ENVIRONMENTAL CHECKLIST

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 you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:
Cream Wine Site

2. Name of applicant:
Washington State Department of Ecology

3. Address and phone number of applicant and contact person:
Norm Hepner, Site Manager
Washington State Department of Ecology, Toxics Cleanup Program
15 West Yakima Avenue
Yakima, WA 98902
509-457-7127

4. Date checklist prepared:
October 26, 2012

5. Agency requesting checklist:
Washington State Department of Ecology

6. Proposed timing or schedule (including phasing, if applicable):
Prospective Purchaser Consent Decree and Cleanup Action Plan – December 2012
Remedial Design –Spring 2013
Remedy Implementation – Summer-Fall 2013

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
The site may be redeveloped in the future after the remedial action is completed. A separate SEPA checklist will be completed when land use development or building permit applications are submitted for future redevelopment plans

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
A Focused Site Assessment Report has been prepared that summarizes the results of recent environmental investigations (Maul Foster & Alongi, 2012). The document also captures the work of past environmental investigations, details of which are provided in reports available at the Department of Ecology. Previous studies include:

- Environmental Site Assessment, Blue Mountain Environmental Consulting, Inc., 2006
- Phase II Environmental Site Investigation and Retro Underground Storage Tanks (USTs) Site Closure, Blue Mountain Environmental Consulting, Inc., 2007
- Final Alternate Source Evaluation, Kennedy/Jenks Consultants 2008
- Revised Aquifer Evaluation for Production Well Use, Kennedy/Jenks Consultants 2008
- Summary of Shallow Soil and Groundwater Investigation, Kennedy/Jenks Consultants 2008
- Completion of Cleanup at Former Apex Winery Site Adjacent to Time Oil Property, Kennedy/Jenks Consultants 2009
- Report of Independent Actions Facility ID #46552116, Kennedy/Jenks Consultants 2010
- Phase I Environmental Site Assessment, Maul Foster & Alongi 2011

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.
The Port of Sunnyside is applying for a Washington State Department of Commerce, Community Economic Revitalization Board grant to support demolition and renovation of buildings on the property. The building-focused grant does not directly affect the proposed environmental remediation actions.

10. List any government approvals or permits that will be needed for your proposal, if known.
A local grading permit from the City of Sunnyside may be required for proposed earthwork. An Ecology Underground Injection Control permit will be required to conduct the remedial action.

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.)
An environmental cleanup of the Cream Wine site in the City of Sunnyside is proposed. The remedial action will include excavation of contaminated soils and disposal at an approved off-site facility. Clean soils will be brought in to fill and re-grade the site. Reagents will be injected into groundwater to breakdown a tetrachloroethylene (aka perchloroethylene or PCE) contamination plume.

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 Property is located at the southeast corner of the intersection of East Lincoln Avenue and First Street at 111 East Lincoln Avenue, Sunnyside, Washington. The Property comprises approximately 4.67 acres and is located in section 36, township 10 north, and range 22 east of the Willamette Meridian, on tax lots 221036-22006

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

a. **General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous,other . . . . . .**

The site is generally flat with stormwater management swales on the western and southern sides.

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

The steepest slope on the site is approximately 25% in the stormwater swales, but the average of the site is less than 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 boring observations indicate that most of the Property is underlain by 10 to 15 feet of silt overlying an approximately 20- to 35-foot-thick deposit of interbedded silty sand and sandy silt, which most likely represent lacustrine deposits. A dense silt and clay unit underlies the silty sand and sandy silt, generally at a depth of 40 feet below ground surface.

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

No

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

After contaminated soils are removed, they will be replaced with clean fill. The source is not yet known, but the soil will be local and will be tested to ensure it is clean. Quantities are estimated at 17 yards.

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

Erosion is not expected to occur. Work will be planned for the summer months when precipitation is limited.Silt fence and/or straw bales will be used around the excavation as needed to prevent erosion.

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

The site is currently covered with approximately 50% impervious surfaces including buildings and parking areas. The cleanup project will not significantly alter the amount of impervious coverage.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Work will be planned for the summer months when precipitation is limited Silt fence and/or straw bales will be used around the excavation as needed to prevent erosion.

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.
Limited amounts of dust may result from the excavation. Dust is expected to be minimal because of the small size of the excavation. Diesel exhaust will also result from construction equipment.

b. Are there any off-site sources of emissions 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:
Water will be used to control dust as needed. Exposure to diesel exhaust will be controlled by limiting hours of operation and access to the site.

3. Water

a. Surface:

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.
There is no surface water body on the site. The nearest surface water is a canal located approximately 1000 feet east of the cleanup project.

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

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

5) Does the proposal lie within a 100-year floodplain? 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.

No

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Groundwater will be withdrawn from four monitoring wells as a part of the remedial action. Sampling will be performed on a quarterly basis. Water will be withdrawn for the purposes of measuring improvements in water quality due to the remedial action that is proposed. Quantities will be limited to 2-4 gallons or less per well per monitoring event.

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.

No waste material will be discharged to groundwater.

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.

Under existing conditions, stormwater from the building rooftop and parking areas flows into swales on the property. This is not expected to change after completion of the remedial action.

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

No

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

The cleanup project will improve groundwater quality through treatment of PCE contamination. The cleanup project is not expected to generate runoff impacts. The soil excavation component of the cleanup project will be conducted in dry weather.

4. **Plants**

a. Check or circle types of vegetation found on the site:

__X__ deciduous tree: alder, maple, aspen, other. **Ornamental cherry trees**

_____ evergreen tree: fir, cedar, pine, other

__X__ shrubs – Landscaping shrubs

__X__ grass

_____ pasture

_____ crop or grain

_____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

_____ water plants: water lily, eelgrass, milfoil, other

__X__ other types of vegetation: herbaceous weeds

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

None.

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

None.

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

None.

5. **Animals**

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other:

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

None.

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

None known.

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

None.

6. **Energy and natural resources**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Diesel fuel will power excavation and trucking equipment.

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

No.

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

None.

7. **Environmental health**

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

The remedial action includes the removal of contaminated soil. Exposures are possible from dust or direct contact with contaminated soil. Groundwater that potentially exceeds state cleanup standards will be withdrawn during sampling events.

1) Describe special emergency services that might be required.

Spill kits will be on-site in case of any fuel spills.

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

Personal protective equipment will be utilized to limit workers' contact with contaminated soil and groundwater. Water will be used as needed to control dust. Groundwater collected from monitoring wells will be securely contained and disposed of at an appropriate facility.

b. **Noise**

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

None that will affect the cleanup project. The project site is located on an arterial roadway near industrial uses, but these noises will not affect the cleanup 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.

The operation of heavy equipment and trucks will generate noise on a short-term basis. Operations will only occur during daylight hours, generally between 7:00AM and 6:00PM.

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

Use of heavy equipment will be limited to daylight hours, generally between 7:00 AM and 6:00 PM on weekdays to minimize noise impacts.

8. **Land and shoreline use**

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

The property is currently vacant. It has historically been used for industrial operations including a winery and evaporated milk plant. Property to the south is used for cold storage and warehousing. Property to the east is a cardlock fueling station. Property to the north is residential neighborhood, separated by the site by a road. Property to the west is a small commercial market and residential neighborhood separated from the project site by a road.

b. Has the site been used for agriculture? If so, describe.
The site has not been used for agriculture since 1942 when the evaporated milk plant was constructed on the property. It is unknown if the property was used for agriculture prior to 1942.

c. Describe any structures on the site.
The former evaporated milk plant building remains on the site. The building is approximately 33,000 square feet in floor area. It contains office space, processing rooms, warehouse, and cold storage. The building is structurally in poor condition with cracks in roof trusses and concrete walls and water damage from leaks.

d. Will any structures be demolished? If so, what?
The Port of Sunnyside is considering demolition of a portion or all of the building. Any demolition work would be permitted separately from the cleanup project and would undergo a separate SEPA review.

e. What is the current zoning classification of the site?
The property is zoned Heavy Industrial

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

g. If applicable, what is the current shoreline master program designation of the site?
Not applicable. Property is not within shoreline jurisdiction.

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?
The cleanup project will not create space for employment or residence. Future plans for redevelopment of the property, prepared by the Port of Sunnyside, forecast that approximately 100 people could be employed on the property at full build out.

j. Approximately how many people would the completed project displace?
None

k. Proposed measures to avoid or reduce displacement impacts, if any:
None

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The site will be remediated to levels that will enable future uses consistent with City of Sunnyside land use plans and regulations.

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:
Not applicable.

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?
No structures are proposed as part of the cleanup project.

b. What views in the immediate vicinity would be altered or obstructed?
Not applicable.

c. Proposed measures to reduce or control aesthetic impacts, if any:
Not applicable.

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?
Not applicable.

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:
Not applicable.

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?
None. The property is adjacent to an industrial area and fully built out commercial and residential land uses.

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:
Not applicable.

13. **Historic and cultural preservation**

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
No.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
An Archaeological Review and Inventory was conducted on the property in April 2012. The study found that the former evaporated milk plant building may meet criteria for designation on the National Register of Historic Places based on: age, historical context and type of use, physical appearance of the building, character and design style. An elevated water tower on the site may also meet criteria for historic designation. No cultural resources of significance were found on the property based on records research and site surveys including shovel test pits in relatively undisturbed areas of the property.

c. Proposed measures to reduce or control impacts, if any:
Not applicable, no historical or cultural resources will be impacted by the cleanup project. Cleanup actions will not impact historical or cultural 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 property is located at the corner of East Lincoln Ave and First Street. The site can be accessed from both streets.

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

The site is not currently served by public transit. The nearest transit stop is approximately 2 miles away.

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

No change.

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.

Approximately 2-4 truck trips will be required for the removal of contaminated soil and for hauling clean backfill.

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

Work will be conducted during daytime hours generally between 7:00 AM and 6:00 PM on weekdays to minimize impacts.

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.

Not applicable.

16. **Utilities**

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No changes to utilities are proposed as part of the cleanup project.

C. SIGNATURE

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

Signature: _____

Date Submitted: 10/30/12

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

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

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

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

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