



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:

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

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

Big B Mini Mart, Agreed Order for implementation of the Cleanup Action Plan (CAP).

The Draft Cleanup Action Plan (DCAP) is being completed under the existing Agreed Order and, after approval, will be finalized into a CAP. The CAP will be implemented under a new Agreed Order. This SEPA checklist is specific to the land treatment of the petroleum-contaminated soils. In 2019, a pilot test that dealt with a smaller soil volume was conducted to evaluate the efficiency of the proposed treatment.

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

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

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

**Washington State Department of Ecology
Toxics Cleanup Program – Central Regional Office
1250 W. Alder Street
Union Gap, WA 98903-0009
Contact Person: John Mefford, Ecology Cleanup Project Manager
john.mefford@ecy.wa.gov, (509) 731- 9613 or (509) 454-7836**

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

March 31, 2020

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

Washington State Department of Ecology

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

The proposed Cleanup Action will occur no sooner than after the mandated 30-day public comment period for the CAP Agreed Order has concluded. Ecology expects field implementation to begin sometime in the time period from July through the middle of October, 2020. The land treatment work will be postponed to next spring if it cannot begin before the end of July.

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

The CAP calls for the land treatment of petroleum-contaminated soil by bioremediation as one component of the cleanup action. Other components include the installation of a bioventing system and the replacement of monitoring wells that have been destroyed, dug up, or damaged. The bioventing system will consist of a lateral system of PVC piping emplaced within the vadose zone to aerate the petroleum-contaminated soils for promotion of biodegradation.

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

A Remedial Investigation/Feasibility Study (RI/FS) report was created from investigations prompted by the initial Agreed Order to define the nature and extent of contamination and to select a cleanup remedy. The CAP and associated documents outline the components that form the cleanup action. The information includes the design and how to implement the cleanup action as well as compliance monitoring to assess the performance of the cleanup action.

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. [\[help\]](#)

The property owner of Parcel #958654 has obtained or will obtain the following permits from the City of Ellensburg: Site Development Permit with a Critical Area waiver, and Engineered Fill and Grade Permit.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

The purpose of the proposal is to implemente the cleanup action described in the CAP.

We will implement the land treatment component of a remedial action as described in the the CAP and the Engineering Design Report (EDR). The total area of excavation is approximately 2,931 square feet and will be approximately 7 feet in depth. The estimated quantity of total material to be excavated

approximately 760 cubic yards. This material will be placed into an area measuring approximately 12,400 square feet for land treatment.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

- **Site Address: 1611 S. Canyon Road in Ellensburg, Kittitas County, Washington**
- **Location: Section 11, T 17 N, R 18 E, Willamette Meridian**
- **Kittitas County Assessor's Parcel Numbers: 958654 and portions of 958540 and 278533.**
- **The assigned Ecology identification numbers for this Site are:**
 - **Facility Site ID – 386**
 - **Cleanup Site ID – 4901**
- **The entire property is approximately 45,740 square feet or approximately 1.05 acres; however, only a portion of the property will be disturbed. The subject property is bounded by private property to the north and south, by Canyon Road to the east, and by the BNSF Railway Company right-of-way to the west. A portion of the contaminated soil exists on the adjacent parcels, one controlled by BSNF Railway Company and the other by ZZZ Company LLC.**
- **See attached diagram.**

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

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

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

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

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

The slope across the site is approximately 0.0%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

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

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

No

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

The purpose of the action is implementation of a land treatment component of a cleanup option described in the CAP and EDR. The total area of excavation is approximately 2,931 square feet and will be approximately 7 feet in depth. The estimated quantity of total material to be excavated is 760 cubic yards. This material will be placed into an area measuring approximately 12,400 square feet for land treatment.

To perform this work, the area to be excavated will be first cleared of any asphalt or other surface cover, and a lined and bermed area will be set up in the northern portion of the subject property to receive and treat contaminated soils (see figure). Following the site preparation, the top 3 feet of soil will be removed from the project area, stockpiled adjacent to the excavation, and tested for the site contaminants of concern. However, if field indications of contamination are observed in any of the soil being removed (overburden), these soils will be segregated out and placed in the landfarm area. Contaminated soil from below 4 feet to approximately 7 feet below grade will then be excavated. Any free product observed on the groundwater surface in the excavation will be removed by adsorbent mats.

The treatment stockpile will be placed on the asphalt pavement and will be bermed using straw bales or equivalent materials. The soil in the landfarm area will be divided into roughly equal subareas (up to five) and tested for Total Petroleum Hydrocarbons-Diesel (TPH-D), Total Petroleum Hydrocarbons-Gasoline (TPH-G) and benzene, toluene, ethylbenzene and xylenes (BTEX). If required, fertilizer will be added and the soil will be turned over using a rototiller or other machinery. Once per week, the soil will be turned over to promote aeration. If needed, water will be sprayed on the soils to keep them moist. After one month, each subarea will be retested and additional rototilling or fertilizer applied as necessary, until cleanup levels are achieved. It is expected that soils will be at or below the Model Toxics Method A soil cleanup level (CUL) within one to two months if done during the warm temperatures of late spring, summer and early fall. Soil remediated to or below the applicable Method A soil cleanup levels will be reused per the guidelines presented in Ecology's Guidance on the Remediation of Petroleum-Contaminated Sites (Ecol. Publ. No. 10-09-057). Any soil not remediated after 90 days will be transported

off-site to a permitted landfill authorized for disposal of petroleum-contaminated soils.

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

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

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

About 55 - 70% of the property is expected to remain covered with impervious surface after the interim action.

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

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

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

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

There may be incidental emissions during excavation and operation of the land treatment. The upper bound volume of emissions from the land treatment is estimated to be about 860 pounds which is less than the threshold of 2 tons that would trigger an air permit. The calculation for the upper bound volume estimate assumes that petroleum contamination fills 100% of the pore space of the soil and that material completely volatilizes.

A petroleum odor may be encountered but is expected to be similar what may be experienced under a routine leaking underground storage tank pull. The property

is vacant. The land to the north and west is undeveloped and unoccupied. There is a gasoline station to the south, approximately 175 feet away. Canyon Road is to the east. There are businesses along the east right-of-way of Canyon Road including a gasoline station and a strip mall. The strip mall is approximately 210 feet to the east.

There will be no emissions to the air after the land treatment component is completed, other than biodegradation gases such as carbon dioxide or methane.

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

No

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

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

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

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

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

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

Field work will not occur over or in Bull Ditch; however work will be performed within approximately 290 feet of Bull Ditch. Bull Ditch is situated to the west and south of the subject property. This portion of the canal generally lies along the west side of the railroad tracks.

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

None

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

No

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

The entire property is reported as being within FEMA's Flood Insurance Rate Map (FIRM) Zone C, 100 year flood zone. Zone C (area of minimal flooding) is not in the special flood hazard area and will not require a floodplain development permit. A Critical Area waiver was obtained for prior work at the site.

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

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

b. Ground Water:

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

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

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

None; Waste material will not be discharged into the ground. Waste material will be containerized and properly disposed per the appropriate laws, e.g., Chapter 173-303 WAC or other applicable federal, state or local regulations.

c. Water runoff (including stormwater):

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

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

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

The soils in the land treatment area are expected to be temporarily stored (no longer than 90 days). With implementation of BMPs, entry of waste material to ground and surface waters will be prevented. Field activities during excavation and placement in the land treatment area will be observed. Ecology has stop-work authority if its personnel observe improper practices. Monitoring of the site can be performed by on-going periodic observation and observations will be reported to the potentially liable persons so corrective steps can be taken, if necessary.

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

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

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

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

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

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

None anticipated with possible exception of minor grass.

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

None exist on or near the site.

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

None; Project work will not impact wildlife.

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:

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

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

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

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

None exist on or near the site.

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

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

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

None; Project work will not impact wildlife.

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, other than internal combustion engine powered by gasoline or diesel and possibly electric for power tools.

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

No

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

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

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

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

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

Petroleum hydrocarbons consisting of diesel and gasoline are present in the soil and groundwater from former releases from the underground storage tanks and/or associated piping. Associated constituents may include benzene and naphthalene.

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

Petroleum hydrocarbon-contaminated soils and groundwater will be encountered during the course of the excavation phase of the cleanup action. A high pressure sewage line runs roughly north-south near the east side of the subject property but the line is approximately 8.5 feet deep which is deeper than the excavation depth.

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

Store brand fertilizer may be applied to the petroleum-contaminated soils during the land treatment to enhance degradation of the petroleum. The fertilizer will be applied according to the instructions provided on the product label.

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

None are expected to be required. A Health and Safety Plan (HASP) will be included in the Cleanup Action Work Plan. The standard work apparel is Level D personal protective equipment which consists of steel-toed boots, nitrile gloves, safety glasses and hardhat. Action levels for upgrading PPE are included in the HASP.

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

Worker exposure is expected to be prevented or mitigated by implementation of the work plan with an associated (HASP. The HASP will require Level D personal protective equipment at a minimum with contingency to upgrade to Level C with air-purifying respirator based on air monitoring. All onsite workers should a minimum of 40-hour OSHA-certification, updated as appropriate, with annual 8-hour refresher training to be able to recognize environmental hazards and to perform work on a petroleum-contaminated site.

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

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

An active rail line is present fifty (50) feet to the west of the subject property boundary on which the site is located. Canyon Road, a major arterial is present adjacent to the east side of the property beyond the right-of-way.

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

Noise will be generated by earth-moving equipment such as a backhoe and a dump truck. Work hours onsite should typically be expected between 8:00 am and 5:00 pm.

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

Workers will wear ear protection. The contractor will operate their equipment in daylight hours typically between the hours of 0800 and 1700 Monday through Friday.

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

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

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

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

No

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

No

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

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

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

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

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

Commercial

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

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

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

None known

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

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

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

It is estimated that one to three people are expected to actively work onsite on the project for the duration of the soil excavation and creation of the land treatment area. After the contaminated soil is placed, then the expected number of people who will work intermittently at the site is one or two. The expected intermittent activities include turning the soil, monitoring it, and adding water or amendments, as required, to enhance the land treatment.

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

None

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

None proposed

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

Changes affecting land use are not proposed.

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

None

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

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

None

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

None

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

None

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

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

There are no structures proposed to be built other than the land treatment area that will consist of the bermed and lined area on which the contaminated soil will be placed. The soil will be placed on a single lift of about 1 to 1.5 foot thickness.

The areal dimensions of the land treatment area is approximately 65 feet by 220 feet or about 12,400 square feet.

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

None

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

None

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

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

Work will be performed during daylight hours.

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

No

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

None

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

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

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

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

None

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

No

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

None

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

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

No buildings are present on the property that are over 45 years old that are listed or eligible for listing. The public-facing WISAARD portal that is hosted on the Department of Archaeology and Historic Preservation website was reviewed.

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

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

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

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

The DAHP Predictive Model shows a high risk for potentially encountering archaeological resources. A cultural survey performed in 2015 on the property west of the railroad tracks identified a polygon of archaeological interest within 270 feet of the subject property. Four historic archaeological sites and and/or debris (isolates) were identified as existing within 600 feet of the subject property during the 2015 cultural survey. No pre-contact sites were discovered during the survey.

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

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

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

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

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

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

No

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

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

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

No

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

No

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

None daily after completion of the project.

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

No

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

None required.

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

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

No

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

None required.

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

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

No other utilities are proposed.

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

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

Signature: 

Name of signee: John Mefford

Position and Agency/Organization: Hydrogeologist, Dept of Ecology, Central Region Office,
Toxics Cleanup Program

Date Submitted: October 12, 2020

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?

The cleanup action will not increase these listed effects other than the temporary storage of petroleum-contaminated soils.

Proposed measures to avoid or reduce such increases are:

The contaminated soil will be stored in a temporary land treatment area on asphalt that is bermed to keep contaminated soil within the treatment area. BMPs will be implemented to prevent or mitigate any potential detrimental effects.

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

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

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

Not expected to be requireds since biota will not be impacted.

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

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

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

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

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposed cleanup action will not invoke action required for preservation of areas.

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

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

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The cleanup action will not affect land and shoreline use.

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

Not expected to be required since neither shorelines nor land use will be impacted.

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

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

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

Not required.

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

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