

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:

Property-specific Interim Remedial Actions for TOC Holdings Co. Facility No. 01-176, (TOC Property), TOC/Farmasonis Property, Drake Property, and Portions of 56th Avenue West Right-of-Way.

2. Name of applicant:

TOC Holdings Co.

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

***2737 West Commodore Way
Seattle, WA 98199
Mark Chandler, Vice President of Environmental Services
206.285.2400***

4. Date checklist prepared:

February 3, 2011

5. Agency requesting checklist:

Washington State Department of Ecology (Ecology)

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

<i>Deliverable</i>	<i>Milestone Date(s)</i>
<i>Ecology approval of the IRAWP after completion of public notice and comment.</i>	<i>April 2011</i>
<i>TOC submits a draft Interim Remedial Action Status Report to Ecology for review.</i>	<i>October 2011</i>
<i>Ecology provides comments on the draft Interim Remedial Action Status Report to TOC.</i>	<i>Within 30 days of receipt</i>
<i>TOC incorporates Ecology comments in the draft Interim Remedial Action Status Report and submits final version of the document.</i>	<i>Within 30 days after receipt of Ecology's comments</i>
<i>Ecology approves the final Interim Remedial Action Status Report</i>	<i>Within 30 days of receipt</i>
<i>TOC submits quarterly Discharge Monitoring Reports to Ecology.</i>	<i>Within 15 days of the end of the previous quarter, beginning with the first quarter of startup and operation</i>
<i>TOC submits draft Quarterly Operation & Maintenance Report to Ecology for review.</i>	<i>Within 90 days of the end of the previous quarter, beginning with the first quarter of startup and operation</i>
<i>Ecology provides comments on the draft Quarterly Operation & Maintenance Report to TOC.</i>	<i>Within 30 days of receipt</i>
<i>TOC incorporates Ecology comments in the draft Quarterly Operation & Maintenance Report and submits final version of the document.</i>	<i>Within 30 days after receipt of Ecology's comments</i>

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Property-specific interim remedial actions will be conducted at the site in accordance with Agreed Order No. _____ (Agreed Order) negotiated between TOC Holdings Co. and Ecology. SEPA review at this site is proceeding pursuant to WAC 197-11-250 (SEPA/MTCA Integration). Consistent with WAC-197-253, Ecology is lead agency for MTCA actions at the Site under SEPA (including the interim remedial action), and this environmental checklist is prepared specifically for the property-specific interim remedial actions.

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

Environmental Science & Engineering, Inc. 1992a. Results of a Soil Vapor Survey at Time Oil Facility #01-176, Located at 24205 56th Avenue West, Mountlake Terrace, Washington. May 18.

_____. ***1992b. Results of Site Assessment, Time Oil Property #01-176, Located at 24205 56th Avenue West, Mountlake Terrace, Washington. September 16.***

_____. ***1995a. Results of Supplemental Site Assessment and Remedial Action Plan, Time Oil Property #01-176 Located at 24205 56th Avenue West, Mountlake Terrace, Washington. July 11.***

_____. ***1995b. Remediation System Design Report, Time Oil Property #01-176 Located at 24205 56th Avenue West, Mountlake Terrace, Washington. October 31.***

Landau Associates. 2005. Groundwater Status Report, Time Oil Property 01-176, 24205 56th Avenue West, Mountlake Terrace, Washington. January 25.

Pinnacle GeoSciences. 1996. Construction Activity Report, Property No. 01-176, 24205 56th Avenue West, Mountlake Terrace, Washington. November 4.

_____. ***2002. Summary Report, Treatment System and Groundwater Monitoring, April to December 2001, Time Oil Co. Property No. 01-176, Mountlake Terrace, Washington. February 18.***

_____. ***2004. Summary Report, Supplemental Monitoring Well Installation and Ground Water Sampling, Time Oil Co. Property No. 01-176, Mountlake Terrace, Washington. October 29.***

SoundEarth Strategies. 2007. Technical Memorandum, Limited Historical Investigation, Time Oil Co. Facility No. 01-176, 24205 56th Avenue West, Mountlake Terrace, Washington. July 10.

_____. ***2010a. Off-Property Access for On-Going Remedial Investigation, TOC Holdings Co. Facility No. 01-176, Mountlake Terrace, Washington. July 26.***

_____. ***2010b. Groundwater Monitoring Report, March 2010, TOC Holdings Co. Facility No. 01-176, Mountlake Terrace, Washington. December 30.***

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.

As stated in the Interim Remedial Action Work Plan, implementation of the proposed interim actions may require renewal of the existing State Waste Discharge Permit No. ST-7384.

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

The Draft Interim Remedial Action Work Plan prepared by SoundEarth Strategies, Inc. and dated February 3, 2011, is currently under review by Ecology. Pursuant to RCW 70.105D.090(1), TOC is exempt from the procedural requirements of certain RCW chapters and of any laws requiring or authorizing local government permits or approvals. However, TOC shall comply with the substantive requirements of such permits or approvals.

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 property-specific interim remedial actions include installation of one in situ remediation system at each of the three properties:

- 1. The TOC Holdings Co. Property located at 24205 56th Avenue West***
- 2. The TOC/Farmasonis Property located at 24225 56th Avenue West***
- 3. The Drake Property located at 24309 56th Avenue West***

The property-specific interim remedial actions include excavation of up to 450 bank cubic yards of inert waste soil and on-site re-use as backfill. Excavated soil that can't be compacted to meet project specifications will be disposed off-property.

Ecology will serve as the lead agency for remediation matters, consistent with WAC-197-253.

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

The proposed project is located at three adjoining properties with the following street addresses: 24205-, 24225-, and 24309 56th Avenue West, Mountlake Terrace, Washington as shown on Figures 1 and 2.

The Snohomish County tax parcel numbers for each of the three properties are: #00489300003501 (TOC Holdings Co. Property), #00489300003400 (TOC/Farmasonis Property), #00489300003300 (Drake Property).

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Gentle slope of approximately 2 percent downhill toward the south.

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

Up to 25 percent in the parking lot of the TOC Property.

- 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.

Loam

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

None

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

The interim remedial action includes excavation of approximately 450 bank cubic yards tons of inert waste soil which will be re-used as trench backfill and to backfill the former foundation excavation at the TOC Property. Any soil that can't be re-compacted to meet project specifications will be disposed off-property and replaced with imported structural fill.

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

Erosion could occur as a result of cleanup/construction activities if and when a significant amount of precipitation falls. The subject site is gently sloping with poor drainage passing through topographic depressions. Excavation activities on the site will occur below all surrounding grades. Existing and proposed erosion potential for this site is very low.

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

There will be no net change to existing areas of impervious surface, which is approximately 30 percent at each of the three properties.

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

The proposed measures to reduce and control surface, ground and runoff water impacts during excavation/construction include the use of best management practices such as filter fencing and surface cover during construction, together with sedimentation control best management practices. Trenching for lateral plumbing lines will all be below surrounding grades and may collect surface runoff during precipitation events.

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.

Possible dust and diesel truck emissions during cleanup/construction operations.

Emissions from each of the in situ remediation systems will be treated using a catalytic oxidation system or granular-activated carbon prior to discharge in accordance with applicable permit threshold values or equivalent substantive requirements. Vapor samples will be collected monthly while the systems are in operation to document compliance with permit threshold values or equivalent substantive requirements. Once the total mass of volatile organic compounds in the vapor drops below the regulatory threshold, no further action is required.

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

None

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

None

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. The nearest surface water body is McAleer Creek, located approximately 2,000 feet southwest of the site. Lyon Creek is situated over one-half mile southeast of the Property. McAleer Creek and Lyon Creek both flow into Lake Washington.

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

No

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

None

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

No

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

No

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

No

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Each of the three remediation systems will extract an estimated 3.5 to 4.5 gallons of groundwater per minute, or approximately 18,000 gallons per day from all three properties. Extracted groundwater will be treated and discharged to sanitary sewer in accordance with property-specific state discharge permits or equivalent substantive requirements.

- 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.

No waste material will be discharged into the ground.

- 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 runoff at the TOC Property and TOC/Farmasonis Property ponds in topographic depressions and infiltrates the ground. Storm water at the Drake Property generally infiltrates the ground surface, although some runoff from the eastern parking lot is intercepted by a private catch basin.

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

It is possible that normal excavation/construction activities could generate a small volume of sediment-laden water. Surface flow from areas subject to vehicular traffic could also possibly enter the ground or surface waters if the surface areas were exposed and subjected to precipitation or other surface flow.

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

The proposed measures to reduce and control surface, ground and runoff water impacts during excavation/construction include the use of best management practices such as filter fencing and surface cover during construction, together with sedimentation control best management practices. Trenching for lateral plumbing lines will all be below surrounding grades and may collect surface runoff during precipitation events.

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

Unpaved areas are generally grassy with brambles and scotch broom. Non-native cedars grow at the TOC Property; cottonwood, fig, and flowering cherry grow at the TOC/Farmasonis Property; cottonwood and fir grow at the Drake Property.

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

Grass and brambles will be disturbed.

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:

The majority of construction activities will be situated in paved areas and will not disturb vegetation. Grass and brambles, if disturbed, will be allowed to re-grow. The former foundation excavation at the TOC Property will be backfilled to match surrounding grades and planted with sword fern, salal, and/or non-native (i.e. sun-tolerant) rhododendron.

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: ***Crows, juncos, robins***
mammals: deer, bear, elk, beaver, other: ***Raccoons***
fish: bass, salmon, trout, herring, shellfish, other:

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

None

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

No

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

None

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.

Each of the three in-situ remediation systems will require three-phase electrical power to extract and treat groundwater and vapor.

- 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:

The purpose of this project is to provide for the cleanup of hazardous substances and reduce threats to human health and the environment. Pneumatic pumps will be installed in each remediation well, because pumps can extract liquids more efficiently than a high vacuum blower. Further opportunities for energy conservation and sustainable approaches will be explored through all aspects of the planning and design of the remediation plans.

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.

The purpose of this project is to provide for the cleanup of hazardous substances at the TOC Holdings Co. Property, TOC/Farmasonis Property, Drake Property, and portions of the 56th Avenue right-of-way and reduce threats to human health and the environment. Site grading is unlikely to encounter contaminated soils, so the risk of public exposure to environmental health hazards is low. Each remediation system will be housed in a locked compound and/or connex trailer to prevent unauthorized access.

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

Not applicable.

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

If temporary fencing can't be installed to prevent public access during construction then utility trenches will be backfilled between shifts.

b. Noise

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

None

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

- *Construction equipment (short-term) less than 80 dB, daily between 7am and 7pm*
- *Remediation system operation (long-term), less than 80 dB, 24 hours per day*

- 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?

The TOC Property is vacant. The TOC/Farmasonis Property is in use as a restaurant. The Drake Property is in use as a tavern.

West-adjacent properties are developed with single-family residences. There is a trailer park adjacent to the east. There is a plumbing contractor north across 244th St. SW. To the south are two auto repair facilities, a convenience store, and a vacant lot.

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

No

- c. Describe any structures on the site.

There is a 1,000-square foot, single-story, wood-framed restaurant at the TOC/Farmasonis Property and a 1,500-square-foot, single-story, masonry block tavern at the Drake Property.

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

No

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

Community Business/Downtown (BC/D)

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

Town Center

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

Not applicable

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?

No people will reside or work in the completed interim remedial action project. Approximately 6 people work at the existing restaurant and tavern.

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

None

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

None

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

Pursuant to RCW 70.105D.090(1), TOC is exempt from the procedural requirements of any laws requiring or authorizing local government permits or approvals. However, TOC shall comply with the substantive requirements of such permits or approvals.

9. Housing

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

Not applicable. Housing would not be created as a result of the interim remedial action project.

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?

10 feet

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

The proposed project does not obstruct or alter any views

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

None

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not applicable. No lighting is proposed as part of this project.

- 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

12. Recreation

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

None

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

No

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

None

13. Historic and cultural preservation

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

No

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

None

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

None

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

No changes to existing access are proposed. The TOC, TOC/Farmasonis, and Drake Properties are accessible from 56th Avenue West. The TOC Property also is accessible from 242nd Street SW, as shown on the attached Property Location Map (Figure 1).

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

No. Six blocks north to Community Transit stop #1699

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

Not applicable. The purpose of this project is to provide for the cleanup of hazardous substances and reduce threats to human health and the environment. No parking will be created and none will be eliminated.

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

No new roads or streets will be required by the project.

- 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.

The purpose of this project is to provide for the cleanup of hazardous substances at the TOC Property, TOC/Farmasonis Property, and Drake Property and reduce threats to human health and the environment. No vehicle trips will be generated by the completed project.

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

None

15. **Public services**

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

No

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

None

16. **Utilities**

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

The TOC/Farmasonis and Drake Properties each will need separately metered electrical power and a side sewer connection for each remediation system. Electrical power and permitted side sewer connection already exist at the TOC Property.

C. SIGNATURE

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

Signature:

Date Submitted:

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?

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:

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

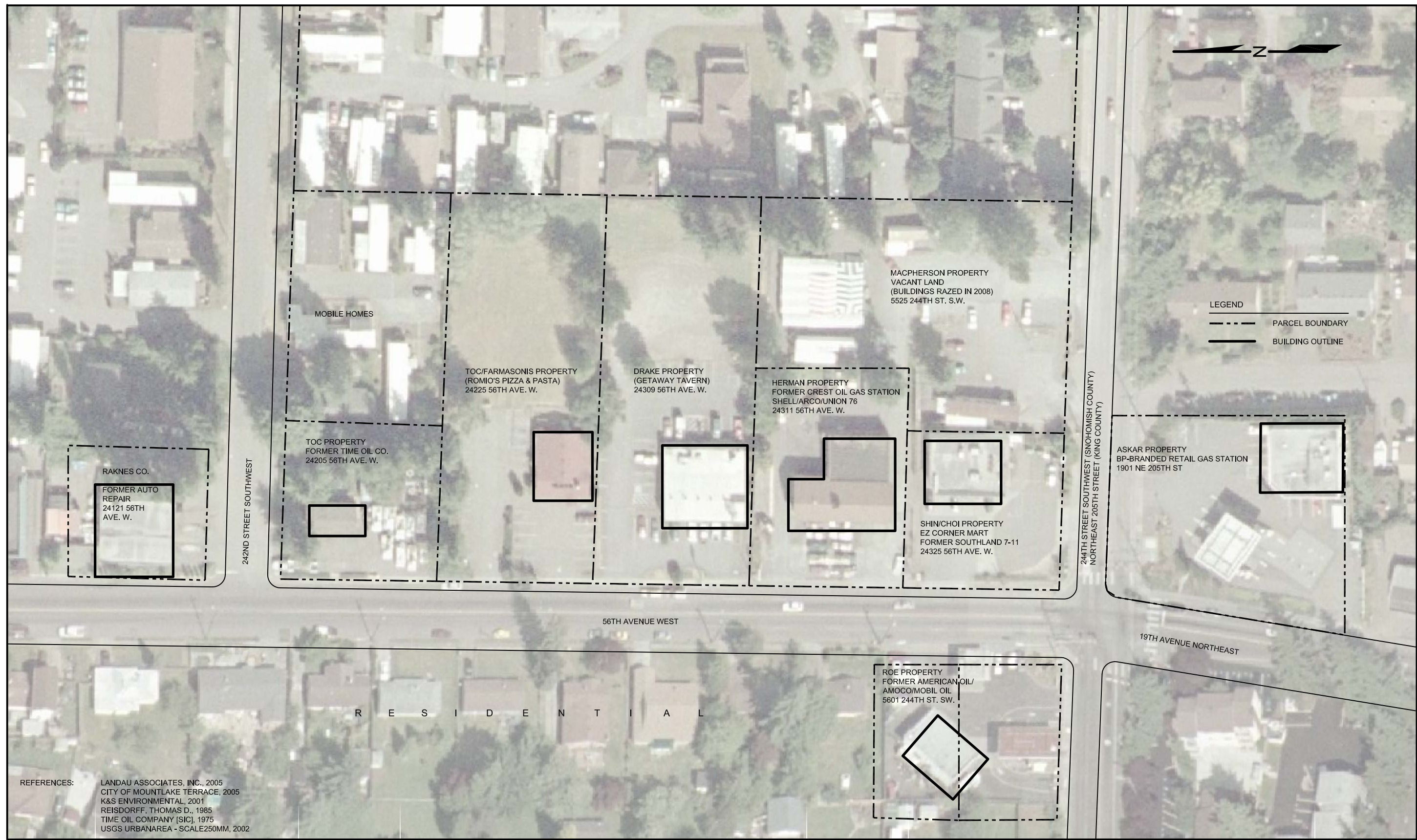
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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.



DATE: 01/06/11
 DRAWN BY: BLR/JQC
 CHECKED BY: DHG
 CAD FILE: 01-176_SEPA_F1

PROJECT NAME: TOC HOLDINGS CO. FACILITY 01-176
 PROJECT NUMBER: 0440-030
 STREET ADDRESS: 24205 56TH AVENUE WEST
 CITY, STATE: MOUNTLAKE TERRACE, WASHINGTON

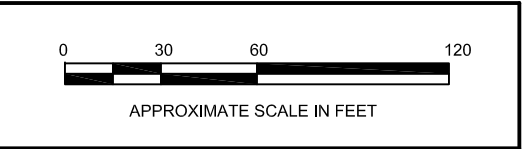
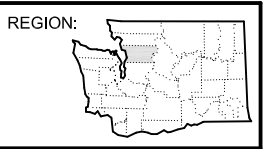


FIGURE 1
PROPERTY LOCATION MAP

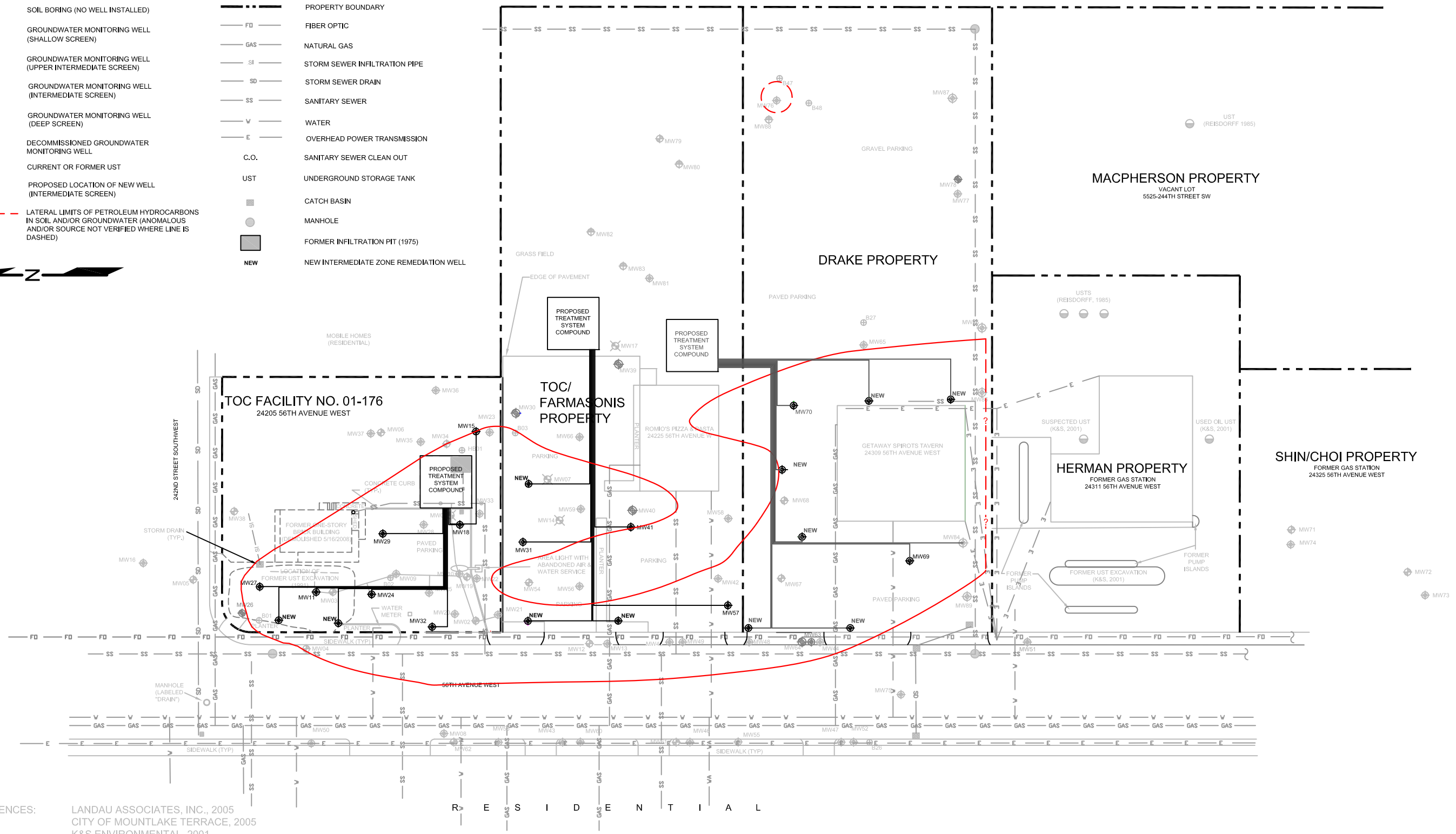
LEGEND

- SOIL BORING (NO WELL INSTALLED)
- GROUNDWATER MONITORING WELL (SHALLOW SCREEN)
- GROUNDWATER MONITORING WELL (UPPER INTERMEDIATE SCREEN)
- GROUNDWATER MONITORING WELL (INTERMEDIATE SCREEN)
- GROUNDWATER MONITORING WELL (DEEP SCREEN)
- DECOMMISSIONED GROUNDWATER MONITORING WELL
- CURRENT OR FORMER UST
- PROPOSED LOCATION OF NEW WELL (INTERMEDIATE SCREEN)
- LATERAL LIMITS OF PETROLEUM HYDROCARBONS IN SOIL AND/OR GROUNDWATER (ANOMALOUS AND/OR SOURCE NOT VERIFIED WHERE LINE IS DASHED)
- PROPERTY BOUNDARY
- FIBER OPTIC
- NATURAL GAS
- STORM SEWER INFILTRATION PIPE
- STORM SEWER DRAIN
- SANITARY SEWER
- WATER
- OVERHEAD POWER TRANSMISSION
- SANITARY SEWER CLEAN OUT
- UST
- CATCH BASIN
- MANHOLE
- FORMER INFILTRATION PIT (1975)
- NEW INTERMEDIATE ZONE REMEDIATION WELL



REFERENCES:

- LANDAU ASSOCIATES, INC., 2005
- CITY OF MOUNTLAKE TERRACE, 2005
- K&S ENVIRONMENTAL, 2001
- REISDORFF, THOMAS D., 1985
- TIME OIL COMPANY (SIC), 1975



R E S I D E N T I A L



DATE: 12/01/2010
 DRAWN BY: JQC/NAC/MES
 CHECKED BY: DHG/TSM
 CAD FILE: 01-176_SEPA_F2

PROJECT NAME: TOC HOLDINGS CO. FACILITY 01-176
 PROJECT NUMBER: 0440-030
 STREET ADDRESS: 24205 56TH AVENUE WEST
 CITY, STATE: MOUNTLAKE TERRACE, WASHINGTON

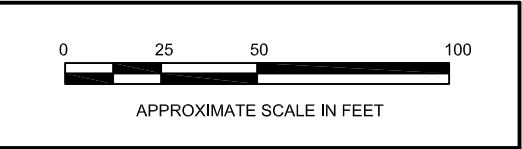
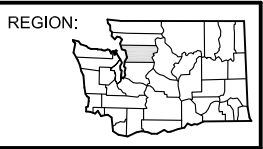


FIGURE 2
 INTERIM REMEDIAL ACTION
 CONCEPTUAL DESIGN LAYOUT