



DETERMINATION OF NONSIGNIFICANCE

Description of proposal: The proposal is to investigate and remediate petroleum contamination which is a result of the former business of a gasoline station / convenience store on the site.

Proponent: Department of Ecology

Location of proposal, including street address, if any: 2350 24th Ave. E.; Seattle WA.

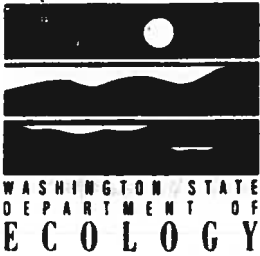
Lead agency: Dept. of Ecology

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 under 197-11-340(2); the lead agency will not act on this proposal for 15 days from the date below. Comments must be submitted by 12-20-91.

Responsible official: Michael J. Gallagher
Position/title: Section Manager - Toxics Cleanup - NWRO Phone: 649-7054
Address: 3190 - 160th Ave. SE Bellevue 98008
Date: 12/6/91 Signature: Michael J. Gallagher



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:

Circle K Sta. # 1461, Consent Decree

2. Name of applicant: Joseph M. Hickey, representing the Washington Dept. of Ecology

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

3140 160th Ave SE.

Bellevue

WA 98008-5452

(206) 649-7202

4. Date checklist prepared: 11-6-91

5. Agency requesting checklist: Dept. of Ecology

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

Public Comment period for the consent decree is 30 days, from or about ~~November 11, 1991~~ to December 16, 1991 to January 16, 1992. The cleanup and investigation will begin approximately February 1, 1992.

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.

A file is kept on this site at the Northwest Regional Office of the Dept. of Ecology, Toxics Cleanup Program, Leaking UST Unit. Reports will be prepared pursuant to the Consent Decree.

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 KNOWN.

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

Continuation of the Metro issued waste discharge permit for discharges into the sewer system. An Air Pollution Control Authority permit may be needed if a vapor extraction system is installed.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is to investigate and remediate petroleum contamination which is a result of the former business of a gasoline station / convenience store on the site. It is not anticipated the present business will be significantly affected by the activity. Some remediation has already occurred under the responsibility of the former business owner, Circle K Corp., now in bankruptcy.

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.

2350 24th Ave. E.
Seattle

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat rolling, hilly, steep slopes, mountainous, other _____

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

minimal

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

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.

?

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

NONE KNOWN

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

Excavation of contaminated soils, and subsequent backfilling is possible, but not likely, because the tanks and some soil have already been removed. Source of possible fill material is unknown.

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

No. Stockpiled soils would be covered if rains are expected.

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

Same as existing, or approximately 100%.

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

See f. above.

2. Air

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

Normal construction activity dust is possible if excavation is necessary. Vehicle fumes would remain approximately the same as presently exists. A vapor extraction system is possible, which would result in a point source emission of hydrocarbons. Air pollution Control Permit would be obtained.

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

None known.

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

Treatment of hydrocarbon emissions may be required as part of Puget Sound Air Pollution Agency Permit if their limits are exceeded.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

NONE

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

An excavation is possible, but not likely. Dewatering an excavation may need to occur in certain circumstances.

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

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No, not surface.

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.

Yes, this is very likely. There is an existing groundwater pumping and treatment system set up by the previous business owners & it is continuing to operate. The discharge is presently going into the sewer, but it may be infiltrated back into the ground, after treatment.

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.

The waste material discharged would be treated water. The petroleum contaminants would be removed, and the discharge water would meet cleanup standards outlined in 173-240 Washington Administrative Code.

c. Water Runoff (including storm water):

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 will flow into existing storm drains .

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

Only if treated to meet cleanup standards first.

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

Treatment systems for contaminated groundwater will be installed before effluent is discharged.

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

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

None known

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

none known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

same as existing

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: commercial setting on main thoroughfare
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other:

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

none known

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

not likely, but unknown.

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

same as existing

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 may be needed to run electric motors. Petroleum fuel is used in vehicular equipment, or other engines.

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 is in the soil and possibly in the groundwater. A fire or explosion hazard is possible if volatile vapors accumulated. No hazardous or dangerous waste is anticipated.

1) Describe special emergency services that might be required.

Fire Department.

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

Proper air monitoring with volatile gas meters, and venting of volatile gases. The petroleum contamination is to be cleaned up.

b. Noise

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

Normal noise should not affect the project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Normal construction or drilling noise should not significantly impact the area. Work will be during normal business hours, except if traffic in the streets or to the business prevents work, then it would be on weekends or in the evening.

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

None

8. Land and Shoreline Use

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

Commercial, residential

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

not recently

c. Describe any structures on the site.

convenience store bldg. converted to drycleaners.

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

no

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

commercial.

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

commercial

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

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

No

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

same as existing - approx. 3 working

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

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

No change to existing uses.

9. Housing

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

None

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

None

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

No change to existing situation.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No proposed structure, except for temporary remediation equipment. The height of the emission towers or pipes is prescribed by regulation.

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

NONE

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

NO CHANGE TO EXISTING AESTHETICS.

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?

No

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

NONE

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

NONE NEEDED

12. Recreation

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

NONE KNOWN

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

NONE

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

NONE NEEDED

13. Historic and Cultural Preservation

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

NO

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

NONE KNOWN

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

NONE NEEDED

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.

Access will remain as it exists.

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

Yes

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

Same as existing.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No

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

No.

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

No significant change to the existing volume.

g. 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, health care, schools, other)? If so, generally describe.

An emergency is not anticipated, but Fire Dept. use is possible.

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

Health & Safety plan would be in effect. Normal safety precautions observed.

16. Utilities

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

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Same as existing

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: Joseph M. Dickey

Date Submitted: