

SEPA 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: [help]

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:

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: [help]

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.

A. BACKGROUND [help]

1. Name of proposed project, if applicable: [help]

Moxee POTW Interim Remedial Action

2. Name of applicant: [help]

Washington Department of Ecology (Ecology) – Central Region Office

3. Address and phone number of applicant and contact person: [help]

Washington Department of Ecology

Toxics Cleanup Program – Central Regional Office

15 W Yakima Ave, Suite 200

Yakima, WA, 98902-3452

Contact Person: Laura Klasner, Site Manager, laura.klasner@ecy.wa.gov, (509)454.7833

4. Date checklist prepared: [\[help\]](#)
October 20, 2014

5. Agency requesting checklist: [\[help\]](#) Department of Ecology

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Implementation of the cleanup action is expected to occur in Fall or Winter 2014/2015. The cleanup activities include *in situ* soil and groundwater treatment through the injection of chemical oxidation and enhanced bioremediation products into soil and groundwater over a course of approximately 2 days, followed by quarterly compliance groundwater monitoring for a minimum of 1 year.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

The Moxee POTW Property, currently being used as a public works maintenance shop for servicing City of Moxee equipment, formerly operated as a publicly owned treatment works (POTW) for municipal sewage treatment from 1976 to July 2008. The southeastern building has been used as a public works maintenance shop since it was built. During the time of POTW operation, a treatment plant lab also operated on the south end and the maintenance shop in the remainder of the building. Two, 1,000-gallon capacity, gasoline underground storage tanks (USTs) were located on site about 10 feet south of the public works maintenance shop. These USTs were installed in 1977 and were used to fuel City vehicles from 1977 to 1992. A site assessment was performed in 1996 associated with UST removal activities. At this time, gasoline contamination was identified and a release from the UST system was confirmed. Petroleum impacted soils associated with the USTs were also treated as part of these UST removal activities; however, some petroleum impacts to soil and groundwater remain. In addition, soil and groundwater are impacted by nitrate on the eastern property boundary. Additional investigations conducted in 2012 through 2014 further delineated the contamination for selection of a cleanup alternative. This remediation activity will not address nitrate contamination, which will be dealt with separately.

Documents:

- **Interim Action Plan. Department of Ecology. Expected October 2014.**
- **Ecology Central Files: Additional reporting, correspondence and documentation on the Site.**

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. [\[help\]](#)

No

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

- **Ecology Toxics Cleanup Program will coordinate internally to ensure Underground Injection Control (UIC) requirements are met for chemical and biological remediation product injections.**
- **The contractor must submit proper documentation (ex. Notice of Intent) to drill injection wells.**
- **Petroleum impacted soil or groundwater removed during cleanup and monitoring must be disposed of at a permitted facility.**

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.) [\[help\]](#)

The cleanup includes a combined approach using in situ chemical oxidation and enhanced bioremediation products applied through lance injections, and followed by compliance monitoring. The purpose of the proposed actions at the site is to cleanup soil and groundwater petroleum contamination at the Site to toxicity-based cleanup levels protective of human health and the environment. Once complete, the property will be restored to its original condition with asphalt patches. Property use will not change as a result of this cleanup.

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. [\[help\]](#)

- **Site Address: 7520 Postma Road in Moxee, Yakima County, Washington**
- **Nearest cross-street: Beaudry Rd**
- **Location: Section 02, of Township 12, Range 19, of the Willamette Meridian**
- **Yakima County Assessor's Parcel Number (APN): 19120212007**
- **The assigned Ecology identification numbers for the Site are:**
 - **Facility Site Identification (FSID) - 42788675**
 - **Cleanup Site Identification (CSID) – 6057**
- **Alternative Site Names: Moxee (Former) Sewage Treatment Plant (STP), Moxee City Shop**
- **See attached site vicinity and site plans.**

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

a. General description of the site [\[help\]](#)

(circle one) Flat, rolling, hilly, steep slopes, mountainous,
other _____

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

The site is flat. The slope is less than 2% across the site.

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.

[\[help\]](#)

Soil encountered generally consisted of a top layer of asphalt underlain by less than a foot of imported fine to coarse gravel. Observed native soil conditions below imported surficial material generally are fine-grained. Two primary units were observed: (1) a brown silty sand unit; and (2) a brown silt unit with occasional minor sand and gravel. The proposal will not result in removing any agricultural soils.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No

- 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. [\[help\]](#)
Ground disturbing activities are minimal. Lance injections will be used to apply cleanup products into soil and groundwater, which will result in minimal soil removal. The lance injection locations will be backfilled with bentonite and the asphalt parking area will be patched and the property restored to its original condition.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)
Erosion is not expected, based on the nature of activities planned.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
Approximately 100%. All work planned is within the footprint of the property's asphalt parking lot. The site will be restored to the pre-work conditions.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
N/A

2. Air

- 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. [\[help\]](#)
Notable air emissions are not expected.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
No
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
No emissions or other air impacts will be generated.

3. Water

- a. Surface Water: [\[help\]](#)
- 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. [\[help\]](#)
A Moxee irrigation ditch is located near the north boundary of the property.
 - 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. [\[help\]](#)
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. [\[help\]](#)
None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

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. [\[help\]](#)

No

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Minimal groundwater will be withdrawn (less than 4 gallons every 3 months per well) from six monitoring wells (totaling less than 24 total gallons every quarter) for the purpose of groundwater sampling.

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. [\[help\]](#)

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. [\[help\]](#)

The planned work will not alter the existing stormwater runoff characteristics of the site. No additional measures will be implemented to control water runoff.

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

The lance injection points could provide temporary access for waste materials to enter groundwater. To prevent this, during the two day injection period the injection points will be capped when not in use to apply remediation product. After the injection period, injection points will be backfilled with bentonite, and patched with asphalt to minimize infiltration to groundwater after applying the remediation products.

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

No

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

The planned work will not alter the existing stormwater runoff characteristics of the site. No additional measures will be implemented to control water runoff.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#) – **paved in area of disturbance**

- 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? [\[help\]](#)

None

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

None

e. List all noxious weeds and invasive species known to be on or near the site.

None – urban area – heavily paved

5. **Animals**

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#) See underlined selections.

birds: hawk, heron, eagle, songbirds, other: geese, ducks
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Do not know.

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None

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

None

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. [help]

None

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

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: [help]

None

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. [help]

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

Known petroleum in shallow soil and/or 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.

This project is directly related to remediating contaminated soil and groundwater. There are no known underground hazardous liquid or gas transmission pipelines in the project vicinity; although underground utility locates will be performed to verify.

- 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.

Soil removed from the lance injections could be contaminated with gasoline-range petroleum hydrocarbons and related constituents. Contaminated soil will be drummed, profiled and disposed at a facility permitted to accept such waste.

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

None

- 5) Proposed measures to reduce or control environmental health hazards, if any:

The Consultant, GeoEngineers, Inc, has prepared a Health & Safety Plan (HASP) to outline measures to reduce or control environmental health hazards during remediation and monitoring activities.

b. Noise

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

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. [\[help\]](#)

Short-term noise will be created by the lance injection equipment during remediation work. The contractor will primarily operate between the hours of 700 and 1800 Monday through Friday. The lance injections are expected to be completed in one day. There will be no long-term noise associated with this project.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Construction equipment will be equipped with required sound muffling devices as designated by the equipment manufacturer.

8. Land and shoreline use

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. [\[help\]](#)

The Site is currently the identified as the Moxee City Shop, and was previously used as a sewage treatment plant. The sewage treatment plant is no longer operational as wastewaters are treated at the Yakima regional wastewater treatment facility. The site is zoned as "public" and surrounded by a mix of land uses including zones of manufacturing, commercial, residential, and vacant. The land use of the site and adjacent properties are not expected to change as a result of this cleanup action.

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 as a result 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? [\[help\]](#)

The site is situated in an urban area and is not used as working farm or forest lands. Historical use of the site prior to its use as a sewage treatment plant is unknown.

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. [\[help\]](#)

The eastern portion of the property has a shop building and asphalt parking area for servicing City of Moxee equipment. The western portion of the property contains several structures associated with the former sewage treatment plant.

d. Will any structures be demolished? If so, what? [\[help\]](#)

No

e. What is the current zoning classification of the site? [\[help\]](#)

public

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

public

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

There are no state-designated shorelines in the City of Moxee or the unincorporated UGA.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

None – this cleanup project will not affect the number of workers currently employed by the occupant of the site.

j. Approximately how many people would the completed project displace? [\[help\]](#)

None

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Not applicable

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

None. No changes affecting land use are proposed.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

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? [\[help\]](#)

Not applicable. No structures are being built. The property will be restored to its original condition and use following remediation activities.

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None

c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

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? [\[help\]](#)

Lighting is not a component of this proposal. Existing site conditions will not be altered during the planned work. Work will be performed during daylight hours.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Not applicable

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

None

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None

13. Historic and cultural preservation

- 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 located on or near the site? If so, specifically describe. [\[help\]](#)

No - per <https://fortress.wa.gov/dahp/wisaard/>

- 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. [\[help\]](#)

No

- 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. [\[help\]](#)

None

- 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.

None

14. Transportation

- 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. [\[help\]](#)

The site will be accessed by Postma Road. See attached figures.

- 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? [\[help\]](#)

No

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Parking spaces will remain unaffected and in the same configuration.

- d. 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). [\[help\]](#)

None

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No

- f. 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? [\[help\]](#)

None

- g. 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.

No

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None

15. **Public services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

No

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None

16. **Utilities**

- a. Circle utilities currently available at the site: [\[help\]](#) **See underlined selections.**
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other stormwater

- 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. [help]

None

C. SIGNATURE [HELP]

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: Laura Klasner

Name of signee Laura Klasner

Position and Agency/Organization Site Manager, Dept. of Ecology

Date Submitted: 10/29/14

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS [help] Not Applicable

(IT IS NOT NECESSARY to 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?

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.