

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:

Palouse Producers Site

2. Name of applicant:

Washington State Department of Ecology

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

*Sandra Treccani
4601 N Monroe
Spokane, WA 99205
(509) 329-3412*

4. Date checklist prepared:

November 9, 2011

5. Agency requesting checklist:

Washington State Department of Ecology

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

Property purchase – December 2011
Environmental Cleanup Plan development – Winter 2011/2012
Environmental Cleanup Plan implementation – Summer 2012

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

The site may be redeveloped in the future. A separate SEPA checklist will be completed when specific redevelopment plans are proposed.

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

A Remedial Investigation/Feasibility Study document has been prepared that summarizes the results of recent environmental investigations. The document also captures the work of past environmental investigations, details of which are provided in reports available at the Department of Ecology.

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.

A local grading permit may be required for proposed earthwork. Since this project includes work within 200' of the Palouse River the substantive requirements of the Whitman County Shoreline Master Program will apply.

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.)

An environmental cleanup of the Palouse Producers site in downtown Palouse is proposed. Work will include excavation of contaminated soils and disposal at an approved off-site facility. Clean soils will be brought in to fill and regrade the site. Three monitoring wells will be installed to monitor groundwater.

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 site is at 335 E Main in downtown Palouse. It measures approximately 150 feet long (north-south) by 200 feet wide (east-west) and is about 2/3 of an acre. It is located in Section 6 of T16N and R46E of the Willamette Meridian.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

The site is generally flat with a slight slope to the south towards the Palouse River. At the southern edge of the flat portion of the site, there is an approximately 18 foot slope down to the Palouse River.

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

The steepest slope at the site is 150%. However, an average for the entire slope along the waterfront would be 72%.

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.

Native soils are represented by sandy silt and silty sand on bedrock. Surface materials are generally gravelly fill.

d. Are there 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.

After contaminated soils are removed, they will be replaced with clean fill. The source is not yet known, but will be local and will be tested to ensure it is clean. Quantities are estimated at 2300 cubic yards.

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

Erosion is not expected to occur. Work will be planned for the summer months when precipitation is limited. Silt fence and/or straw bales will be used along the southern boundary of earth work to prevent any erosion or runoff into the Palouse River.

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

After completion of the environmental cleanup, no impervious surfaces will be present on the site.

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

Work will be planned for the summer months when precipitation is limited. Silt fence and/or straw bales will be used to protect against erosion during construction.

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.

Dust may be present due to the excavation activities. Diesel construction equipment exhaust will also be present during work.

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:

Water will be used to control dust.

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.

The Palouse River is immediately adjacent to the Site.

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.

Yes, excavation work and monitoring well installation will occur adjacent to the Palouse River.

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.

No work will be done in surface water. No wetlands are present.

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.

Yes.

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.

Groundwater will be withdrawn from three monitoring wells that will be installed as a part of the work. Sampling will be performed on a quarterly basis. Water will be withdrawn for the purposes of measuring improvements in water quality due to the work that is proposed. Quantities will be limited to 2-4 gallons or less per well per monitoring event.

- 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.

None.

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.

Under existing conditions, storm water generated from precipitation events flows off the site into either the Palouse River or the storm water collection system along Main Street. This is not expected to change after completion of the project.

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

No.

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

None.

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: *weeds*

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

Grass and weeds will be removed as part of the work.

c. List threatened or 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:

None.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other: *sucker, squawfish, perch; numbers are limited as you move away from headwaters due to declining water quality and warmer water*

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.

None known.

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.

Diesel fuel will power excavation and trucking equipment.

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.

Planned work includes the removal of contaminated soil. Exposures are possible from dust or direct contact with contaminated soil.

1) Describe special emergency services that might be required.

Spills kits will be on-site in case of any fuel spills.

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

Personal protective equipment will be available to limit worker's contact with contaminated soil. Water will be used to control dust.

b. Noise

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

None that will 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.

The operation of excavation equipment and trucks will generate noise. Operation will only occur during daylight hours, generally between 7am and 6pm.

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

Work will be limited to daylight hours, generally between 7am and 6pm to minimize noise impacts.

8. Land and shoreline use

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

The site is a vacant commercial property with two empty, unused, rundown buildings on-site. The old school gymnasium, planned to be the future health center, is to the immediate west of the property. A car dealership is located to the immediate east of the property. Other generally commercial downtown business and storefronts surround the property. The Palouse River borders the southern edge of the property.

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

No.

c. Describe any structures on the site.

Two structures are present on-site. Both are empty, run-down, and currently not in use.

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

Yes, all existing structures will be demolished to access contaminated soil beneath them.

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

The site is zoned high density.

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

The City of Palouse Comprehensive Plan doesn't have a specific designation for the site.

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

The City of Palouse is designated as "rural conservancy." The Palouse Producers site lies within "zone B north," which is defined as an area that "...will remain commercial and those activities necessary to the maintenance and improvement of the business area should be permitted."

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?

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:

The site will be cleaned up to levels that will enable future commercial uses consistent with the rest of the downtown corridor.

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:

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?

No structures are proposed.

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

N/A.

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?

None.

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

No.

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?

The Palouse River has a recreational beneficial use. Tourism occurs in the downtown corridor.

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

No. Downtown tourism traffic may be impacted by the presence of truck traffic, but the impacts are expected to be very limited.

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

Project duration will be limited.

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.

A block and a half away from the Site, a portion of downtown Palouse is listed on the national historic register. The structures on the property are not considered to contribute to the character or integrity of the buildings on the register.

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.

The site is on Main Street in downtown Palouse. Access to the site is via Main Street.

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?

No change.

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.
Approximately 200 truck trips would be required for the removal of contaminated soil and for hauling in clean backfill.

g. Proposed measures to reduce or control transportation impacts, if any:
Work will take place during daytime hours.

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.
N/A.

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 changes.

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: *Danah Truccomi*

Date Submitted: *11-9-11*

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
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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.

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

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: Remedial activities at the Palouse Producers Site involve the excavation of contaminated soil, disposal at a permitted facility, and replacement with clean backfill. These activities will be conducted to remediate soil contaminated with arsenic, lead, total petroleum hydrocarbons, and benzene; and to remediate groundwater contaminated with arsenic, lead, manganese, total petroleum hydrocarbons, and benzene.

Proponent: Washington State Department of Ecology

Location of proposal, including street address, if any:

335 E Main
Palouse, WA

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.

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 December 19, 2011

Responsible official: Michael Hibbler

Position/title: Section Manager, Toxics Cleanup Program, Eastern Regional Office

Phone: 509/329-3568

Address: 4601 N Monroe, Spokane, WA 99205

Date: November 17, 2011. Signature



(OPTIONAL)

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.

There is no agency appeal.