WAC 197-11-970 Determination of nonsignificance (DNS).

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: Whitney's Chevrolet – MTCA Cleanup Action Plan (CAP) and Agreed Order For Implementation of the CAP.

Proponent: Whitney's Chevrolet, c/o Clark Davis
7525 Pioneer Way, Suite 101
Gig Harbor, WA 98335

Location of proposal, including street address, if any: 123 W. Pioneer Avenue, Montesano, WA 98563 – Sec. 07, Twnshp. 17N, Rng. 07, Willamette Meridian. The property includes the following parcels: 0700020-0500 & 0700020-1101.

Lead agency: Washington State Department of Ecology

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

☐ There is no comment period for this DNS.

☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

X - This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

Comments must be submitted by: _____

Responsible official: Rebecca S. Lawson, P.E., LHG

Position/title: Regional Section Manager, Toxics Cleanup Program, SWRO Phone: (360) 407-6241

Address: Southwest Regional Office, P.O. Box 47775, Olympia, WA 98504-7775

Date. 4/20/15 Signature Rebecca S. Lawson

☐ You may appeal this determination to (name) _____
at (location) _____
no later than (date) _____
_____ by (method) .....

You should be prepared to make specific factual objections.
Contact _____ to read or ask about the procedures for SEPA appeals.

X - There is no agency appeal.

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*:**

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:

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

1. Name of proposed project, if applicable: **Whitney's Chevrolet Final Cleanup Action Plan (CAP) and Agreed Order for Implementation of the CAP.**

2. Name of applicant: **Whitney's Chevrolet.**

3. Address and phone number of applicant and contact person: **c/o Clark Davis, 7526 Pioneer Way, Suite 101, Gig Harbor WA 98335, (253) 858-9423.**

4. Date checklist prepared: **January 14, 2015.**

5. Agency requesting checklist: **Washington State Department of Ecology (Ecology).**

6. Proposed timing or schedule (including phasing, if applicable): **Interim actions have been performed. Additional soil and groundwater treatment will begin Spring of 2015, followed by monitored natural attenuation, according to the schedule included in the CAP.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No development plans are attendant to this proposal. The proposal is for an environmental cleanup action.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **Work has been performed to characterize the contamination associated with this property and a Cleanup Action Plan prepared to document past work and define a cleanup strategy for the site. The following documents contain detailed information about the Whitney's Chevrolet site:**

Ecology 2015. *Draft Final Cleanup Action Plan, Whitney's Chevrolet, Inc., 123 West Pioneer Avenue, Montesano, WA 98563, Agreed Order No DE 11121, FSID # 36813164.* January.

Ecology 2006. *Montesano Groundwater Investigation of Leaking Underground Storage Tanks, October 2004 and March 2005. Washington State Department of Ecology.* January.

Ecology 2009. *Montesano Groundwater Investigation of Leaking Underground Storage Tanks, September 2008 and April 2009*. November.

EPI 2007. *Phase I Environmental Site Assessment and Supplemental Historical Review, Whitney's Chevrolet, 123 West Pioneer Avenue, Montesano, Washington, Parcel No. 07200020-1101 and Parcel No. 07200020-0050.* Environmental Partners, Inc. February 14.

EPI 2010. *Draft Remedial Investigation Report, Whitney's Chevrolet, Inc., 123 West Pioneer Avenue, Montesano, Washington 98563*. March 24.

EPI 2012a. *Interim Action and Data Gap Investigation Report, Whitney's Chevrolet, Inc., 123 Pioneer Avenue, Montesano, Washington 98563*. February 23.

EPI 2012b. Letter Report: *Quarterly Ground Water Monitoring Report – February 2012, Whitney's Chevrolet, Inc., Agreed Order No. DE 2951, 123 West Pioneer Avenue, Montesano, Washington*. August 2.

EPI 2012c. Letter Report: *Quarterly Ground Water Monitoring Report – May 2012, Whitney's Washington*. August 17.

EPI 2013a. *Final Feasibility Study, Whitney's Chevrolet, Inc., 123 Pioneer Avenue, Montesano, Washington 98563*. Environmental Partners, Inc. January 9.

EPI 2013b. *Pilot Testing Work Plan, Whitney's Chevrolet, Inc., 123 Pioneer Avenue, Montesano, Washington 98563*. Environmental Partners, Inc. May 3.

EPI 2013c. *Ground Water Compliance Monitoring Plan, Agreed Order No. 2951, Whitney's Chevrolet, Inc., 123 West Pioneer Avenue, Montesano, Washington*. Environmental Partners, Inc. May 3.

EPI 2013d. Letter Report: *Quarterly Ground Water Monitoring Report – August 2013, Whitney's Chevrolet, Inc., Agreed Order No. DE 2951, 123 West Pioneer Avenue, Montesano, Washington*. October 28.

EPI 2014a. Letter Report: *Quarterly Groundwater Monitoring Report – November 2013, Whitney's Chevrolet, Inc., Agreed Order No. DE 2951, 123 West Pioneer Avenue, Montesano, Washington*. January 29.

EPI 2014b. Letter Report: *Quarterly Groundwater Monitoring Report – February 2014, Whitney's Chevrolet, Inc., Agreed Order No. DE 2951, 123 West Pioneer Avenue, Montesano, Washington*. April 22.

EPI 2014c. *Pilot Study Results and Feasibility Study Addendum, Whitney's Chevrolet, Inc., 123 Pioneer Avenue, Montesano, Washington 98563*. Environmental Partners, Inc. May 22.

EPI 2014d. Letter Report: *Quarterly Groundwater Monitoring Report – May 2014, Whitney's Chevrolet, Inc., Agreed Order No. DE 2951, 123 West Pioneer Avenue, Montesano, Washington*. July 7.

Fitt 1995. *Underground Storage Tank Decommissioning at 123 West Pioneer Avenue, Montesano, Washington*. Fitt Environmental, Inc. August 28.

GeoEngineers 2005. *Ground water Investigation, Downtown Montesano*. GeoEngineers, Inc. August 5.

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. **None**

10. List any government approvals or permits that will be needed for your proposal, if known. **Approval from Ecology per existing Agreed Order DE 2951 dated May 30, 2007. Agreed Order for CAP Implementation No. DE 11121. The cleanup action for the Whitney's Chevrolet Site will be conducted under the Agreed Order and, therefore, is exempt from the procedural requirements of certain state laws and local permits (WAC 173-340-710[9]), but must comply with the substantive requirements of these laws and permits. The exemption from procedural requirements applies to the following:**

- **Washington State Clean Air Act (70.94 RCW);**
- **Solid Waste Management Act (70.95 RCW);**
- **Hazardous Waste Management Act (70.105 RCW);**
- **Construction Projects in State Waters (75.20 RCW);**
- **Shoreline Management Act (90.58 RCW); and**
- **Any laws requiring or authorizing local government permits or approvals.**

The exemption is not applicable if Ecology determines that the exemption would result in the loss of approval from a federal agency that may be necessary for the state to administer any federal law.

A. 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.) **In the Feasibility Study and Cleanup Action Plan, a Cost - Benefit Analysis revealed that three remedial technologies provided the best alternatives for successful cleanup, while providing the best return on investment. The selected remedies include:**

- **LNAPL recovery and proper disposal.**
- **Air Sparging (AS) – injection of air into Site groundwater.**
- **Soil Vapor Extraction (SVE) – vacuum extraction of soil vapors and dissolved phase contamination in groundwater and treatment of vapors prior to release to air.**

- **These active remedial technologies will be followed by Monitored Natural Attenuation (MNA) monitoring of Site groundwater and institutional controls in the form of capping by buildings and pavement. Both during and after active remediation, vapor intrusion monitoring will be performed to determine if the remedial actions are resulting in the abatement of indoor contaminants of concern (COCs).**

Whitney's will perform remediation in accordance with the Cleanup Action Plan (CAP) and Engineering Design Report (EDR).

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. **123 West Pioneer, Parcel #072000200500: C N BYLES S ½ OF LOT 4 LS 10' FOR ST; LOTS 5-9 INC LS ST; LOT 10 & E 72' OF LOTS 11 & 12 BLK 2. (Caldwell Family Holdings LLC), and**

123 West Pioneer, Parcel #072000201101: C N BYLES W 48' OF LOTS 11 &12 BLK 2. (Wynoochee Lodge #43 A & F M)

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: **The Site is located in downtown Montesano, Grays Harbor County, Washington, in an area of commercial development and major thoroughfares. The property is at approximately 40 feet above mean sea level (MSL) and is located on the north slope of the Chehalis River valley, near the confluence of the Wynoochee River and Chehalis River. The entire Site is covered with buildings, asphalt, or concrete. Only marginal areas of landscaping exist. The Site is generally flat with slopes of less than 2 percent. Apparent storm water flow is from north to south. There are a total of four properties that are either fully or partially encompassed by the Site; these are:**

- **Whitney's Chevrolet;**
- **Sterling Savings Bank**
- **Charlie's Bar/Veterans of Foreign Wars (VFW) Post #2455; and**
- **Tony's Short Stop.**

The entire northern portion of the Whitney's Chevrolet facility is under roof and currently houses an automobile dealership, repair facility, and vehicle parts sales office. Repair activities include mechanical and auto body repairs. The Whitney's Chevrolet facility was built in stages, with the oldest portion of the building (i.e., northwestern corner) being built in the early 1900s. The Sterling Savings Bank building has a basement in its western third with the remainder of the building being at grade. The current building was constructed in about 1973. The VFW building also has a basement in its western third with a crawlspace beneath the eastern portion. The VFW building was first constructed in the early 1900's.
The Tony's Short Stop property is subject to its own agreed order (Agreed Order DE-2954) for a pre-existing release of petroleum hydrocarbon fuels in the southeastern corner of that property.

It does not appear that the Site and the impacts from the Tony's Short Stop release are commingled. The reviewer is referred to documentation associated with Agreed Order DE-2954 for property-specific details regarding the Tony's Short Stop property.
The surrounding adjoining properties are used for commercial purposes. A U.S. Post Office is located across South First Street to the west. Several commercial businesses, including an additional Whitney's Chevrolet automobile repair shop, are located across West Pioneer Avenue to the north. A commercial structure that includes several retail stores and a restaurant are located to the east. The Montesano Farm and Home Site is located farther to the southeast across Wynoochee Avenue West. None of the surrounding or adjacent properties are used for residential purposes.

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

b. What is the steepest slope on the site (approximate percent slope)? **The site if flat with no slopes.**

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. **Based on the results of the RI, shallow soil underlying the surface paving and subgrade materials consists of Silty Sand to about 6 feet below grade. The silt and clay content of the soil increases to a depth of about 12 feet with intermittent and laterally discontinuous zones of soil with varying degrees of apparent permeability. Poorly-Graded Sand is consistently present from about 12 feet below grade to the maximum depth of exploration of 20 feet below grade. The land is urban/commercial.**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **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. **None is anticipated for this phase of the remedial action.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **No**

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

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **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. **The proposed remedy include air sparging (AS) and soil vapor extraction (SVE). AS consists of injecting air into groundwater below the water table to transfer volatile compounds from the dissolved-phase to the vapor phase. AS has the additional benefit of increasing the dissolved oxygen content of groundwater and facilitating aerobic biological degradation of petroleum hydrocarbons and the cometabolic biodegradation of co-located chlorinated VOCs. SVE consists of applying a vacuum to unsaturated soils to remove and capture volatile compounds sorbed within the soil matrix or present within the soil gas. SVE can be implemented alone or in tandem with AS. AS almost always incorporates SVE to capture the contaminants liberated from groundwater and to prevent fugitive soil gas emissions.**
The AS component of this cleanup action will be implemented concurrently with SVE, and the AS/SVE system will operate during LNAPL recovery and after LNAPL recovery is complete. A compressor will be used to supply air to a network of AS wells. The AS wells will be constructed of 1-inch diameter PVC, installed to an approximate depth of 25 feet below grade, with a 2-foot length of slotted screen at the bottom of the well. Based on the results of recent pilot testing, the AS wells are expected to have an effective radius of influence (ROI) of approximately 20 feet. Regenerative blower equipment will be used to apply vacuum to a network of SVE wells to extract soil vapors. SVE will serve to remove impacted soil gas, facilitate mass removal from the vadose zone, and be protective of the indoor air pathway. Vapors generated from the AS component will be captured by the SVE component. The SVE wells will be constructed of 4-inch diameter PVC, installed to an approximate depth of 16 feet below grade, with a 10-foot length of slotted screen (i.e., 6 to 16 feet below grade). Based on the pilot testing results, the SVE wells are expected to have an effective ROI of at least 50 feet. If necessary, horizontal or angled SVE wells may also be installed beneath the Whitney's Chevrolet facility and/or the VFW building using directed drilling or angled drilling technology.
Extracted vapors from the AS/SVE system will be routed through aboveground treatment equipment, as described below, prior to being discharged to the atmosphere. The AS/SVE system will be operated until extracted vapor concentrations are consistently non-detectable and concentrations of COCs in Site groundwater achieve the CULs or decrease to asymptotic levels. It is anticipated that the AS/SVE system will be operated for approximately 5 to 6 years for the Site to achieve these levels.

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: **Concentrations of volatile constituents are expected to be significantly elevated in extracted vapors during the first 6 to 12 months of system operation. Therefore, extracted vapors from the AS/SVE system will initially be treated through a thermal or catalytic oxidizer to reduce concentrations prior to discharge to the atmosphere. The oxidizer will be replaced after a period of time with vapor-phase granular activated carbon (GAC) adsorbers once concentrations decrease to appropriate levels. During groundwater extraction and treatment associated with the LNAPL recovery component, the off-gas vapors from the air stripper will be combined with the AS/SVE system vapors for treatment prior to atmospheric discharge. Although this cleanup action is exempt from permitting requirements of the local air pollution control agency as specified in WAC 173-340-710(9), vapor discharges from the proposed system will be subject to the substantive requirements of the permitting agency. The Olympic Region Clean Air Agency (ORCAA) is the governing agency for regulating discharges from air emissions sources within the City of Montesano. Therefore, the proposed system will be operated such that discharges will not exceed the allowable thresholds for toxic air pollutants as specified in the ORCAA Regulations.**

3. **Water**

a. Surface Water:

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. **The closest surface water body to the Site is the Chehalis River, which is approximately 0.5 miles to the south-southeast at its closest point and Lake Sylvia is approximately 1 mile to the north-northeast. Storm water is routed to catch basins around the perimeter of the property, which route storm water to the local storm sewer system. The storm sewer reportedly discharges to the Chehalis River through a permitted outfall managed by the City of Montesano. The Site is located upland of the 100-year flood plain for the Chehalis River and is in an area that receives minimal flooding.**

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. **N/A**

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. **N/A**

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. **Recovered LNAPL will be pumped directly to a storage drum for subsequent offsite disposal at an appropriate waste facility. Recovered groundwater will be pumped to an aboveground tank for subsequent treatment through an air stripper prior to discharge to the sanitary sewer. While a sewer discharge permit is not required for this cleanup action as specified in WAC 173-340-710(9), treated water discharges to the sewer will be subject to the allowable water pollutant concentrations and loading volumes specified by the City of Montesano publicly owned treatment works (POTW) facility.**

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. **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. **N/A**

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. **Storm water is routed to catch basins around the perimeter of the property, which route storm water to the local storm sewer system. The storm sewer reportedly discharges to the Chehalis River through a permitted outfall managed by the City of Montesano.**

2) Could waste materials enter ground or surface waters? If so, generally describe. **No**

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: **None needed.**

4. **Plants**

a. Check the types of vegetation found on the site: **The site is an urban area totally covered by pavement and buildings.**

____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? **None**

c. List threatened and 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: **N/A**

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

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:

birds: hawk, heron, eagle, songbirds, other: **Songbirds, hawks, turkey vultures**
mammals: deer, bear, elk, beaver, other: **None nearby.**
fish: bass, salmon, trout, herring, shellfish, other _____ **Trout, salmon, bass, sturgeon.**

b. List any threatened and endangered species known to be on or near the site. **None**

c. Is the site part of a migration route? If so, explain. **None known.**

d. Proposed measures to preserve or enhance wildlife, if any: **N/A**

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. **Electricity will be used to run the AS and SVE systems.**

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **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: **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. **Petroleum hydrocarbons, primarily gasoline range compounds and low levels of chlorinated and non-chlorinated solvents are present in soil and groundwater. Workers performing the remedial actions will be exposed to these chemicals and will be wearing appropriate personal protective equipment while on site.**

1) Describe any known or possible contamination at the site from present or past uses. **Soil and groundwater are contaminated with chemicals as described above.**

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 is a MTCA hazardous cleanup site that has chemicals, as described above, distributed in soils and groundwater that has been and continues to be treated, removed, and properly disposed.**

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.

Please refer to the attached CAP.

4) Describe special emergency services that might be required. **No emergency services are required beyond those currently provided. The proposed project does include a health and safety plan that addresses chemical exposure and transportation to the nearest medical facility in case of an emergency. Any emergency response would be within the scope of normal EMS operations.**

5) Proposed measures to reduce or control environmental health hazards, if any: **The proposed project has a health and safety plan that addresses prevention of chemical exposure for workers at the site and outlines appropriate procedures in the event of chemical exposure.**

b. **Noise**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **Ambient urban/traffic noise and low levels of noise from pumping and blower equipment used to run the AS and SVE systems.**

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. **Treatment system noise as described above. Equipment will operate on a 24 hour a day basis.**

3) Proposed measures to reduce or control noise impacts, if any: **None – noise will be low level.**

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. **The Site is located in downtown Montesano, Grays Harbor County, Washington, in an area of commercial development and major thoroughfares. The property is at approximately 40 feet above mean sea level (MSL) and is located on the north slope of the Chehalis River valley, near the confluence of the Wynoochee River and Chehalis River. The general Site location is shown on Figure 1 in the CAP. Current property features and structures and the characterized extent of the Site are depicted on Figure 2 in the CAP.**

The entire Site is covered with buildings, asphalt, or concrete. Only marginal areas of landscaping exist. The Site is generally flat with slopes of less than 2 percent. Apparent storm water flow is from north to south. There are a total of four properties that are either fully or partially encompassed by the Site; these are:

- **Whitney's Chevrolet;**
- **Sterling Savings Bank**
- **Charlie's Bar/Veterans of Foreign Wars (VFW) Post #2455; and**
- **Tony's Short Stop.**

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? **N/A**

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: **N/A**

c. Describe any structures on the site. **See 8.a. above.**

d. Will any structures be demolished? If so, what? **No**

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

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

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

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **No**

i. Approximately how many people would reside or work in the completed project? **None**

j. Approximately how many people would the completed project displace? **None**

k. Proposed measures to avoid or reduce displacement impacts, if any: **N/A**

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **N/A**

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

9. **Housing**

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

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

c. Proposed measures to reduce or control housing impacts, if any: **N/A**

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? **N/A**

b. What views in the immediate vicinity would be altered or obstructed? **None**

c. Proposed measures to reduce or control aesthetic impacts, if any: **N/A**

11. **Light and glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **None**

b. Could light or glare from the finished project be a safety hazard or interfere with views? **N/A**

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

d. Proposed measures to reduce or control light and glare impacts, if any: N/A

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity? **N/A**

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

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

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. **None known.**

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. **No/none.**

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. **None/NA**

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. **N/A**

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. **The site is adjacent to the intersection of Main Street and Pioneer Avenue. Parking lots are accessed via driveways.**

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? **No**

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **N/A**

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). **No/N/A**

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

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. **N/A**

h. Proposed measures to reduce or control transportation impacts, if any: **None needed.**

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. **No**

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

16. **Utilities**

a. List the utilities currently available at the site: **Electricity, natural gas, water, refuse service, telephone, sanitary sewer.**

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. **Electricity. Grays Harbor Public Utility District.**

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: Marv Coleman

Position and Agency/Organization: Cleanup Project Manager, Washington State Department of Ecology, SWRO Toxics Cleanup Program.

Date Submitted: 3/30/2015