



DETERMINATION OF NONSIGNIFICANCE

Description of proposal: An interim action is proposed for the remediation of petroleum-contaminated soil by land treatment. This action serves as a pilot test. The purpose is to observe the operation of a soil treatment component of a larger cleanup action that is yet to be implemented. The selection of cleanup activities and/or components will be identified in a final cleanup action plan (CAP) and another agreement will govern the implementation and completion of the cleanup action.

Proponents: Washington State Department of Ecology

Location of proposal, including street address if any: 1611 S. Canyon Road, Ellensburg, WA 98926

Lead agency: Washington State Department of Ecology

The lead agency for this proposal has determined that it does not have a probable significant impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- There is no comment period for this DNS.
- This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 30 days from the date below. Comments must be submitted by June 18, 2019.

Responsible official: Valerie Bound

Position/title: Section Manager, TCP-CRO **Phone:** 509/454-7886

Address: 1250 W. Alder St. Union Gap, WA 98903

Date 5/20/19

Signature Valerie Bound

Please send comments to:

Gwen Clear
Department of Ecology
1250 W. Alder St.
Union Gap, WA 98903



SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Big B Mini Mart, Interim Action under Agreed Order

2. Name of applicant: [\[help\]](#)

**Washington State Department of Ecology (Ecology) – Toxics Cleanup Program,
Central Regional Office**

3. Address and phone number of applicant and contact person: [\[help\]](#)

**Washington State Department of Ecology
Toxics Cleanup Program – Central Regional Office
1250 W. Alder St.
Union Gap, WA 98903-0009
Contact Person: John Mefford, Cleanup Project Manager
john.mefford@ecy.wa.gov, (509) 454-7836**

4. Date checklist prepared: [\[help\]](#)

May 20, 2019

5. Agency requesting checklist: [\[help\]](#)

Washington State Department of Ecology

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

The Interim Action will occur no sooner than after the mandated 30-day public comment period for the Agreed Order has concluded. Ecology expects field implementation to begin sometime in the time period from June through October 31, 2019.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

This Interim Action is a component of the remedial activities necessary as a prerequisite to the design and implementation of a larger cleanup action. The selection of cleanup activities and/or components will be identified in a final cleanup action plan (CAP) and another agreement will govern implementation and completion of the cleanup action.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

A Remedial Investigation/Feasibility Study report was created from investigations prompted by the initial Agreed Order to define the nature and extent of contamination.

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. [\[help\]](#)

No

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

This project will require the property owner to obtain the following permits from the City of Ellensburg: Site Development Permit, Fill and Grade Permit.

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.) [\[help\]](#)

The purpose of the proposed interim action is to observe the operation of a soil treatment component of a larger cleanup action that has yet to be implemented. We will evaluate the small scale design and implementation of this land treatment component as described in the Feasibility Study. The total area of excavation is approximately 1600 square feet and will be approximately 7 feet in depth. The estimated quantity of total material to be excavated is 414 cubic yards. This material will be placed into an area measuring approximately 10,125 square feet for land treatment.

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. [\[help\]](#)

- **Site Address: 1611 S. Canyon Road in Ellensburg, Kittitas County, Washington**
- **Location: Section 11, T 17 N, R 18 E, Willamette Meridian**
- **Kittitas County Assessor's Parcel Number: 958654**
- **The assigned Ecology identification numbers for this Site are:**
 - **Facility Site ID – 386**
 - **Cleanup Site ID – 4901**
- **The entire property is approximately 45,740 square feet or approximately 1.05 acres. The portion of the property on which the interim action will be performed measures roughly 270 feet long by 110 feet wide. The known site consists of**

approximately just less than two-thirds of the parcel from its south boundary northward. The property is bounded by private property to the north and south, by Canyon Road to the east, and by the BNSF Railway Company right-of-way to the west.

- See attached diagram.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

The slope across the site is approximately 0.0%.

- 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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

According to the USDA NRCS Soil Survey, the native soil generally consists of the Brickmill gravelly ashy loam. The soil logs derived from monitoring well installation and test pits show that the subsurface geology generally consists of medium to coarse, gravelly SAND and sandy, coarse GRAVEL and cobbles from the surface to about 10 feet bgs.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

The purpose of the proposed interim action is to evaluate the small scale design and implementation of a land treatment component of a cleanup option described in the Feasibility Study. The total area of excavation is approximately 2,200 square feet and will be approximately 6 feet in depth. The estimated quantity of total material to be excavated is 244 cubic yards. This material will be placed into an area measuring approximately 10,125 square feet for land treatment.

To perform this work, the area will be first cleared of any asphalt or other surface cover, and a lined and bermed area will be set up in the northern portion of the site to receive and treat contaminated soils (see figure). Following the site prep,

the top 3 feet of soil will be removed from this area, stockpiled adjacent to the excavation, and tested for the site contaminants of concern. However, if field indications of contamination are observed in any of the soil being removed (from the top three feet), these soils will be segregated out and placed in the landfarm area. Soil from below 4 feet to approximately 6 feet below grade will then be excavated and placed through a grizzly shaker to remove cobbles. The soil fraction passing through the grizzly will then be moved to the landfarm area and placed in a level, one foot thick lift. The cobbles removed by the grizzly will be returned to the hole along with the overburden soils (after receipt of analytical results confirmed that the soil stockpile is below applicable cleanup levels). Any free product observed on the groundwater surface in the excavation will be removed by adsorbent mats.

The treatment stockpile will be placed on the asphalt pavement and will be bermed using straw bales or equivalent materials. The soil in the landfarm area will be divided in quadrants and tested for TPH-d, TPH-g and BTEX. Fertilizer will be then be added and the soil will be turned over using a rototiller or other machinery. Once per week, the soil will be turned over. Water will be sprayed on the soils to keep them moist. After one month, the quadrants will be retested and additional rototilling or fertilizer applied as necessary, per quadrant, until cleanup levels are achieved. It is expected that soils will be at or below the Model Toxics Method A soil cleanup level within one to two months if done during the later spring, early summer. The soil remediated to or below the applicable Method A soil cleanup levels will be reused per the guidelines presented in Ecology's Guidance on the Remediation of Petroleum-Contaminated Sites (Ecol. Publ. No. 10-09-057).

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Erosion is expected to be minimal or nonexistent based on the nature of activities planned, the seasonal timing of field work, and the predominant surface cover. The soils to be treated will be temporarily stockpiled onsite on the asphalt surface. Other best management practices such as berming, and placement of silt fencing will be implemented to mitigate potential effects of erosion. Additional measures include placing two silt socks into the stormwater drain grating that is present along the west side of Canyon Road adjacent to the site.

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

Approximately 75 – 80% of the property is covered by impervious surface, either asphalt or concrete. About 50-60% of the property is expected to remain covered with impervious surface after the interim action.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Best management practices such as covering of soil piles berms, hay bales, sweeping, and silt fencing will be implemented to prevent or mitigate erosion or to prevent offsite impacts. The property is essentially flat. Stormwater grates on the property or adjacent to the property will be protected from runoff by stormwater filter guards (silt socks). Hay bales or equivalent materials may also be used to supplement prevention of sediment entry into the stormwater system.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

There may be incidental emissions during excavation and operation of the land treatment. The total volume of emissions is estimated to be about 288 pounds which is less than the threshold of 2 tons that would trigger an air permit.

A petroleum odor may be encountered but is expected to be similar what may be experienced under a routine leaking underground storage tank pull. The property is vacant. The land to the north and west is undeveloped and unoccupied. There is a gasoline station to the south, approximately 175 feet away. Canyon Road is to the east. There are businesses to the east including a gasoline station and a strip mall. The strip mall is approximately 210 feet to the east.

There will be no emissions to the air after the project is completed.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Plastic sheeting will be used to cover to the soil that is spread out for the land treatment, if odors are reported.

3. **Water** [\[help\]](#)

a. Surface Water:

- 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. [\[help\]](#)

The nearest surface water body is Bull Ditch (irrigation) which is located approximately 290 feet south-southwest of the southwest corner of the property. Bull Ditch empties into Wilson Creek which in turn flows into the Yakima River.

- 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. [\[help\]](#)

Work will not occur over or in Bull Ditch; however work will be performed within approximately 290 feet of Bull Ditch.

- 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. [\[help\]](#)

None

- 3) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 4) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

The entire property is reported as being within FEMA's Flood Insurance Rate Map (FIRM) Zone C, 100 year flood zone. Zone C (area of minimal flooding) is not in the special flood hazard area and will not require a floodplain development permit.

- 5) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No; all excavation materials will be contained onsite. The soils will be treated for reuse as Category II soils (for use above the water table). Asphalt removed from the excavation area, if any, will be segregated and piled onsite. There is no anticipated volume of discharge.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Groundwater withdrawal for construction dewatering or other purpose will not be required during the excavation activities. However, there may be incidental removal of very small quantities of groundwater associated with free product removal, if free product is encountered on the water table.

- 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. [\[help\]](#)

None; waste material will not 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. [\[help\]](#)

The planned work is not expected to substantially alter the existing stormwater runoff characteristics of the site. Other than the BMPs for onsite containment and management, no additional measures are planned. The BMPs will address containment of the temporary land treatment area, prevention of site trackout, and prevention of surface water runoff to the stormwater system.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

The soils in the land treatment area are expected to be temporarily stored (less than 90 days). With implementation of BMPs, entry of waste material to ground and surface waters should be prevented. Field activities during excavation and placement in the land treatment area will be observed. Ecology has stop-work authority if its personnel observe improper practices. Monitoring of the site can be performed by on-going periodic observation and observations will be reported to the potentially liable persons so corrective steps can be taken, if necessary.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No; the surface grade is expected to remain essentially unchanged.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Impacts to surface, ground and runoff water are not anticipated. Drainage patterns will not be impacted.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- 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? [\[help\]](#)

None anticipated with possible exception of minor grass.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None are known to exist 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: [\[help\]](#)

None; project work is not expected to impact wildlife.

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None are known.

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

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

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

fish: bass, salmon, trout, herring, shellfish, other _____

None were observed during any onsite activities or other times when the site was observed.

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None known.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

No; the site proper is not known to be part of a migration route.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None; project work is not expected to impact wildlife.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None are known.

6. **Energy and Natural Resources** [\[help\]](#)

- 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. [\[help\]](#)

None are known at this time

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

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: [\[help\]](#)

None are known at this time. Diesel engines can be shut off rather than having the engine idle for a long period.

7. Environmental Health [\[help\]](#)

- 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. [\[help\]](#)

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

Petroleum hydrocarbons consisting of diesel and gasoline are present in the soil and groundwater for former releases from the underground storage tanks and/or associated piping.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

Petroleum hydrocarbon-contaminated soils and groundwater will be encountered during the course of the excavation phase of the interim action.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

Fertilizer may applied to the petroleum-contaminated soils during the proposed land treatment to enhance degradation of the petroleum.

- 4) Describe special emergency services that might be required. [\[help\]](#)

None are expected to be required. A Health and Safety Plan is included in the Interim Action Work Plan.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

Worker exposure is expected to be prevented or mitigated by implementation of the work plan with an associated worker health and safety plan (HASP). The HASP will require Level D personal protective equipment at a minimum with contingency to upgrade to Level C with air-purifying respirator based on air monitoring. All workers onsite should be 40-hour OSHA-certified to recognize hazards and to perform work on an environmentally contaminated site.

- b. Noise [\[help\]](#)

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

An active rail line is present near the west boundary of the property on which the site is located. Canyon Road, a major arterial is present adjacent to the east side of the property.

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. [\[help\]](#)

Noise will be generated by earth-moving equipment such as a backhoe and a dump truck. Work hours onsite should typically be expected between 7:00 am and 6:00 pm.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Workers will wear ear protection. The contractor will operate their equipment in daylight hours typically between the hours of 0700 and 1800 Monday through Friday.

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The site is currently commercial though vacant. Historically, this property has been used as a gasoline station/convenience store. The land use zoning is expected to remain commercial although the specific final development use is unknown at this time.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

No

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No

c. Describe any structures on the site. [\[help\]](#)

The property has one building. See the building description on the Kittitas County assessor's webpage.

d. Will any structures be demolished? If so, what? [\[help\]](#)

Demolition of the existing building is not expected during the interim action. Demolition of portions of the concrete and/or asphalt surface cover may be performed prior to excavation of contaminated soils.

e. What is the current zoning classification of the site? [\[help\]](#)

Commercial

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

The City of Ellensburg's official zoning map (2009) shows the land designated as Commercial-Tourist (C-T).

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

None known

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

The description on the Kittitas County assessor's webpage shows the land designated as having a critical area: FEMA FIRM map designation as Zone C, 100 year floodplain. Additional consultation with the Department of Ecology, Central Region Office, SEA Program describes Zone C as an area of minimal flooding which is not in the special flood area and does not require a floodplain development permit.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Three to five people are expected to actively work onsite on the project for its expected one week duration for the soil excavation and creation of the land treatment area.

j. Approximately how many people would the completed project displace? [\[help\]](#)

None

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None proposed

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

Changes affecting land use are not proposed.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

None

9. **Housing** [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None

10. **Aesthetics** [\[help\]](#)

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

There are no structures proposed to be built other than the land treatment area that will consist of the bermed and lined area on which the contaminated soil will be placed. The soil will be placed on a single lift of about 1 foot thickness.

The areal dimensions of the land treatment area is 75 feet by 135 feet (approximately 10,125 square feet).

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None

c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

None

11. **Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Work will be performed during daylight hours.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Not required; no work is planned for the night time.

12. **Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

None

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None

13. **Historic and cultural preservation** [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [\[help\]](#)

No buildings are present on the property that are over 45 years old that are listed or eligible for listing. The public-facing WISSARD was reviewed.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

This property is private land and does not involve any state funding. There is no known evidence of these items of interest; however, a professional study has not been conducted on this specific property.

The project area is a commercial property that has housed a gasoline station/convenience store since at least the early 1990s. Development includes installation of underground storage tanks and associated piping system as well as various utilities throughout the site.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

The DAHP Predictive Model shows a high risk for potentially encountering archaeological resources. A cultural survey performed in 2015 on the property west of the railroad tracks identified a polygon of archaeological interest within 270 feet of the subject property. Four historic archaeological sites and and/or debris (isolates) were identified as existing within 600 feet of the subject property during the 2015 cultural survey.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

Work will be performed with an Inadvertent Discovery Plan (IDP) available to the field personnel. The IDP will be invoked if cultural materials are found.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

Canyon Road, a main arterial for Ellensburg, is situated roughly north-south near the east boundary of the subject property. The nearest state highway is Interstate 90.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

No

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

There is no requirement for creating new parking spaces under this proposal.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

No

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

None daily after completion of the project.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None required.

15. **Public Services** [\[help\]](#)

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

No

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None required.

16. **Utilities** [help]

- a. Circle utilities currently available at the site: [help]
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. [help]

No other utilities are proposed.

C. Signature [help]

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: John Mefford
Name of signee John Mefford
Position and Agency/Organization Cleanup Project Mgr. Dept. of Ecology
Date Submitted: 5/20/2019

D. supplemental sheet for nonproject actions [help]

(IT IS NOT NECESSARY to 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; pro-
duction, storage, or release of toxic or hazardous substances; or production of noise?

**The interim action is not expected to increase these listed effects other than the
temporary storage of petroleum-contaminated soils.**

Proposed measures to avoid or reduce such increases are:

**The contaminated soil will be stored in a temporary land treatment area on asphalt
and berming to keep contaminated soil within the treatment area. Best
management practices will be implemented to prevent or mitigate any potential
detrimental effects.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The interim action, properly implemented, is not expected to affect biota.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Not expected to be required.

3. How would the proposal be likely to deplete energy or natural resources?

The interim action is not expected to deplete energy or natural resources beyond what is typically required for a project of this type and scale.

Proposed measures to protect or conserve energy and natural resources are:

Engines can be shut off when the vehicles are not moving.

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?

The proposed interim action is not expected to invoke action required for preservation of areas.

Proposed measures to protect such resources or to avoid or reduce impacts are:

An Inadvertent Discovery Plan (IDP) will be onsite to guide field personnel who may encounter cultural materials. The IDP has provision for a stop-work decision that may be required to further evaluation.

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?

The interim action is not expected to affect land and shoreline use.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Not expected to be required since shorelines nor land use will be impacted.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

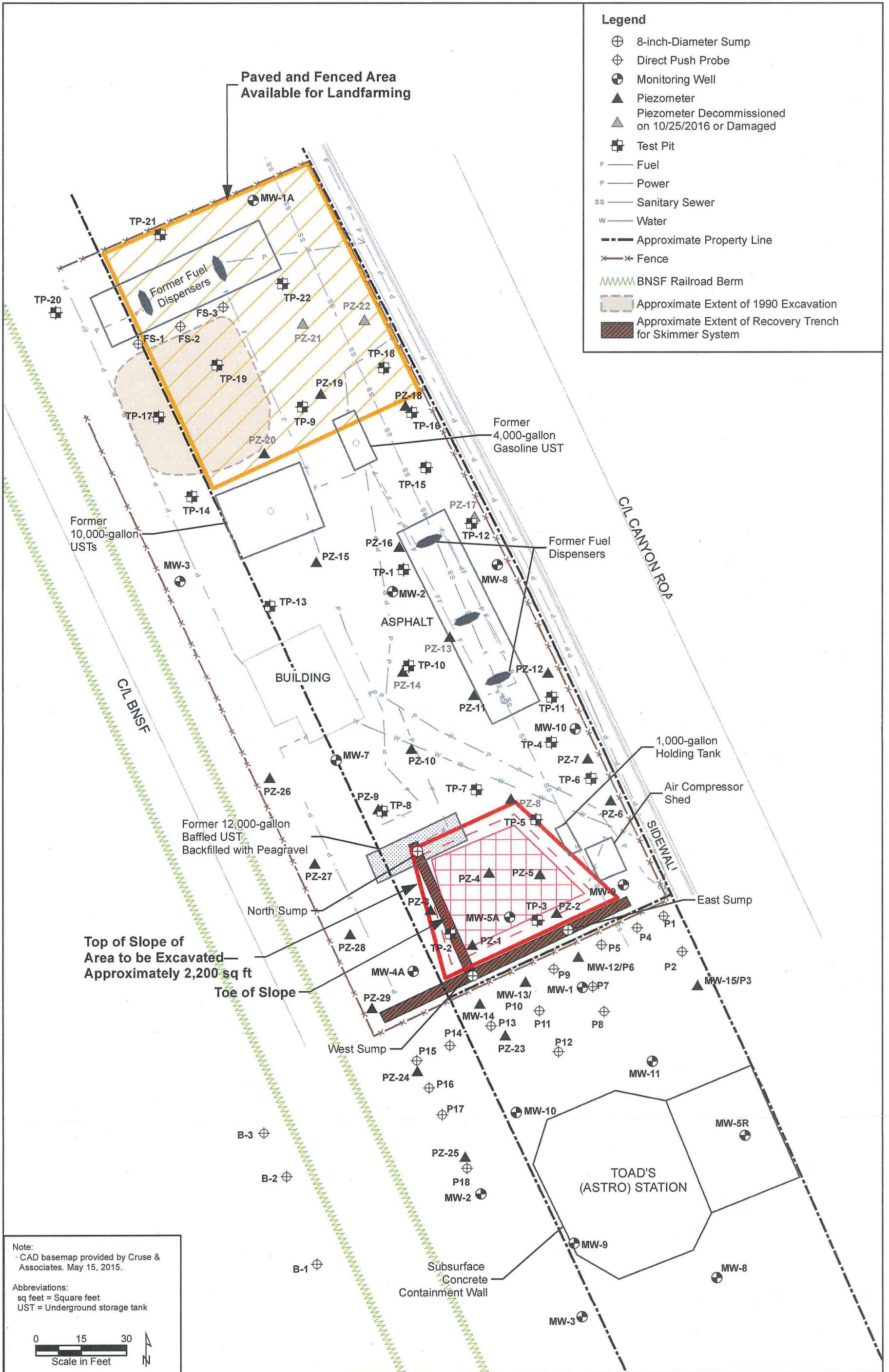
Not expected to be required since there will be no increased demands on these services or modes of service.

Proposed measures to reduce or respond to such demand(s) are:

Not expected to be required.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

This interim action is not expected to conflict with local, state, or federal laws or requirements for the protection of the environment.

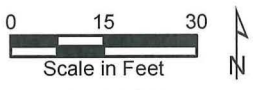


Legend

- ⊕ 8-inch-Diameter Sump
- ⊕ Direct Push Probe
- ⊕ Monitoring Well
- ▲ Piezometer
- ▲ Piezometer Decommissioned on 10/25/2016 or Damaged
- ⊕ Test Pit
- F Fuel
- P Power
- SS Sanitary Sewer
- W Water
- - - Approximate Property Line
- × × × Fence
- ||||| BNSF Railroad Berm
- ▭ Approximate Extent of 1990 Excavation
- ▭ Approximate Extent of Recovery Trench for Skimmer System

Note:
 - CAD basemap provided by Cruse & Associates. May 15, 2015.

Abbreviations:
 sq feet = Square feet
 UST = Underground storage tank



T:\GIS\Projects\CL-Ellensburg\WXDLandfarm Interim Action Work Plan\Figure 1 Site Map.mxd
 4/5/2019