



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:

The 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 works "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:*

Buena: Investigation of Historic Releases from Leaking Underground Storage Tanks

2. *Name of applicant:*

Washington State Department of Ecology

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

Mary Monahan

15 W. Yakima Avenue, Suite 200

Yakima, WA 98902

509 454-7840

4. *Date checklist prepared:*

8/8/2011

5. *Agency requesting checklist:*

WA State Dept of Ecology

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

Investigation to be completed by summer 2012 with cleanup scheduled to follow in 2012/2013 timeframe.

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

No. The first phase is to investigate the contamination and conduct treatability studies at the site. The second phase is to perform cleanup at the site.

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

Several investigative studies have been conducted at the two sites and information about them is contained in the following reports available at the Washington Department of Ecology's Central Regional Office:

- a. Site Characterization Report, Buena LUST Site, Buena WA; GeoEngineers Inc., October 2010
 - b. Underground Storage Tank Site Assessment, Roby's Services, Buena, WA; Fulcrum Environmental Consulting, May 2001.
 - c. Site Cleanup and Environmental Site Assessment at the Gold Nugget Market, Buena Road, Buena, WA; NetCompliance Products & Services, Inc.
9. *Do you know whether applications are pending for governmental approvals or other proposals directly affecting the property covered by your proposal? If yes, explain.*

No.

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

The proposal may require a grading and fill permit from the County for removal of contaminated soil, groundwater monitoring well construction permits from Ecology for placement of resource protection monitoring wells, demolition permit for removal of the existing structure and concrete slab, well decommissioning permits from Ecology for decommissioning of an existing artesian well on the site, petroleum contaminated soil treatment/disposal permit from the Yakima Health District, and a Water Quality injection permit for treating groundwater.

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.)*

This proposal is for the investigation and subsequent cleanup of soil and groundwater at two sites in Buena. The sites are the operating Golden Nugget convenience store located at the corner of Yakima Valley Highway and Buena Road, and the former Roby's garage and service station located at . The sites have had historic releases of gasoline and diesel fuel from presumably leaking underground storage tanks.

It is anticipated that both sites will be investigated through conducting soil and groundwater sampling on the two subject properties. Following the investigation, Ecology will determine draft cleanup measures for each site which may include soil removal or treatment and groundwater treatment or monitored natural attenuation. Public comment on the draft Cleanup Action Plan for each site will be requested following the investigation, likely in late winter/early spring 2012.

12. *Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including 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 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 Gold Nugget property is located at 1041 Buena Road, at the intersection of Buena Road and the Yakima Valley Highway. This property is 0.74 acres in size. The abbreviated legal description taken from the Yakima County Assessor's website is:

TH PT OF SW1/4 NW1/4 BEG 360.4 FT N OF SW COR SW1/4 NW1/4, TH E 21.7 FT, TH S 49^45'E 55 FT, TH N 40^28'E 160 FT & TRUE POB, TH S 49^45'E 120 FT, TH N -53^32'E 345 FT TO CEN LN VAC ST, TH N'LY TH W'LY AL RD R/W TO TRUB POB.

The former Roby's Service Station is located at 800 Buena Road, at the intersection of Buena Road and 1st Street. This property is 0.47 acres in size. The abbreviated legal description taken from the Yakima County Assessor's website is:

BEG 1320 FT N & 25 FT W OF E1/4 COR, TH W 145 FT, TH N 320.3 FT TO S R-W LN OF ST. HIWAY TH SE'LY AL SD R-W LN 202.6 FT, TH S 178.9 FT TO BEG. EX S 60 FT & EX BEG AT PT ON S-LY R-W ST. HIWAY NO. 3, 170 FT W & 1640.3 FT N OF E1/4 COR, TH SE'LY AL SD HIWAY 72 FT, TH S 26.5 FT, TH S 41 D 29'W 79.9 FT, TH N 135 FT TO BEG. MH > REAL 1999 PALM HARBOR 64X27 SER# PH203627

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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)? 10%*

c. *What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? If you know the classification of agricultural soils, specify them and note any prime farmland.*

Silty soils; both sites have historically been retail service sites.

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

No.

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

The project involves removing of any contaminated soils and return of site to previous grade. Soils removed will likely be treated or disposed at a permitted facility. All

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sources of fill will be from existing permitted quarries in the Yakima Valley.

- 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)?*

During the investigation phase, no additional portion of the sites will be covered by asphalt or buildings. It is anticipated that the draft Cleanup Action Plan will also not include a requirement for impermeable cover.

- h. *Proposed measures to reduce or control erosion, or other impacts to the earth, if any:*
Dust suppression and common construction compaction techniques will be used on site to limit erosion and impacts to earth.

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 know.*

Limited dust generation is anticipated at both sites during the Cleanup Action Plan phase of the project. Appropriate wetting of surfaces will be completed during activities to reduce dust generation.

- b. *Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.* No.

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

Wetting of surfaces with water prior to and during Cleanup Action Plan activities will be completed.

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 Yakima River is separated from the sites by Interstate 82.

- 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 to be used.

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- 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. Minimal groundwater will be withdrawn [less than 150 gallons every 3 months] and only for the purpose of sampling and characterizing the groundwater for contamination present.*
- 2) *Describe the 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 additional waste materials will be discharged as a result of this proposal.*

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. No additional source of runoff, nor change in the method of collection and disposal is anticipated for this project. All runoff is anticipated to occur due to rain or snowmelt events and will infiltrate into the ground or overland flow to the adjacent road ditch. The artesian well currently located on the property will be decommissioned before any demolition or investigative work is completed.*
- 2) *Could waste materials enter ground or surface waters? If so, generally describe. This project is intended to investigate and cleanup existing petroleum contamination in the soil and groundwater. No waste materials during the Cleanup Action Phase will enter the ground or surface waters.*

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: None proposed.

4. Plants

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
 evergreen tree: fir, cedar, pine, other
 shrubs
 grass

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- ___ 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?*

Most of the shrubby vegetation at the Roby's site will be removed during the demolition of the existing structure to allow for enough property access to conduct the investigation. Limited to little vegetation at each site will be removed or altered at the Gold Nugget Market. Most of the soil excavation will likely be limited to the existing barren gravel and cemented areas of both sites.

- c. *List threatened or endangered species known to be on or near the site.* None present on or near the site.
- d. *Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:* None anticipated. Affected areas will be replaced with similar surfaces as prior to disruption.

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, white pelican.....
- 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 present on or near the site.

c. *Is the site part of a migration route? If so, explain.* No.

d. *Proposed measures to preserve or enhance wildlife, if any:* None intended during the investigation and cleanup actions.

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 if will be used for heating, manufacturing, etc.* No additional energy requirements for the site due to actions proposed.

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 intended.

7. Environmental Health

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- 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.* During the investigation, small quantities of petroleum contaminated soil and groundwater is anticipated to be stored on site in 55 gallon barrels until properly characterized and disposed of offsite. During the cleanup phase, soil will be treated or disposed offsite at a permitted facility.
- 1) *Describe special emergency services that might be required.* None anticipated.
 - 2) *Proposed measures to reduce or control environmental health hazards, if any:* A Sampling and Analysis Plan AND a Health and Safety Plan will be prepared prior to any actions occurring at the site. All staff working on the project will be qualified or supervised by qualified staff to work on Toxic Cleanup Sites.
- 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.* Minimal and temporary noise generating activities from construction activities [backhoe, well drill rig, generator, dump trucks, etc] are anticipated during this project. Noise generating hours will be from 7 AM till 7 PM Monday thru Friday. No work is anticipated to occur on weekends.
 - 3) *Proposed measures to reduce or control noise impacts, if any:* Equipment will be operated for a very temporary period [4 weeks over the next two years]. All equipment will be properly equipped and maintained as required.

8. Land and Shoreline Use

- a. *What is the current use of the site and adjacent properties?* Retail, public, and residential
- b. *Has the site been used for agriculture? If so, describe.* No.
- c. *Describe any structures on the site.* The Golden Nugget has an operating, single-story, retail business on the site AND the Roby site has a dilapidated, burnt-out metal partial structure present.
- d. *Will any structures be demolished? If so, what?* The Roby site's dilapidated, burnt-out metal partial structure present will be removed, if required, prior to investigative actions occurring on the property.
- e. *What is the current zoning classification of the site?* Rural
- f. *What is the current comprehensive plan designation of the site?* Rural
- g. *If applicable, what is the current shoreline master program designation of the site?*
None

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- 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 additional people would reside or work in the completed project.*
- j. *Approximately how many people would the completed project displace?* None.
- k. *Proposed measures to avoid or reduce displacement impacts, if any?* None required.
- l. *Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:* None required as this project cleans up existing contamination on the property. It does not define or promote any land use for the property. It is anticipated that the both sites would continue in their current land use.

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:* None.

10. Aesthetics

- a. *What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?* None proposed.
- b. *What views in the immediate vicinity would be altered or obstructed?* None.
- c. *Proposed measures to reduce or control aesthetic impacts, if any:* None proposed.

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 proposed.

12. Recreation

- a. *What designated and informal recreational opportunities are in the immediate vicinity?* Some open grass fields, library, and church are present across the street from the Roby site.
- 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 proposed.

13. Historic and Cultural Preservation

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- 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.* Not applicable.
- c. *Proposed measures to reduce or control impacts, if any:* None proposed.

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.* Both sites border the Yakima Valley highway and are a short distance from Interstate 82.
- b. *Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?* No.
- c. *How many parking spaces would the completed project have? How many would the project eliminate?* The proposed project does not alter the number of parking spaces on the properties.
- 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.* None.
- g. *Proposed measures to reduce or control transportation impacts, if any:* None proposed.

15. Public Services

- a. *Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.* No.
- b. *Proposed measures to reduce or control direct impacts on public services, if any.* None proposed.

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.* No additional services required for project.

C. SIGNATURE

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

Signature: M. Monal

Date Submitted: 8/8/11

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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:

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.