to preserve or enhance wildlife, if any: **None. Site is a corner gas station. No, or extremely limited, wildlife habitat exists at the 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. **There are no long-term energy needs for this project.**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **No. No changes to the site will be made. Site will be returned to original state when cleanup is completed.**
- 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: **No long-term energy needs are expected to be used for this project.**

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. **There will be the potential for construction workers to be exposed to gasoline or diesel fumes during this project. Construction activities will be conducted in accordance with a Department of Ecology approved Health and Safety plan.**
 - 1) Describe special emergency services that might be required. **Local ambulance in the event of any construction accident. Health and Safety Plan covers this.**
 - 2) Proposed measures to reduce or control environmental health hazards, if any: **Health and Safety Plans, Draft Cleanup Action Plan both approved by the Department of Ecology.**
- b. **Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **None.**
- 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. **Localized sources from excavation equipment, trucks transporting soil, other construction activities during daytime hours -- Monday through Friday - possibly Saturday and Sunday from 8:00 a.m. to 5:00 p.m.**
- 3) Proposed measures to reduce or control noise impacts, if any: **Work times will be restricted to 8:00 a.m. to 5:00 p.m.**

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? **Gas Station, roads, railroad tracks, abandoned property.**
- b. Has the site been used for agriculture? If so, describe. **No.**
- c. Describe any structures on the site. **Gas Station and canopy.**
- d. Will any structures be demolished? If so, what? **No. Canopy will be removed intact and replaced.**
- e. What is the current zoning classification of the site? **Highway Commercial subzone A.**
- f. What is the current comprehensive plan designation of the site? **Commercial.**
- g. If applicable, what is the current shoreline master program designation of the site? **NA.**
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. **No.**
- i. Approximately how many people would reside or work in the completed project? **Two workers.**
- j. Approximately how many people would the completed project displace? **None.**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **None.**
- l. Proposed measures to ensure the proposal are compatible with existing and projected land uses and plans, if any: **None – land use will stay the same.**

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **None.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **None.**
- c. Proposed measures to reduce or control housing impacts, if any: **None.**

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **No new structures are proposed.**
- b. What views in the immediate vicinity would be altered or obstructed? **None.**

- c. Proposed measures to reduce or control aesthetic impacts, if any: **None.**

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Minimum light or glare will be produced due to the fact that daytime construction activities are proposed.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **No.**
- c. What existing off-site sources of light or glare may affect your proposal? **None known.**
- d. Proposed measures to reduce or control light and glare impacts, if any: **None.**

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? **None.**
- b. Would the proposed project displace any existing recreational uses? If so, describe. **No.**
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **None.**

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.**
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. **None.**
- c. Proposed measures to reduce or control impacts, if any: **None.**

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. **Primary street is Peace Portal Drive. Traffic patterns will be established during the project to minimize traffic flow impacts. Flaggers and cones will be used as needed to control traffic flow onto and around the project.**
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **No**
- c. How many parking spaces would the completed project have? How many would the project eliminate? **Gas station currently has about ten parking spaces. None will be eliminated.**
- 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.**
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **There is a railroad track across the street (Peace Portal Drive). However, no impacts to the rail system will occur.**
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. **A limited number of passenger cars will make trips to the project, maybe six per day. However, at certain times several large dump trucks will be making multiple trips to and from the site per day - 8:00 a.m. to 5:00 p.m.**
- g. Proposed measures to reduce or control transportation impacts, if any: **Traffic patterns will be established during the project to minimize and traffic flow impacts. Flaggers and cones will be used as needed to control traffic flow onto and around the project.**

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.**
- b. Proposed measures to reduce or control direct impacts on public services, if any. **None.**

16. **Utilities**

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

C. **SIGNATURE**

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

Signature: _____

Date Submitted: _____

T. J. 221
11/8/10