STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
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STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE

Date of Issuance: October 29, 2019

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

Agency Contact: Sunny Becker, sunny.becker@ecy.wa.gov, 425-649-7187

Permit Number: NA

Description of proposal:

The RiversideTPH site underwent interim cleanup actions to remove petroleum contaminated soil by dig and haul in 2010 and 2017 respectively. The City proposes that these interim actions be adopted as the final cleanup action for the site. Most of the Riverside TPH site is now under State Route (SR) 522. Portions of the property North of SR 522 will be redeveloped as part of the City's overall Downtown Revitalization Plan. Portions of the property South of SR 522 are currently used for unpaved parking.

Location of proposal:

The project is located within the City of Bothell's historic downtown area, approximately 200 feet south west of the main intersection with SR522, Bothell Way NE and Main Street.

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 43.21C.030(2)(c). We have reviewed the attached Environmental Checklist and Final Cleanup Action Plan. This is available at: https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=6240

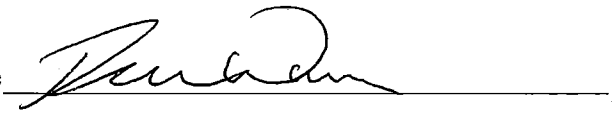
This determination is based on the following findings and conclusions:

No adverse impacts to the environment identified in SEPA review checklist and cleanup action plan. Work consists of removing the site from Ecology's hazardous waste site list.

The comment period for this DNS corresponds with the comment period on the Bothell RiversideTPH Agreed Order which ends on November 28, 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 10/29/19

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

SEPA CHECKLIST
CITY OF BOTHELL

ENVIRONMENTAL CHECKLIST
WAC 197-11-960

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help the applicant and the agency identify impacts from the project proposal and to help the agency decide whether an EIS is required.

BACKGROUND INFORMATION

1. Name of proposed project, if applicable:

   Riverside Site, TPH Area Final Cleanup

2. Name of applicant:

   City of Bothell

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

   Nduta Mbuthia
   Capital Projects Engineer
   City of Bothell Public Works
   18415 – 101st Ave NE
   Bothell, WA 98011
   425-806-6829

4. Date checklist prepared:

   January 28, 2019

5. Agency requesting checklist:

   Department of Ecology

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

   N/A

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

   None

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

Environmental Information that has been prepared in the past includes:

- **Phase II Environmental Site Assessment Riverside Property Bothell, Washington (HWA GeoSciences, July 2008)**
- **Bothell Riverside Remedial Investigation/Feasibility Study Work Plan (HWA GeoSciences, July 2009)**
- **Bothell Riverside Remedial Investigation/Feasibility Study Report Revision No. 0, (Parametrix, November 2009)**
- **Focused Feasibility Study, Bothell Riverside (HWA GeoSciences, July 2012)**
- **Interim Action Work Plan, Bothell Riverside (HWA GeoSciences, January 2013)**
- **Final Remedial Investigation Report, Bothell Riverside Site, Bothell, WA (HWA Geosciences, Oct 9, 2015)**
- **Feasibility Study Rev 2, Bothell Riverside TPH Site, Bothell, WA (HWA Geosciences, Feb 5, 2016)**

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.

There are currently no other applications for other proposals pending

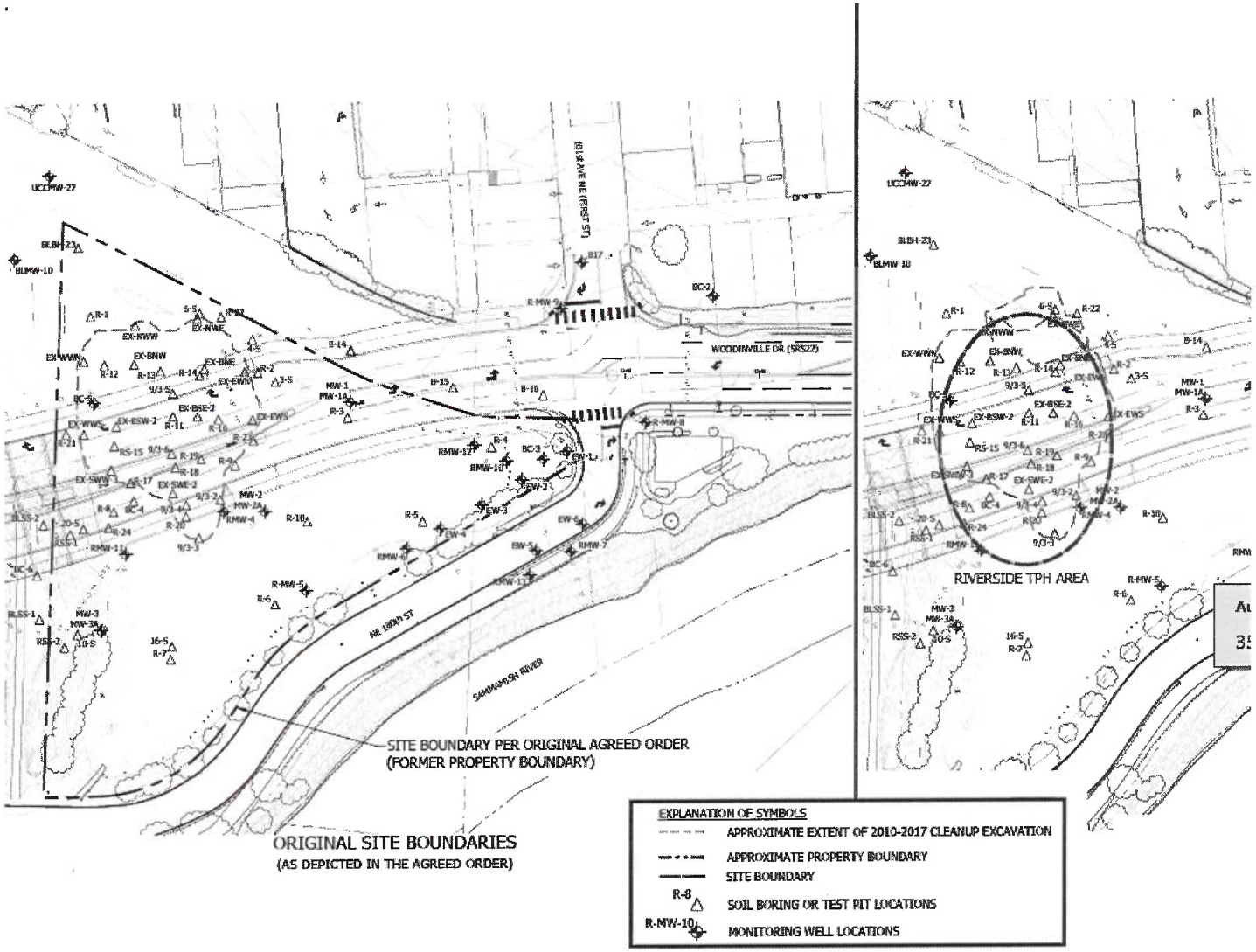
10. List any governmental approvals or permits that will be needed for your proposal, if known.

N/A

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site.

The Riverside Site TPH area underwent interim cleanup actions to remove petroleum contaminated soils by dig and haul in 2010 and 2017 respectively. The City proposes that these interim actions be adopted as the final cleanup action for the site. Most of the Riverside Site TPH Area is now under State Route (SR) 522. Portions of the property North of SR 522 will be redeveloped as part of the City's overall Downtown Revitalization Plan. Portions of the property South of SR 522 are currently used for unpaved parking. Exhibit 1 below shows the site (TPH Area).

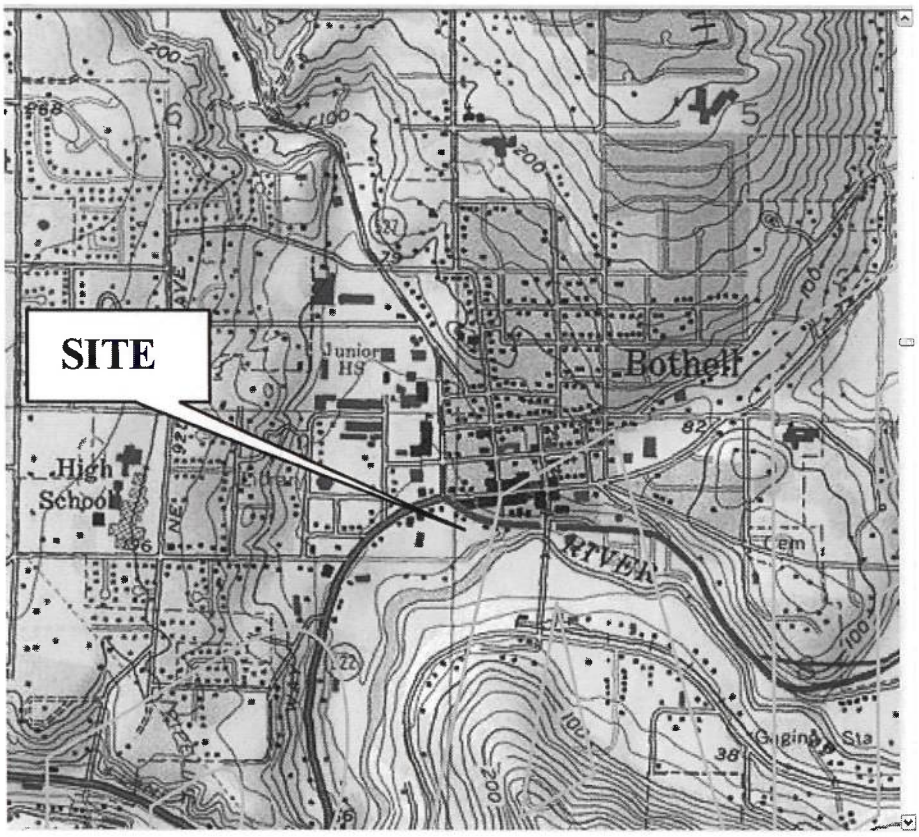
Exhibit 1 – Proposed Interim Action No. 2 at Riverside Site



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 project is located within the City of Bothell's historic downtown area, approximately 200 feet southwest of the main intersection with SR522, Bothell Way NE and Main Street.

Exhibit 2 – Vicinity Map



ENVIRONMENTAL

1. Earth

a. General description of the site (underline); **flat**, rolling, hilly, steep slopes, mountainous, other

The project area is flat undeveloped areas generally sloping to the south

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

The steepest slope within the project area is approximately 0.5%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Soil at this site typically consists of approximately four to nine feet of silty sand to sandy silt fill with occasional debris over alluvial soil consisting of inter-bedded silt, sandy silt, peat, and silty sand to a depth of 20 to 25 feet below ground surface

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

The project area lies in the general vicinity of liquefaction-prone deposits, which are mapped on the City's critical areas maps. In addition, the area, similar to most of the Puget Sound, lies within a Seismic Zone 3, as rated by the International Building Code Council.

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

Neither grading nor filling is part of this proposal

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

Temporary erosion may occur during construction due to ground disturbance by the equipment. Erosion control will be achieved through standard Best Management Practices (BMPs)

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

Approximately 80 percent of the site will be impervious. The northern portion of the site will be redeveloped into multi-use buildings, the middle portion will carry the east-west state route 522 roadway, while the southern portion will be used as a parking area for the redeveloped/expanded park.

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

Temporary erosion control measures (e.g. filter fabric over catch basins, straw wattles and temporary water quality facilities) will be used during construction, consistent with the State Department of Ecology's 2005 Stormwater Manual for Western Washington.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Intermittent and temporary fugitive PM_{10} emissions from construction vehicles and equipment could be noticeable. When the project is completed, the emissions would cease.

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

No

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The overall project will include typical mitigation measures to minimize short-term air quality effects caused by dust and heavy equipment emissions. Mitigation measures include:

- **Requiring all construction crews and contractors to comply with Puget Sound Clean Air Agency (PSCAA) regulations for dust control during construction.**
- **Maintaining the engines of construction equipment according to manufacturers' specifications.**
- **Minimizing idling equipment while not in use**

3. Water

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.

The Sammamish River is located approximately 300 feet to the south of the project area.

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.

No, the project lies north of the Sammamish River and is separated by a 30 ft asphalt roadway. The creek to the west is entirely contained within an existing. No impacts will occur to either water body, and no in-water work is proposed.

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.

No surface water withdrawals or diversions are planned

5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The project does not involve any direct discharge of waste materials to surface waters

b. Ground Water:

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.

N/A

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater runoff generally infiltrates the ground within the project area, since the area is mostly a pervious gravel lot.

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

No. Minimization Measures (MMs) and Best Management Practices (BMPs), will be implemented and maintained throughout the construction period.

d. Water Reduction/Control

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

Bothell has an adopted Surface Water Management Plan (2011), and construction will implement erosion and surface water run-off included in the plan. Minimization Measures (MMs), Best Management Practices (BMPs) will be implemented and maintained throughout the construction period.

4. Plants

a. Check or circle types of vegetation found on the site:
___ deciduous tree: alder, maple, aspen, other

___evergreen tree: fir, cedar, pine, other
_X_ shrubs
_X_ grass
___ pasture
___ crop or grain
___ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
___ water plants: water lily, eel grass, milfoil, other
___ other types of vegetation

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

None, the work area is mainly a gravel lot

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

There are no plant species of federal concern or species included in the Washington Natural Heritage Program database in the project area.

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

None

5. Animals

a. Underline 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 _____

Note: Common species such as mallard ducks, Canadian geese, northern shovlers, squirrels, and moles are found near the project area, particularly at the Sammamish River waterfront and Bothell Landing Park area.

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

No threatened and endangered species are within the project area. However, threatened and endangered species within the Sammamish River area include the following species: Puget Sound Chinook salmon, bull trout, and steelhead.

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

The project area is located within the Pacific Coast Flyway. This intercontinental migration corridor includes the entire Puget Sound costal region and supports a variety of species, including threatened and endangered species.

d. Proposed measures to preserve or enhance wildlife, if any:

None necessary

6. Energy

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.

Electricity and petroleum fuels may be used to operate construction equipment.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No above ground features are proposed that would block sunlight.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None

7. Environmental Health

a. Health Hazards

1. 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.

No

i.) Describe special emergency services that might be required.

The project will not create a need for additional emergency services.

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

None

b. Noise

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

   Noise in the area is generated primarily from traffic, but this noise will not affect the project.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

   Construction vehicles and equipment will generate temporary (short-term) noise during day time hours. Long term, the noise levels will be restored to prior condition upon project completion.

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

   None needed

8. Land/Shoreline Use

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

   State Route 522 passes through the Site. Current use of the Site (south of SR-522) is a gravel parking lot; the portion north of SR-522 are vacant. Adjacent land uses include a variety of retail, general commercial, and civic uses.

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

   No

c. Describe any structures on the site.

   There are none

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

   No

e. What is the current zoning classification of the site?
   DC (Downtown Core)

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

   The project area is located within the comprehensive plan land use designation below:

   - **Downtown Core (DC)**

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

Not applicable

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

No

i. Approximately how many people would reside or work in the completed project?

None

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

None required

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

None needed

9. Housing

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

None

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

None

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

None needed

10. Aesthetics

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

Not applicable

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

None

c. Proposed measures to reduce or control aesthetic impacts, if any:

None needed

11. Light and Glare

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

None

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

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 needed

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

The southern tip of the site is located on a small portion of the gravel lot at the Park at Bothell Landing. The Sammamish River Trail is located to the south of the project area. These amenities offer both passive and active recreation opportunities, including rollerblading, walking, jogging, and cycling. In addition, the Park at Bothell Landing includes playgrounds, restrooms, parking facilities, and an amphitheater. The 12-acre park is used as by bicyclists and walkers that pass through on the Sammamish River Trail

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:

None required

13. Historic/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.

No individual properties in the project area or adjacent to the project are listed in the National Register of Historic Places and no properties or districts have been previously determined eligible for the National Register.

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

None

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

The project will not impact any historic, cultural, or archaeological resources.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The Site is located to the north of and underneath SR 522

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

No

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

Not applicable

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private)

No

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

No

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

None

g. Proposed measures to reduce or control transportation impacts, if any:

None needed

15. Public Services

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

No

b. Proposed measures to reduce or control direct impacts on public services, if any.

None needed

16. Utilities

a. Underline 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.

None

Signatures

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to makes its decision.

Submitted by (Signature): Ndute Mbuthia

Date: 2/7/19

Reviewed by (Signature):

Date: 2/7/2019