

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:

Bothell Service Center Consent Decree Amendment for Wexler Settlement Area (Former Als Auto Bothell Wexler)

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

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

Ms. Nduta Mbuthia
City of Bothell
18415 101st Avenue NE
Bothell, WA 98011
425-486-2768

Mr. John Kane
Kane Environmental, Inc.
PO Box 31936
Seattle, WA 98103
206-691-0476

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

May 1, 2019

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

Washington State Department of Ecology

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

Excavation work is currently scheduled to begin in 2019. Remedial action will start after completion of public comment period held by Ecology, and is estimated to continue, including groundwater compliance monitoring as part of the overall BSCSS monitoring program.

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 proposed work will require compliance groundwater monitoring. This SEPA Checklist is for the MTCA remedial actions for the Wexler Settlement Area.

Upon completion of major remediation activities, the land will be sold by the City of Bothell for redevelopment.

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

A report detailing the environmental conditions at the site and the proposed cleanup action, titled *DRAFT Remedial Investigation / Feasibility Study / Cleanup Action Plan*, dated May 2019 and the Draft Cleanup Action Plan were prepared by Kane Environmental, Inc. The reports include past and current site characterization data including soil and groundwater testing through 2019, and details for the Preferred Alternative for remedial action at the site.

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.

[\[help\]](#)

Water Discharge Permit – The existing water discharge permit for King County Department of Industrial Waste will be utilized (since the petroleum is commingled with HVOCs) to place

groundwater pumped from the soil excavation pit into the sanitary sewer. The pit water will be treated prior to discharge into the sanitary sewer through activated carbon canisters prior to discharge. A construction surface water general permit is not required since the work site is less than an acre and there is no direct discharge to a stream.

Soil Disposal – If found to be commingled (TPH & HVOC), the excavated soil may require disposal under a Contained-In designation from the Washington State Department of Ecology for transport and disposal of the soils as non-hazardous waste in a Subtitle D landfill. If the soils are found to have TPH impact only, they will not be characterized as contained in. Although not likely to be found, soil exceeding 19 parts per million (ppm) will be managed as hazardous waste and will be manifested and transported to an appropriate disposal facility.

Grading Permit – If necessary, a grading permit will be obtained from the City of Bothell for soil excavation.

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

This proposed amendment to the Bothell Service Center Simon & Son (BSCSS) consent decree incorporates a project that will remediate soil and groundwater contaminated with petroleum hydrocarbons from a former gasoline service station (Wexler) that resulted in commingling of the HVOC plume from BSCSS. The Wexler Settlement Area has a commingled groundwater plume from the western adjacent Bothell Service Center Simon & Sons Site (BSCSS) that has halogenated volatile organic compounds (HVOCs) traced to a release or releases of dry cleaning solvents from a former dry cleaning operation on the BSCSS property. The Wexler Settlement Area cleanup will consist of excavation and off-site disposal of petroleum-contaminated soil and pumping groundwater from the excavation into a 7,000-gallon temporary poly tank. The water in the tank will be treated through activated carbon canisters prior to permitted discharge into the sanitary sewer. Soil will be transported by truck to a licensed landfill. The excavation will be restored with clean fill material (gravel borrow mind from a quarry). Prior to filling the excavation, approximately 1,000-gallons of the bioremediation product, Carbstrate, will be placed in the excavation to enhance the remedial action of the HVOCs found in groundwater from the commingled plume on the Wexler Settlement Area 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. [\[help\]](#)

This project site is located within the BSCSS site, in a portion of parcel number 945720-0050 Bothell, Washington.

Figure Attached:

Site Plan

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

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

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

The vacant site is upland from the Sammamish River and is currently covered in asphalt and concrete. The former State Route 522 runs east-west through the southern portion of the site.

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

The site is level in the northern portion with an approximate 3% grade to the south toward the Sammamish River.

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

There are no significant slopes on the site, nothing greater than 3% slope towards the river.

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. [\[help\]](#)

Silt, sandy silt with mixed gravels (alluvium) with dense glacial till at approximately 55 feet below ground surface

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

There are no surface indications or history of mass wasting or landslides (unstable soils) on the site or in the vicinity of the site.

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. [\[help\]](#)

Petroleum contaminated soil excavation and excavation pit water pumping are proposed for this project, where petroleum hydrocarbon soil concentrations exceeding the Washington State Department of Ecology Model Toxics Cleanup cleanup levels will be removed. Approximately 1,200 tons of soil will be removed from an approximate 1,000 square foot area and 2,000 gallons of groundwater will be pumped from the excavation pit. Clean fill (gravel borrow) will be placed in the excavation and restored to current at-grade conditions.

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

The proposed excavation area is surrounded by asphalt and concrete. As a preventative measure, a silt fence will be placed downslope from the excavation area and all on-site storm drains will be covered with filter fabric.

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

Approximately 90% of the site is currently covered by asphalt and concrete, with the last 10% covered with gravel.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
BMPs for erosion control and stormwater protection will be implemented for any soil excavation activity on the site, such as covering soil stockpiles with plastic and installing storm catch basin socks

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. [\[help\]](#)

Equipment and vehicle emissions and potential for generation of dust during excavation activities are expected during the remedial action activity. A limited number of equipment will include diesel powered drill rigs and excavators. The equipment will emit carbon dioxide, carbons monoxide and diesel emissions. Dust will be mitigated with a water truck during the removal of surficial concrete and asphalt if the weather is warm and dry. Other vehicles and cars will be used by workers for travel to and from the site.

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

None. There are no regional air quality limitations in this area.

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

Management practices that will be used to reduce or eliminate dust include covering soil stockpiles with plastic and the use of a water truck during dry weather conditions. All vehicles will have weekly maintenance to ensure optimum operating conditions.

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 Sammamish River is located approximately 800 feet to the south of the site. Horse Creek is located to the west of the site and flows in a southerly direction to the Sammamish River.

Furthermore, the segment of Horse Creek near the site is isolated by a membrane.

Groundwater flows away from Horse Creek in a southeasterly direction. No other surface water features are on or in the vicinity of the site.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

Horse Creek is located to the west of the site across 98th Ave NE within 800 feet of the site. However, none of the remedial action activity will impact the creek since it is all occurring more than 500 feet to the east of 98th Ave NE.

- 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.

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

No.

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

No. King County iMap <http://gismaps.kingcounty.gov/iMap/?mapset=hazards>

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

No. Onsite catch basins will be protected with installed socks to prevent turbid stormwater from entering the stormwater system while excavation and drilling activities are taking place. No catch basins will be blocked and all will be protected with socks.

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. [\[help\]](#)

No groundwater will be withdrawn from a well for drinking water. Groundwater monitoring wells will be installed for compliance groundwater monitoring associated with the cleanup as part of the overall BSCSS monitoring program, in addition to the ones already in place at the site, and groundwater will be periodically sampled for chemical analysis only. Groundwater will also be withdrawn within the excavation pit, treated through activated carbon prior to permitted discharge. Withdrawal of groundwater is for the groundwater compliance sampling and remedial action only.

- 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.

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. [\[help\]](#)

Water collecting from a rain event within the excavations, including stormwater, will be collected and stored onsite in a temporary holding tank, then tested prior to offsite disposal or permitted disposal to sanitary sewer. This water will not be released to groundwater or surface waters. All other runoff water will be unaffected by the remedial action.

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

Waste materials could enter the stormwater catch basins, but all catch basins will have socks installed to remove any waste materials from entering the stormwater system.

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

No.

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

Excavations will be dewatered as necessary. Refer to 3 c 1 Water Runoff, above.

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

None. The site is unvegetated.

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

The site is unvegetated.

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

None. There are no threatened or endangered plants on the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

None. There will be no land disturbance associated with this remedial action other than targeted soil excavation, drilling vertical borings for the installation of groundwater monitoring wells.

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)
None.

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: Pigeons and Crows

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

fish: bass, salmon, trout, herring, shellfish, other Chinook Salmon, Coho Salmon, Sockeye Salmon, Steelhead, cutthroat trout and rainbow trout have been observed at the Horse Creek confluence with the Sammamish River.

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)
Chinook Salmon migrate up and down the Sammamish River.

c. Is the site part of a migration route? If so, explain. [\[help\]](#)
No. The site is entirely covered in concrete and asphalt and no known bird or other species migration routes are present at the site. The remedial action will not impact migration routes.

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
None.

e. List any invasive animal species known to be on or near the site. [\[help\]](#)
None.

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.

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.

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. [\[help\]](#)

This project involves construction related to soil excavation, and removal for offsite disposal, of soil containing petroleum hydrocarbons, with concentrations of HVOCs in the soil and groundwater due to the commingled PCE plume from the BSCSS site. There are potential risks to workers from petroleum hydrocarbons and PCE and its breakdown products TCE, cis-1,2 DCE and Vinyl Chloride vapors during site remedial action activities that will be addressed in the Health & Safety Plan for the remedial action. There are no other toxic chemicals that will be used at the site. Health & Safety protocols will be strictly enforced to be sure there are no adverse impacts to human health and the environment. A Surface Water Pollution Prevention Plan (SWPPP) and an Erosion Control Plan will be completed prior to starting any remedial action at the site.

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

For this remedial action, the primary contamination at the site is a result of a release of petroleum hydrocarbons from a former gasoline service station along with commingled PCE and daughter products are located in subsurface soil and groundwater from the BSCSS site.

The extent of the petroleum hydrocarbon contamination is presented in the draft Remedial Investigation/Feasibility Study report for the Wexler Settlement Area site.

- 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. [\[help\]](#)
- 3)

There is a gas meter at the northwest corner of the former BSCSS building, but the natural gas service was disconnected in the Summer 2016 prior to the BSCSS building demolition. There is a gas line in 98th Ave NE, but it is located toward the center of the street and will not be impacted by remedial action activities. There is also a gas line along Bothell Way NE, but it will not be impacted by the remedial action. A public and private underground locate will be conducted for any work conducted on the Wexler Settlement Area.

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

Some limited equipment including excavators and related support vehicles may need intermittent refueling during remedial action activities, but toxic or hazardous chemicals, and fuel, will not be stored at the site.

- 5) Describe special emergency services that might be required. [\[help\]](#)
None anticipated. Standard emergency services such as 9-1-1.

6) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)
Appropriate personal protective equipment (PPE) and practices laid out in a Health & Safety Plan (HASP) will be used during site activities and established site access control.

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

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

Traffic noise from Bothell Way NE and 98th Ave NE, but we expect this to be minimal. Ambient noise from excavators, drill rigs and support vehicles will be generated during approved work hours during the remedial action. The short-term construction noise will adhere to City of Bothell noise regulations. There are no long-term noise issues related to the remedial action.

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. [\[help\]](#)

Traffic and excavation equipment operation will cause noise during normal work hours (7 am through 6 pm). No other excessive or ongoing noise associated with the project is anticipated.

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

Work will be conducted during normal business hours.

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 vacant. No structures are located on the site. Adjacent properties include additional commercial uses and residences to the north of the site. The project will not affect current land use at the site, or on nearby or adjacent properties.

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 agricultural uses, site is not known to have ever been used for agricultural purposes.

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 site is vacant.

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

No. There are no structures on the Wexler Settlement Area property.

e. What is the current zoning classification of the site? [\[help\]](#)
The site is zoned Commercial by the City of Bothell. Reference: King County Parcel Viewer

f. What is the current comprehensive plan designation of the site? [\[help\]](#)
DC – Downtown Core Reference: City of Bothell Comp Plan 2015

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
Not applicable, because the property is not within the shoreline designation. Reference: King County iMap

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)
No. Reference: King County iMap

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
No change, the site is vacant.

j. Approximately how many people would the completed project displace? [\[help\]](#)
None. No change.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
Not applicable, no one is being displaced.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)
None. Project will not change property configuration.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)
Not applicable, no agricultural or forest land on or adjacent to the site.

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

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)
None. This is not a housing project.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)
Not applicable, this is not a housing project.

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)
Not applicable, this is not a housing project.

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? [\[help\]](#)
No buildings are to be demolished, constructed, or modified, as part of this project.

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

None.

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

Not applicable, no change.

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

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

None. Work during daylight hours, no sources of light or glare.

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: [\[help\]](#)

None. Work to be completed during daylight hours.

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

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

The site is vacant.

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. [\[help\]](#)

The site is vacant.

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. [\[help\]](#)

None known.

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.

[\[help\]](#)

None.

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. [\[help\]](#)
None. If resources are discovered, appropriate agencies will be contacted.

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. [\[help\]](#)
Access to the site will be from the former/vacated State Route 522/ Transit access road that runs east-west through the site, with access to the site through security fences. A traffic control plan will be submitted to the City of Bothell detailing traffic and pedestrian control measures to be implemented as needed during the duration of the project.

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? [\[help\]](#)

The site is accessed by King County Metro Transit bus route, which travels on 98th Ave NE and Bothell Way NE.

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

This proposed project will not affect the number of parking spaces.

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. [\[help\]](#)

None.

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? [\[help\]](#)

The number of vehicular trips per day will not be affected by the completed project, since the site is vacant.

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.

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

None.

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.

16. **Utilities** [\[help\]](#)

a. Circle utilities currently available at the site: [\[help\]](#) None
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

c. 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. [\[help\]](#)
None.

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:



Name of signee: John Kane

Position and Agency/Organization: President, Kane Environmental, Inc.

Date Submitted: May 1, 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; 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.



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE

Date of Issuance: August 26, 2019

Lead agency: Department of Ecology, Toxics Cleanup Program, Northwest Regional Office,
Uplands Unit

Agency Contact: Jerome Cruz, jerome.cruz@ecy.wa.gov, 425-649-7094

Permit Number: NA

Description of proposal:

This proposed amendment to the Bothell Service Center Simon & Son (BSCSS) consent decree incorporates a project that will remediate soil and groundwater contaminated with petroleum hydrocarbons from a former gasoline service station (Wexler) that resulted in commingling of the HVOC plume from BSCSS. The Wexler Settlement Area cleanup will consist of excavation and off-site disposal of petroleum-contaminated soil and pumping groundwater for permitted discharge into the sanitary sewer. Soil will be transported by truck to a licensed landfill. The excavation will be filled with Carbstrate bioremediation agent and restored with clean fill material (gravel borrow mined from a quarry).

Location of proposal: This project site is located within the BSCSS site, in a portion of parcel number 945720-0050 Bothell, Washington.

Applicant/Proponent:

Ms. Nduta Mbuthia
City of Bothell
Nduta.Mbuthia@bothellwa.gov
425-486-2768
18415 101st Avenue NE
Bothell, WA 98011

Ecology has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW

DETERMINATION OF NONSIGNIFICANCE

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August 26, 2019

43.21C.030(2)(c). We have reviewed the attached Environmental Checklist. This is available at: <https://apps.ecology.wa.gov/gsp/CleanupSiteDocuments.aspx?csid=427>

This determination is based on the following findings and conclusions:

Project shall achieve environmental remediation of contaminated land in accordance with Model Toxics Control Act. Cleanup Action Plan and associated work plans contain best management practices and health & safety procedures that will address possible short term impacts associated with cleanup construction activities.

The comment period for this DNS corresponds with the comment period on an amendment to the Bothell Service Center Simon & Son Consent Decree which will end on September 24, 2019.

Responsible official:

Robert W. Warren
Northwest Regional Office Section Manager
Toxics Cleanup Program
Department of Ecology
3190 - 160th SE Bellevue, WA 98008
(425) 649-7054

Signature



Date

8/9/19

This SEPA decision may be appealed in conjunction with an appeal on the underlying agency action. In this case, the permit, rule amendment, plan, order or other may be appealed by the applicable citation and summary of timeline.