WAC 197-11-960 Environmental 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:

Airport Kwik Stop Soil Vapor Extraction (SVE) Interim Remedial Action

- 2. Name of applicant: Washington Department of Ecology
- 3. Address and phone number of applicant and contact person:

CONTACT:

Doug Ladwig Washington Department of Ecology 4601 North Monroe Street Spokane, WA 99205 509/329-3440 email: dlad461@ecy.wa.gov

- 4. Date checklist prepared: June 28, 2012
- 5. Agency requesting checklist:

Washington Department of Ecology

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

Project construction will start in late August with start-up mid to late September.

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

A remedial investigation and feasibility study (RI/FS) is underway to establish the overall extent of the soil and groundwater contamination from a petroleum release at the Airport Kwik Stop. The FS will evaluate cleanup alternatives including a cost analysis. Pilot studies conducted during May of 2012 as part of the RI/FS verified soil vapor extraction (SVE) was a viable alternative to reduce the gasoline contamination identified in the soils. An interim action is proposed to reduce petroleum contamination in soils beneath the Airport Kwik Stop. By reducing the petroleum contamination source area at the Kwik Stop, groundwater beneath the project area will improve and petroleum product observed in down gradient monitoring wells will be reduced.

In the future, a final cleanup plan will select cleanup alternative(s) which will continue to reduce the petroleum contamination in soils and groundwater.

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

Several studies have been conducted as a result of discovering petroleum contamination beneath the Airport Kwik Stop. The studies include:

8	Site Characterization Report, Ione Petroleum Contamination	10/14/2010
0	Supplemental Site Characterization Report, Ione Petroleum Contamination	1/03/2011
•	Quarterly groundwater monitoring reports	10/14/2010 -present
6	Soil Vapor Extraction Pilot Test Report	6/11/2012
•	Remedial Investigation Feasibility Study	in progress
0	Interim Action SVE system operation Air Port Kwik Stop	planned
6	Cleanup Action Plan	planned

The petroleum impacted soils are located adjacent to Kwik Stop building around the dispenser island and portions of State Route 31, right-of-way. The aerial extent of the contamination comprises approximately 2500 square feet. The convenience store gas station is currently closed. The Airport Kwik Stop parcel comprises approximately 32,670 square feet or ³/₄ of an acre.

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. Unknown

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

Ecology proposes conducting an interim action to cleanup petroleum contaminated soils and groundwater. Government approvals or permits are exempt from procedural requirements in accordance with RCW 70.105D.090. However, Ecology will comply with substantive requirements for any exempted permits.

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.)

During May of 2012 pilot tests were performed to evaluate options for remediation of petroleum impacted soils identified beneath the Site. Test results suggested SVE is an appropriate remediation alternative for the reduction of concentrations of gasoline contamination in the unsaturated soils. The proposed interim action will reduce concentrations of petroleum in the unsaturated zone soils. The reduction of the petroleum concentrations in the soil will reduce the petroleum in groundwater beneath the Site.

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 Airport Kwik Stop is located approximately 1 1/2 miles south of Ione, WA on the Northwest corner of the intersection of Greenhouse, Dewitt Roads and State Route 31. The address of the Airport Kwik Stop is 2111 Highway 31, Ione, WA.

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 steepest slope on the property is located adjacent to Greenhouse Road and State Route 31. The slope is the direct result of the crown of the adjacent highway and county roads. The slopes are less than one percent adjacent to the right-ofways. The remaining portion of the property is relatively flat.

b. 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.

The soils on the site are classified as Sacheen loamy fine soils. The soils are made up of sand loamy fine sand. Drilling conducted on the site agrees with the soil classification. From drill cuttings, Courser sand/gravels were observed at greater depths near the soil water interface.

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

No

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

The plumbing and power for the SVE system will require excavation. Less than 20 yards of soil will be excavated to allow installation of the SVE plumbing and power. Soils excavated to accommodate the plumbing and power will be tested prior to reuse as backfill. Should contaminated soils be encountered, the soils will be stockpiled separately and scheduled for disposal offsite at an approved disposal facility. Excavated soils will be reused to restore the site, unless contamination is encountered.

All surface covers will be restored at the conclusion of the work.

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

 Not likely
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 25% of the Airport Kwik Stop property is currently covered with impervious surface. This will not change as a result of this project.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
 None Planned
- a. 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.

The SVE system will result in a limited amount of emissions during construction. Some dust due to excavation will likely occur along with equipment emissions during construction. Wetting will be used to suppress dust during construction. Petroleum contaminated soils may produce emissions. Should petroleum soils be encountered during excavation activities, soils will be stockpiled separately and covered. After construction, the SVE system will release treated soil vapor to the atmosphere. This vapor will be analyzed to verify complete contaminant destruction by the treatment system prior to discharge.

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

None to my knowledge

c. Proposed measures to reduce or control emissions or other impacts to air, if any: Volatile Organic Compounds extracted by the SVE system will be treated prior to discharge. Based on the Pilot tests conducted in May 2012, a catalytic oxidizer or similar treatment will be utilized to reduce the volatile content of the emissions.

3. Water

- a. Surface:
 - 1) Is there any surface water body on or in the immediate vicinity of the site (including year-around 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 Airport Kwik Stop is located approximately ¼ mile west of the Pend Oreille River. The proposed interim action will begin reduction of the threat to local residential water wells and the river. Groundwater flow direction is moving from the Airport Kwik Stop to the east southeast towards local residents and the Pend Oreille 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.

None anticipated

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

 None
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

None

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No, according to Pend Oreille County Flood map the Site lies outside of the 100-year flood boundary.
- 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 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.

Stormwater runoff is directed toward the lawn and open grass areas at the Airport Kwik Stop. Runoff from the area, where the SVE system and construction will occur, will not enter the injection well. Water from the construction area would most likely be directed to the grass and open areas of the site.

One injection well located on the north side of Greenhouse road, along the southern portion of the Kwik Stop property, in a gravel covered area, accepts storm runoff from Greenhouse road.

2)	Could waste materials enter ground or surface waters? If	so,
	generally describe.	
	Not likely	

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

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4.	P	ип	15

a.	Check or circle type	s 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? None

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

No threatened or endangered species reside in the project area. The project area is covered with buildings, pump island, concrete pavement, asphalt pavement and gravel. Human activity in the area would preclude threatened or endangered species from residing on the Site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

No vegetation will be disturbed during the construction or operation of the interim action. The project area will be restored to its original condition after construction is complete.

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:

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

The proximity to State Route 31, Green House Road and human activity on/or around the site, preclude any threaten or endangered species from residing on the project site. Threatened and endangered species have not been observed on the site; they possibly might migrate through the Site.

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Eagles have been observed flying around the river and over the site.

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

 Electrical energy and possibly propane will be utilized for operation of the SVE system.
- 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 proposed
- 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.

VOC emissions will be monitored and destroyed by treatment prior to discharge to the atmosphere, thus reducing the threat of fire, explosion or impacts to human health and the environment.

- 1) Describe special emergency services that might be required. None anticipated
- 2) Proposed measures to reduce or control environmental health hazards, if any:
 Emissions will be monitored documenting the VOC levels prior to
 treatment. A second sample will be collected at the discharge stack.

 Depending on the laboratory VOC results of the discharge stack sample,
 adjustments may be required to meet air quality standards prior to releases
 of treated effluent to the atmosphere.

b. Noise

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

Local traffic along Greenhouse and State Route 31 and airplane landings at Ione Airport would not interfere with operation of the SVE system. Operation of the SVE system would not likely affect traffic or airplane operation.

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 levels are anticipated to be minimal. Typical small SVE systems will

generate approximately 62dB within 3 to 3.5 feet of the treatment system compound.

3) Proposed measures to reduce or control noise

impacts, if any:

The SVÉ blower(s) will be located in a construction trailer utility shed, or a fenced enclosure. Measures will be taken to mitigate noise based on the final system design.

8. Land and shoreline use

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

The site consists of a closed convenience store and fueling facility. Historically, a portion of the site also was used for overnight camping. Surrounding properties include:

- Ione Airport
- single family residences
- restaurant
- rental storage units
- vacant land.

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

Unknown

c. Describe any structures on the site

The convenience store is an A frame structure with a partial basement. The current convenience store building is the result of several add-ons. A wood framed single story slab on grade garage/shop is located to the west, directly behind the store. Farther to the west a concrete containment houses the above ground storage tanks used petroleum storage and distribution. Currently the tanks do not contain fuel.

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

Not to my knowledge

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

Commercial

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

R-5 rural five – five acre minimum lot size

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

NA

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Not to my knowledge

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:
 Not planned
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project is temporary to facilitate remediation of petroleum contamination. At the conclusion, the SVE system will be decommissioned and removed. The disturbed surfaces at the Site will be restored to original condition.

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

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

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

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? Should a structure be required, it may be a small portable wood framed storage building or trailer. The structure would be smaller than the adjacent structure.
- **b.** What views in the immediate vicinity would be altered or obstructed? The SVE equipment would not obstruct any views. The equipment will be installed near the existing structures on the property.
- c. Proposed measures to reduce or control aesthetic impacts, if any:

 The interim action should not require any measures to reduce or control aesthetic impacts. No impacts to aesthetics are anticipated from the construction/operation of the interim action.

11. Light and glare

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

There should be no light or glare coming from the SVE system. Depending on how the system is constructed, there may be visible electrical panel lights. These lights should not produce a glare. There are no plans for exterior lighting around the SVE system.

b. Could light or glare from the finished project be a safety hazard or interfere with views? Not likely

- 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 planed

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? The Pend Oreille River is located approximately ½ mile east of the Site. The river provides boating, fishing and camping opportunities. The Site is located approximately 1 ¾ miles east of the Colville National Forest which provides a number of other recreational opportunities.
- 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:

No impacts expected -no measures planned

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.

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

 Not aware of any landmarks, historic, archaeological, scientific or cultural landmarks which would be impacted by the operation of the SVE system. The site included a convenience store/gas station prior to the proposed interim action. There will be no ground disturbed that was not previously impacted during the original construction of the Site.
- c. Proposed measures to reduce or control impacts, if any: None expected and no measures planned

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.

State Highway 31 borders the Site to the east. Greenhouse Road borders the Site to the south. Greenhouse Road intersects Hwy 31 near the southeast corner of the property. On the east side of highway 31 Greenhouse changes name to Dewitt Road.

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

There is no public transit in the area. The distance to the nearest transit stop is unknown.

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

There would be no parking places created or eliminated as a result of the project.

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, streets or improvements to existing roads or streets will be required as a result of the interim action.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project is located north of the Ione Airport along the north side of Greenhouse Rd. The Pend Oreille Valley Railroad tracks are located approximately ½ mile west of the site; and the Pend Oreille River is located ¼ mile to the east. There are no plans to use rail, air or water transportation.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The first month operation will require one-to-two vehicles making weekly trips to the site. The trips will be reduced to twice a month for the following three months for one-to-two vehicles. The next eight months are anticipated to be monthly site visits for one-to-two vehicles.

g. Proposed measures to reduce or control transportation impacts, if any: None expected and no measures planned

15. Public services

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

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.

Electrical power for operation of the SVE system is the only service that will be required. The power will be supplied by Pend Oreille County PUD. A pad mounted transformer is located on the property. The transformer likely can be used to supply power to the proposed SVE system. Limited excavation work will be required during installation of the SVE plumbing to wells and to connect to the transformer.

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: Koul Selve

Date Submitted:

7-23-12

TO BE COMPLETED BY APPLICANT

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.



DETERMINATION OF NONSIGNIFICANCE (DNS)

Description of Proposal:

Construct and operate a Soil Vapor Extraction system (SVE) to reduce petroleum contamination indentified in soils beneath the Site; thus reducing groundwater contamination beneath the Site and down gradient of

the Site.

Proponent:

Washington State Department of Ecology

Location of Proposal:

The Airport Kwik Stop (Site) is located at 2111 Highway 31, approximately 1 1/2 miles south of Ione, WA. The Site is located in the SE 1/4, of the SE1/4 of Section 7, Township 37 N, Range 43 E.W.M., in Pend

Oreille County, Washington.

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 the Environmental Checklist and other information on file with the lead agency. This information is available to the public on request.

	There	is n	10	comment	period	for	this	DNS.	
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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 V for 14 days from the date below. Comments must be submitted by August 29, 2012.

Responsible Official: Michael A. Hibbler

Position/Title:

Toxics Clean-up Program, Section Manager

Address:

4601 North Monroe Spokane, WA 99205-1295

Date: July 31, 2012 Signature: