



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 words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic are," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:
Bonjorni Site Interim Action, 5281 Vantage HWY, Ellensburg, Washington
2. Name of applicant: **Washington State Department of Ecology**
3. Address and phone number of applicant and contact person:
Norm Hepner
Department of Ecology
Central Regional Office
15 West Yakima Avenue, Suite 200
Yakima, Washington 98902
(509) 457-7127
4. Date checklist prepared: **4 June 2012**
5. Agency requesting checklist: **Washington State Department of Ecology**

6. Proposed time or schedule (including phasing, if applicable):
- **Contractor Bidding (Ecology)**
 - **April 2012 – Conduct IA, Install Groundwater Wells (4 to 5 days)**
 - **May 2012 – Analytical Data Review, IA Reporting, 1st Quarterly Groundwater Sampling Event**
 - **August 2012– 2nd Quarterly Groundwater Sampling Event**
 - **November 2012– 3rd Quarterly Groundwater Sampling Event**
 - **February 2013 – 4th Quarterly Groundwater Sampling Event**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? **None at this time.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **One report is available that contains soil sample results for gasoline- and diesel-range petroleum hydrocarbons.**
Underground Storage Tank Site Assessment, 5281 Vantage Highway, Ellensburg, WA, prepared by Fulcrum Environmental Consulting, Inc. for Washington State Department of Ecology, dated 1 May 2001.
An Interim Action Plan, Bonjorni Site, Ellensburg, WA, (Kennedy/Jenks Consultants dated 9 March 2012) has been prepared that outlines the remedial activities that will be performed during the interim action. Additional future reports will include an Interim Action Summary report following performance of the field activities and groundwater monitoring reports summarizing future groundwater monitoring activities.
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. **Unknown.**
10. List any government approvals or permits that will be needed for your proposal, if known. **None at this time.**
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 Bonjorni Site is a former gas station that operated from the 1940s to 1960s located at 5281 Vantage Highway, Ellensburg, Washington. Four underground storage tanks were removed in 2000. This proposal is for the removal of an estimated 675 cubic yards of petroleum-impacted soil that remains at the Site and for follow-on groundwater monitoring in preparation to achieve site closure under Ecology Model Toxics Control Act Regulations. The approximate area to be remediated is 100 feet by 50 feet.
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.
**5281 Vantage Hwy, Ellensburg, WA
T18N, R19E, Section 33, SE ¼ of SW ¼
Vicinity map is attached to this application.**

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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)? **The site is flat, no slope.**
- 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. **Soils consist of well-graded, dark brown, silt and sandy gravel.**
- 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. **Approximately 700 cubic yards of clean fill material will be brought to the site to backfill the excavation. The Site will be returned, as close to original conditions as possible.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Erosion is expected to be minimal due to the generally flat topography, dry climate, and implementation of appropriate erosion control measures will be performed.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Zero.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Standard stormwater construction procedures, as needed.**

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. **Diesel exhaust from the operation of heavy machinery (excavator) and approximately 30 to 35 truckloads of backfill material brought to the site.**
- 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: **None at this time.**

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,

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describe type and provide names. If appropriate, state what stream or river it flows into.

- Irrigation ditch approximately 50 feet west of the Site, flows north-south.
- A pond approximately 125 feet north-northeast of the Site.
- Naneum Creek, approximately 0.4 mile to the west, flows north-south.
- Coleman Creek, approximate 0.2 mile to the east, flows north-south.

- 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. **Excavation will occur within 50 feet of the irrigation ditch and within 200 feet of the pond. Standard stormwater construction procedures will be implemented as needed to prevent impacts to surface water.**
- 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. **Does not apply.**
- 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. **No.**
- 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 wastes will be discharged to groundwater.**

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. **Only minor impervious surfaces exist at the site, most of the site is unpaved. All stormwater is expected to infiltrate into unpaved areas.**
- 2) Could waste materials enter ground or surface waters? If so, generally describe. **No; waste materials will not be allowed to enter ground or surface waters. Standard stormwater construction procedures will be implemented as needed. Purge water generated during characterization of the site will be managed according to local, state, and federal regulations.**

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: **Excavated soil temporarily stored on site in stockpiles will be lined and bermed to control any potential surface, ground, and runoff water impacts.**

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? **No vegetation will be removed.**
- 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: **None.**

- b. List any threatened or endangered species known to be on or near the site. **None are known to be present. Bald Eagles may be present in the surrounding areas.**
- c. Is the site part of a migration route? If so, explain. **No.**
- d. Proposed measures to preserve or enhance wildlife, if any: **None needed.**

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 will be used for heating, manufacturing, etc. **Diesel fuel will be used for operation of excavator and other equipment used in completion of the work.**

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- 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: **Does not apply.**

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. **None anticipated.**
 - 1) Describe special emergency services that might be required. **No emergency services are anticipated.**
 - 2) Proposed measures to reduce or control environmental health hazards, if any: **None are anticipated.**
- b. Noise
 - 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **Surrounding noise will not impact this 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. **Noise from the diesel engine of the excavator and approximately 30 trucks delivering clean backfill material over the course of approximately 5 days.**
 - 3) Proposed measures to reduce or control noise impacts, if any: **None planned.**

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? **Agricultural/rural.**
- b. Has the site been used for agriculture? If so, describe. **Possibly, prior to the Site's usage as a former gas station from the 1940s to the 1960s.**
- c. Describe any structures on the site. **One, one-story, one-bay, cinder block garage building approximately 80 feet long by 30 feet wide.**
- d. Will any structures be demolished? If so, what? **No.**
- e. What is the current zoning classification of the site? **Rural.**
- f. What is the current comprehensive plan designation of the site? **Not known.**

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- g. If applicable, what is the current shoreline master program designation of the site? **Does not apply.**
- 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? **Does not apply.**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Does not apply.**

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **Not applicable.**
- 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: **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? **Not applicable.**
- b. What views in the immediate vicinity would be altered or obstructed? **Does not apply.**
- c. Proposed measures to reduce or control aesthetic impacts, if any: **Not applicable.**

11. Light and Glare

- a. What type of light or glare will the proposal produce? **None.** What time of day would it mainly occur? **Not applicable.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **Not applicable.**
- 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? **Not applicable.**

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: **Not applicable.**

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.
None we are aware of.
- 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: **Not applicable.**

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 nearest intersection is North Ferguson Road and Vantage Highway. Access to the site will be from Vantage Highway.**
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **Closest public transportation is approximately 4 miles west in Ellensburg, Washington.**
- c. How many parking spaces would the completed project have? How many would the project eliminate? **None.**
- 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 will be required.**
- 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. **One round trip per day for 5 days for two personal vehicles. 30 round trips per day for 1 day for commercial 20-ton dump trucks.**
- g. Proposed measures to reduce or control transportation impacts, if any: **Not applicable.**

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)? **No.** If so, generally describe. **Not applicable.**
- b. Proposed measures to reduce or control direct impacts on public services, if any. **Not applicable.**

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. **None.**
- 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. **None.**

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: Manuelle Caldwell, L.Hg.

Date Submitted: 10 June 2012

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?

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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.



Project Area



Kennedy/Jenks Consultants
Bonjomi Site
Ellensburg, Washington

Location Map

1196023*00
February 2012

Figure 1