

City of Sumner

ENVIRONMENTAL CHECKLIST

A. Background

1. Name of proposed project:

Independent Remedial Cleanup Action, **Sumner National Auto Parts, Inc.**, 16008 60th Street East, Sumner WA 98390

2. Name of applicant:

Mr. Robert A. Suss, Landowner (Applicant) AND Jonathan M. Kemp (Consultant)

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

Mr. Robert A. Suss (Applicant), 3117 SW 342nd Street, Federal Way, WA 98023, 253.275.7106
AND Jonathan M. Kemp (Consultant), EnCo Environmental Corporation, PO Box 1212, Puyallup WA 98371, 253.841.9710.

4. Date checklist prepared:

January 16, 2017

5. Agency requesting checklist:

City of Sumner Planning

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

It is anticipated that this project will be initiated during the month of June to August 2017.

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

No, does not apply

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

The cleanup will follow a Cleanup Action Work Plan that will be reviewed and approved by ECOLOGY prior to implementation.

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.

City of Sumner Fill and Grade – TESC Permit is under review.

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

City of Sumner Fill and Grade – TESC Permit is under review.

Awaiting ECOLOGY approval of Independent Remedial Cleanup Action Work Plan.

Tacoma Pierce County Health Department Waste Disposal Authorization Permit (approved) to allow the excavated and removed contaminated soil to be disposed of at the Land Recovery, Inc. landfill in Graham.

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.

Excavate and temporarily stockpile soil that has been contaminated with heavy metals and oil range petroleum east of the existing building (a vacant lot) from historic leaks and spills of automobile parts washing operations and vehicle fluids such as motor oil, cleaning solvents, antifreeze, and brake fluid. The work will follow a Cleanup Action Work Plan that has been reviewed and will be approved by ECOLOGY prior to implementation. After soil excavation, the bottoms and sidewalls of the open excavations and stockpiled soil will be sampled and tested to meet ECOLOGY MTCA cleanup regulations. The contaminated soil will be loaded and transported (via a TPCHD Waste Disposal Authorization permit) to a licensed treatment/disposal facility (LRI in Graham). The volume of soil to scarify, excavated, and stockpile is about 500 cubic yards and the volume of contaminated soil to be transported off site for disposal is about 215 cubic yards. The initial phase of the proposed cleanup action should take about five to seven 8-hour work days to complete. The site should be stabilized in about 45 days after starting the cleanup action.

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.

Location: Sumner National Auto Parts, Inc., 16008 60th Street East, Sumner WA 98390

The project site is located in the southwest quarter of the southeast quarter of Section 19, Township 20N, Range 05E at the southeast corner of the intersection of 60th Street East and 160th Avenue East.

Legal description, site plan, vicinity map, and topographic map are presented on the attached Site Plan as Sheet C1.0.

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

**EVALUATION FOR
AGENCY USE ONLY**

1. Earth

a. General description of the site (circle one):

Flat, ~~rolling, hilly, steep slopes, mountainous, other~~

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

1 percent

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.

Briscot Loam. In a typical profile the surface layer is dark brown loam about 11 inches thick. The underlying material, to a depth of 29 inches is mottled, dark grayish brown fine sandy loam and silt loam. Between depths of 29 inches and more than 60 inches the soil is mottled, very dark grayish brown medium, well sorted sand.

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.

The estimated limit of contaminated soil is defined as soil the covers approximately 12,000 square feet of space with an approximate 500 cubic yard of cut.

The excavated area will be backfilled with clean imported soil to existing grade obtained from a local gravel yard or other clean source.

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

No, however as a precautionary measure a silt fence and a crushed rock construction entrance will be installed to provide adequate erosion control protection of adjacent properties and streets.

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

None, after the cleanup the excavations will be backfilled with clean earthen fill material to grade.

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

This information is presented in the City of Sumer Fill & Grade – TESC permit that is under review. In summary, temporary sediment control measures will be put into place to limit sediment transport and contamination. No permanent stormwater controls are

proposed as part of this project other than the eventual permanent stabilization of the area after the cleanup. These temporary measures will remain in place until fill is imported to the site and the area is stabilized. Source controls will be utilized on the project site to prevent stormwater from coming in contact with pollutants. This project proposes to contain runoff in the construction area using the erosion control measures.

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.

Insignificant amounts of dust and heavy equipment exhaust will be generated during soil excavation and loading activities.

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

No, does not apply

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

None, does not apply

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.

No, does not apply

- 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, does not apply

- 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.

Does not apply

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

No, does not apply

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

No, does not apply

- 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, does not apply

b. Ground:

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

No, does not apply

- 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.

Does not apply

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.

Source of stormwater runoff will be from direct precipitation over the area to be excavated. The north most excavation on the project site will be incorporated into a temporary sediment trap until fill is imported into the excavation area and the area is stabilized. The trap overflow will direct water through the existing grassy area located northeast of the excavation area. The calculations, design, layout, and specifications of the sediment trap are depicted on Figures C2.0 and C3.0 on the City of Sumner Fill & Grade – TESC permit that is under review.

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

Historic leaks and spills of automobile parts washing and engine cleaning operations and vehicle fluids such as motor oil, cleaning solvents, antifreeze, and brake fluid (heavy metals and oil range petroleum) spilled and leaked over the ground surface in an area east of the existing building (a vacant lot).

A groundwater sample collected from MW-1 on October 30, 2015 reported no detectable concentrations of gasoline, diesel, and oil range organics and no detectable concentrations of volatile organic compounds, lead, and cadmium. Very low levels of total arsenic and chromium were reported; these levels were significantly below cleanup levels.

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

Source of stormwater runoff will be from direct precipitation over the area to be excavated. The north most excavation on the project site will be incorporated into a temporary sediment trap until fill is imported into the excavation area and the area is stabilized. The trap overflow will direct water through the existing grassy area located northeast

of the excavation area. The calculations, design, layout, and specifications of the sediment trap are depicted on Figures C2.0 and C3.0 on the City of Sumner Fill & Grade – TESC permit that is under review.

4. Plants

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

Deciduous tree: ~~alder, maple, aspen, other~~, does not apply

Evergreen tree: ~~fir, cedar, pine, other~~, does not apply

Shrubs: Few deciduous shrubs in the southwest corner

Grass: mowed grass and weeds

Pasture: does not apply

Crop or grain: does not apply

Wet soil plants: ~~cattail, buttercup, bullrush, skunk cabbage, other~~, does not apply

Water plants: ~~water lily, eelgrass, milfoil, other~~, does not apply

Other types of vegetation: does not apply

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

Weeds and grasses

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

Does not apply

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

Does not apply

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 (chickadee), other: American crow, robin

Mammals: ~~deer, bear, elk, beaver, other: skunk, opossum, squirrel~~, does not apply

Fish: bass, salmon, trout, herring, shellfish, other, does not apply

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

Does not apply

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

Does not apply. The Puyallup River is located about 5,100 feet southwest of the project site.

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

Does not apply

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.

Does not apply

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

Does not apply

- 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:

Does not apply

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.

All pollutants, including waste materials and contaminated soils will be handled and disposed of in a manner that does not cause contamination to the environment. Worker safety and health will follow the general provisions presented in WAC 173-340-810 – Worker Safety and Health which will include meeting the requirements of WAC 296-62, 49.17 RCW, and OSHA 29 U.S.C. Sec. 651.

- 1) Describe special emergency services that might be required.

The required elements for protection monitoring for EnCo personnel will be presented in an abbreviated Health and Safety Plan. This plan will provide the shortest route to the nearest health care center and hospital.

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

The required elements for protection monitoring for EnCo personnel will be presented in an abbreviated Health and Safety Plan. This plan will provide the shortest route to the nearest health care center and hospital.

- b. **Noise**

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

Heavy equipment such as dump truck, bull dozer, loader, and a rubber tire back hoe will be used during the cleanup action.

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

Noise levels will consist of normal levels encountered when using heavy equipment on common construction and land development sites. Hours of operation will be limited from 8:00 A.M. to 5:00 P.M. , Monday through Friday.

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

Operators and workers in the cleanup zone will wear hearing protection.

8. Land and Shoreline use

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

The project site is currently occupied by one commercial store/warehouse/office building that is currently occupied by a retail automobile parts supply company (Sumner National Auto Parts, Inc.).

North: 60th Street East; nursery – Windmill Gardens (N), Dwellings (NE)

East: Veterinary Clinic (Sumner Veterinary Hospital)

South: Commercial and Warehouse (Kersey Mobility)

West: 160th Avenue East; Dwellings (NW) and Commercial (Northwest Construction Control & Allied Enterprises)

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

Does not apply

- c. Describe any structures on the site.

The 7,500 square foot, metal framed and metal roofed building was reportedly built in 1979 and has always been occupied by Sumner National Auto Parts, Inc. The 1.58-acre section of land is known as Pierce County tax parcel number 0520198006. The subject parcel is rectangular in shape and is 238 feet wide and approximately 303 feet deep.

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

Does not apply

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

The property is currently zoned as General Commercial

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

The site is located within Sumner City Limits – Urban

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

Does not apply

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

Does not apply

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

Up to 4 workers

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

Does not apply

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

Does not apply

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

The cleanup action will obtain a No Further Action opinion letter from ECOLOGY upon completion so that the property can be classified with an unrestricted land use. The cleanup action will be protective of human health and the environment.

9. Housing

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

Does not apply

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

Does not apply

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

Does not apply

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?

Does not apply

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

Does not apply

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

Does not apply

11. Light and glare

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

Does not apply

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

Does not apply

- c. What existing off-site sources of light or glare may affect your proposal?

Does not apply

- d. Proposed measures to reduce or control light and glare impacts, if any:

Does not apply

12. Recreation

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

Does not apply

- b. Would the proposed project displace any existing recreational uses? If so, describe.

Does not apply

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Does not apply

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.

Does not apply

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

Does not apply

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

Does not apply

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 project site is served by 60th Street East to the north and 160th Avenue East to the west. The portion of the site to be worked during the cleanup action will be accessed off of 60th Street East. See Sheet C1.0.

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

Does not apply

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

Does not apply

- 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).

Does not apply

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

Does not apply

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

Does not apply

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

Does not apply

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.

Does not apply

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

Does not apply

16. Utilities

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

Electricity, natural gas, water, refuse service, recycle service, telephone / cable, sanitary sewer, storm sewer

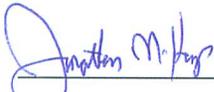
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Does not apply

C. SIGNATURE

I, the undersigned, swear under the penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency may withdraw any determination of non-significance that it might issue in reliance upon this checklist.

Signature:



Name: Jonathan M. Kemp, Consultant in Behalf of the Landowner

Date Submitted: January 16, 2017

[Statutory Authority: RCW 43.21C.110. 84-05-020 (Order DE 83-39), § 197-11-960, filed 2/10/84, effective 4/4/84.]