RECEIVED
AUG 20 2014
City of Issaquah

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." 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:
BMC Issaquah Remedial Action

2. Name of applicant:
Zipper Geo Associates, LLC

3. Address and phone number of applicant and contact person:
Zipper Geo Associates
19023 36th Ave W, Suite D
Lynnwood, WA 98036

Jon Einarsen – (425) 582 – 9928, jeinarsen@zippergeo.com

4. Date checklist prepared:
8/13/2014

5. Agency requesting checklist:
City of Issaquah (Development Services)

6. Proposed timing or schedule (including phasing, if applicable):
9/8/2014 to 9/14/2014

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
See attached BMC Issaquah Remedial Investigation Report

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.
Not applicable, no other applications are pending

10. List any government approvals or permits that will be needed for your proposal, if known.
None

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.)
We propose to complete remedial action on the existing BMC Issaquah facility to remediate contamination resultant from underground storage tanks formerly located on the Property. We propose to excavate and dispose of contaminated soil on the site to a depth of about 6 feet, collect and analyze soil samples during and upon completion of remedial excavation activities, dose the base of the excavation with an oxygen-releasing compound to enhance natural bioremediation of residual TPH contamination, backfill, compact, and resurface the excavation, replace any previously existing groundwater monitoring wells removed during the excavation process, and complete subsequent groundwater sampling and analysis to evaluate the effectiveness of the remedial actions. We estimate that aerial extent of contaminated soil to be excavated is no more than 3,600 square feet, and the estimated volume of contaminated soil to be removed and replaced with clean fill is no more than 800 yards.

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.
5210 East Lake Sammamish Parkway SE, Issaquah, WA

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other . . . . . .
The site is predominantly flat, at an elevation of approximately 55 feet with less than five feet of vertical relief throughout the developed portion of the site. A small portion of the northeast corner of the King County tax parcel is undeveloped and slopes upward to the north. However, the proposed remedial action on the site lies more than 500 feet to the southwest, along East Lake Sammamish Parkway.

b. What is the steepest slope on the site (approximate percent slope)?
Slopes within the developed portion of the site, including the vicinity of the planned remedial action are all less than 5%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
The site is paved with three inch asphalt, under which lies a 2-4 foot layer of fill which grades from gravelly sand to silty sand. Underlying the fill is native alluvial deposits primarily composed of silty sand to sandy silt.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
None observed or previously recorded

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
Soil and groundwater contamination on the Property, and the proposed excavation site, is primarily located approximately fifty feet east of East Lake Sammamish Parkway SE, and approximately fifty feet south of the northern entrance to the Property. The exact aerial extent and depth of the excavation will be dependent on field observations and PID readings at the time of the excavation. Based on the approximate extent of soil contamination mapped in previous environmental investigations, quantities of soil to be removed are assumed to be no more than 3,600 square feet in aerial extent to a 6 foot depth, so no more than 800 cubic yards (1,000 tons) in volume. Fill soil will be supplied by Clear Creek contractors and will be roughly equal in volume to removed contaminated soil. Excavated areas will be filled with gravel from a local source.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No clearing or construction activity is planned. The excavation area is flat and currently paved, and all areas on the Property to be excavated will be backfilled and re-paved. No erosion is expected as a result of these activities due to the flat topography in the vicinity of the proposed actions.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
The percentage of impervious surfaces on the site will not change as a result of the planned remedial action. Only currently paved areas will be excavated, and will be re-paved upon completion of the excavation and filling.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
The work will be completed in an asphalt paved area, and re-paved with asphalt upon completion of the excavation and fill.

a. **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 and exhaust is anticipated from the excavation equipment to be used, and from trucks transporting contaminated soil and fill soil off of and onto the site respectively.

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:

Due to the limited emissions planned, no emission control measures are planned.

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.

Yes. A small unnamed creek is located about 350 feet north of the Project. This creek appears to drain to the Issaquah Creek. The nearest named water body is Issaquah Creek, located approximately 1000 feet west-southwest of the southeast corner 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.

Not applicable. No work will occur over, in, or adjacent to the stream along the northeastern Property boundary, the Issaquah Creek or any other water body. The location of the proposed excavation is more than 350 feet south of the nearest creek.

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. No fill or dredge material will be placed or removed from surface water areas or wetlands.

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

Not applicable. The proposed remediation requires no surface water withdrawals or diversions.

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

No. The nearest 100-year floodplain is approximately 900 feet southwest of the Property around Issaquah Creek.

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.

Not applicable. No waste materials will be discharged to surface waters. All waste material and water will either be removed from the site by truck, or packaged in appropriate waste containers.

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. Following the excavation and backfilling, small volumes of groundwater will be sampled from formerly installed groundwater monitoring wells using a peristaltic pump for analysis of remaining contaminates. No water will be withdrawn from well for drinking or purposes other than sample collection, and no water will be discharged into groundwater.

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.

Not applicable. No waste material will be discharged into the ground from septic tanks or other sources. All waste material and water will be removed off site or stored in sealed containers and disposed of appropriately following analytical results of sampled soil and groundwater.

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.

Not applicable. No source of runoff water is anticipated in the proposed remedial action.

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

No, all waste materials will be disposed of off-site at a permitted disposal site.

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

No, the proposed remedial action will not affect drainage patters in the vicinity of the site.

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

Due to the nature and location of the planned actions, no additional control measures are proposed.

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
No plants are located on the site.

b. What kind and amount of vegetation will be removed or altered?
Not applicable, no plants are located on the site.

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, and the proposed excavation area is located on an already-paved section of the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Not applicable, the proposed remediation action is located on an already-paved section of the site, and will be re-paved after backfilling.

e. List all noxious weeds and invasive species known to be on or near the site.
No noxious weeds or invasive species are known to be on or near the site, and the proposed remediation action is located on an already paved section of the 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:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other:
The site is a paved commercial-use property, and no animals and only the occasional bird have been observed on or near the property.

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 or expected to be part of any migration routes, based on the fully developed and paved nature of the property.

d. Proposed measures to preserve or enhance wildlife, if any:
Based on the already-developed nature of the property, we do not anticipate our remedial excavation action having any significant effect on the surrounding wildlife.

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.

Diesel and gasoline range petroleum products will be used to power the machinery used during the excavation, backfilling, and resurfacing process. No other energy sources are required.

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

No, we do not anticipate our proposed remedial action to have any significant effect on 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. Energy use in this proposal is limited to fuel for excavation and soil moving equipment, and any energy conservation measures taken are dependent on the contractor's equipment and general operating procedures.

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.

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

Known contamination at the site is based on previous environmental investigations completed on the site by Zipper Geo Associates (ZGA) in 2013, and previous environmental reports conducted by TRC Corporation in 1996 and 1997. Most recent testing by ZGA in April and May of 2013 indicate soil or groundwater contamination above MTCA Method A cleanup levels of gasoline-range petroleum, benzene, ethylbenzene and xylenes.

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.

Contaminated soil known to exist on the site will be removed from the property and properly disposed of.

3) Describe any toxic or hazardous chemical that might be stored, used, or produced during the project's development and construction, or at any time during the operating life of the project.

No additional toxic or hazardous chemicals will be used, and all contaminated soil removed from the property will be properly disposed of.

4) Describe special emergency services that might be required.

All potential emergency services required have been outlined in our prepared Health and Safety plan.

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

Contaminated soil will be removed and properly disposed of.

b. **Noise**

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

Noise anticipated during the remediation project includes traffic on East Lake Sammamish Parkway SE, and operation of excavation equipment.

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.

No long term noise is anticipated as a result of this proposal. Short-term noise includes the operation of excavation equipment, and will occur only during regular business hours.

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

All on site workers will wear the appropriate personal protective equipment (PPE). No other noise control measures are planned or necessary.

8. Land and shoreline use

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

The site is currently occupied by BMC, a building materials and construction services company. The proposed remedial action will not affect the current land uses on nearby or adjacent properties.

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?

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:

The proposed remedial action will have no effect on surrounding farm or forest land business operations.

c. Describe any structures on the site.

The King County assessor describes six buildings constructed on the Property; a 64,800 square foot wood frame warehouse constructed in 1966, a 33,600 square foot wood frame storage warehouse constructed in 1968, two 4,928 square foot wood frame storage sheds constructed in 1966, an 8,448 square foot wood frame storage warehouse constructed in 1967, and a 1,600 square foot storage warehouse constructed in 1971.

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

No structures will be demolished.

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

Retail (R)

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

Mixed Use (MU) in the City of Issaquah comprehensive plan.

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

Not applicable. The property is not located on a shoreline.

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

No, the site has not been classified as a critical area.

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

Not applicable. The proposed remediation will have no significant impact on the number of employees or residents at the site.

j. Approximately how many people would the completed project displace?
Not applicable. The proposed remediation will displace no people.

k. Proposed measures to avoid or reduce displacement impacts, if any:
Not applicable. See previous response.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Not applicable.

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. The only planned construction is to re-pave the section of asphalt removed during the remedial excavation.

b. What views in the immediate vicinity would be altered or obstructed?
No views will be permanently altered or obstructed.

c. Proposed measures to reduce or control aesthetic impacts, if any:
Not applicable. The only planned construction is to re-pave the section of asphalt removed during the remedial excavation.

11. **Light and glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Not applicable. The only planned construction is to re-pave the section of asphalt removed during the remedial excavation, and no light or glare will be produced.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not applicable, see response to 11.a.

c. What existing off-site sources of light or glare may affect your proposal?
Not applicable, see response to 11.a.

d. Proposed measures to reduce or control light and glare impacts, if any:
Not applicable, see response to 11.a.

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?
The site is developed for commercial use, and no recreational opportunities are located in the immediate vicinity.

b. Would the proposed project displace any existing recreational uses? If so, describe.
No, the proposal will not displace any existing recreational facilities.

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, see previous response.

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 buildings located on or adjacent to the sire are listed or eligible for national, state, or local registers.

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 no landmarks, features or other evidence of Indian or historic use/occupation.

c. Proposed measures to reduce or control impacts, if any:
Consulted all available maps and databases provided in the help sections of the relevant SEPA environmental checklist sections.
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.
No measures are proposed, see previous responses.

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 property is connected to East Lake Sammamish Parkway SE by two 2-lane driveways, which will be used to provide access to the site during the remedial action.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
King County Metro bus routes 200 and 217 run adjacent to the Property along East Lake Sammamish Parkway SE.

c. How many parking spaces would the completed project have? How many would the project eliminate?
The proposed remedial action will not add or remove any existing parking spaces.

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 proposed remedial action will not require any new or improvements to existing roads, streets, or state transportation facilities.

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

No, the proposed remedial action will not occur in the vicinity of water, rail, or air transportation.

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

Approximately ten truck trips per day for five days.

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

Due to the limited expected impact, no measures are proposed.

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.

Not applicable, see previous response.

16. **Utilities**

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

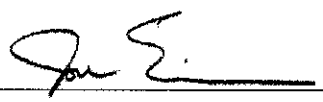
All utilities listed above are currently available at the site.

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 additional utilities are proposed as part of the 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: 

Name of signee: **Jon Einarsen**

Position and Agency/Organization: **Zipper Geo Associates, LLC**

Date Submitted: **August 19, 2014**

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

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?

The proposal will reduce toxic substances currently located on the site.

Proposed measures to avoid or reduce such increases are:

The planned remedial action detailed in this SEPA checklist.

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

The proposed remedial action will improve groundwater quality in the vicinity of the site.

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

The planned remedial action detailed in this SEPA checklist.

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

About 800 cubic yards of clean fill soil will be imported.

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?

The proposal will have a positive effect on groundwater quality.

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?

Not applicable.

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?

Not applicable.

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.

The remedial action will be completed in accordance with the state Model Toxics Control Act (WAC 173-340)