# 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:
   **Alder Avenue Remediation Project**

2. Name of applicant:
   **City of Sumner**

3. Address and phone number of applicant and contact person:
**1104 Maple Street, Suite 260**
**Sumner, WA 98390**
**Jason Van Gilder, Associate City Engineer**
**(253) 299-5703**

4. Date checklist prepared:
**4/17/18**

5. Agency requesting checklist:
**City of Sumner**

6. Proposed timing or schedule (including phasing, if applicable):
- **Remedial Design and Cost Estimation –** April 30 to May 18, 2018
- **Finalize Design Package –** June 6–8, 2018 (3 days)
- **Finalize Bid Package –** June 11–15, 2018 (5 days)
- **Issue Bid Package –** Monday, June 18, 2018 (1 day)
- **Conduct Mandatory Bid Walk –** Tuesday, June 26, 2018 (1 day)
- **Bids Due –** Friday, July 13, 2018 (1 day)
- **Review Bids / Select Contractor –** July 13–27, 2018 (2 weeks)
- **Public Works Committee Review –** August 1, 2018
- **Execute Contract and issue Notice to Proceed –** estimate 2 weeks, NTP target 8/20
- **Pre-Excavation Well Abandonments –** August 27-28, 2018
- **Contractor Obtains Permits –** August 20–31, 2018 (2 weeks)
- **Extend PSE Electrical Service to Site –** (duration TBD)
- **Contractor Mobilization to Complete Excavation –** September 5 – October 12, 2018 (5 weeks)
- **Air Sparge/ Soil Vapor Extration (AS/SVE) System Installation –** October – November 2018
- **AS/SVE System Operation** – November 2018 to approximately November 2022
- **AS/SVE System Removal and final site restoration** – November 2022 to June 2023

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
**No.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
**Cleanup Action Plan, Rothman & Associates dated 9/11/17 and revised 10/12/17**
**Remedial Investigation Report, G-Logics, Inc. dated 9/15/16**
**Feasibility Study, G-Logics, Inc. dated 2/15/17**

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.
**No.**

10. List any government approvals or permits that will be needed for your proposal, if known.
**SEPA Authorization**
**City of Sumner Council Authorization of Construction Funds**
**City of Sumner Right-of-Way Use Permit (Traffic Control)**
**City of Sumner Clearing and Grading Permit**
**Permission to Discharge dewatering water into the City's Sanitary Sewer System**

**Puget Sound Clean Air Agency Permit**
**Air Quality Certification**
**WA Department of Ecology Voluntary Cleanup Program No Further Action Finding**
**WA Department of Ecology Construction Stormwater Permit**
**Environmental Protection Agency (USEPA)Waste Generator Number**

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.)
**The project will involve the excavation of contaminated sediments to a depth of 15 feet below ground surface (ft bgs) across the project site. The excavation will be backfilled and compacted with clean fill material. Following completion of the excavation, wells will be installed and an air sparge/soil vapor extraction and treatment system (AS/SVE) will be installed at the project site. Following installation and startup of the AS/SVE system, operations and maintenance (O&M) of the AS/SVE system and semi-annual groundwater monitoring will be conducted for a period of up to four years, or until site cleanup has been achieved and regulatory closure with the Washington Department of Ecology has been secured. At that point, the AS/SVE system and assocated monitoring wells will be removed and/or decommissioned at the project site. Diagrams of the proposed excavation efforts and AS/SVE system installation and operation are provided as Attachment A.**

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 site is centered upon the location previously addressed as 810 Alder ave Sumner, WA 98390. Section 24 Township 20 Range 04 Quarter 34. The work of the project will extend onto some or all of the following properties:**

**Pierce County Tax Assessor Parcel 7985100200**
SUMNER SUPPLEMENTAL L 6 B 8 POR OF VAC ALLEY 934

**Pierce County Tax Assessor Parcel 7985100190**
SUMNER SUPPLEMENTAL L 5 B 8 POR OF VAC ALLEY #934

**Pierce County Tax Assessor Parcel 7985100170**
SUMNER SUPPLEMENTAL S 51.5 FT OF L 4 B 8 POR OF VAC ALLEY #934

**Pierce County Tax Assessor Parcel 7985100160**
SUMNER SUPPLEMENTAL L 1 THRU 3 & N 8.5 FT OF 4, L 10 THRU 12 B 8 TOG/W ALLEY VAC BEING A STRIP OF LAND 12 FT WIDE A DIST OF 188.5 FT S OF MAPLE ST EASE TO CY OF SUMNER DC8/10/94JU

**Pierce County Tax Assessor Parcel 7985100221**
SUMNER SUPPLEMENTAL LOTS 8 & 9 BLK 8 TOG/W POR VAC ALLEY COMB 022-0 & 023-0 APPROX 14,400 SQ FT SW 24-20-04E SEG L-2678 GD ES DC8/10/94JU

**Pierce County Tax Assessor Parcel 7985100210 -**
SUMNER SUPPLEMENTAL L 7 B 8 POR OF VAC ALLEY 934

**A site vicinity map demonstrating surrounding areas is provided as Attachment B. A site plan is provided as Attachment C.**

## B. ENVIRONMENTAL ELEMENTS

### 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)?
**Less than 2%**

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.
**Soil borings conducted between 2009 and 2017 encountered finegrain materials (silty sand, silt, and clay) to depths between 15 and 20 feet bgs.**
**Boring logs were included in g-logics' report "Remedial Investigation Report" (2016) and Hydrocon's "Remedial Technology Pilot Test Report" (2017).**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
**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.
**Excavation is necessary to remove contaminated soils. The estimated total volume of petroleum contaminated soils to be removed and disposed of off-site is approximately 3,600 cubic yards (6,120 tons). The excavation will be backfilled with clean overburden and clean fill material following the collection of confirmational soil samples. The lot will be paved and graded to match surrounding parking area.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
**No.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
**100%**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
**The Stormwater Pollution Prevention Plan (SWPPP) will be developed utilizing the 2012 Stormwater Management Manual for Western Washington, as amended in December 2014. The**

**SWPPP will detail planned Best Management Practices (BMPs) to prevent stormwater pollution by controlling runnoff of exposed soil and soil stockpiles and other materials that could contribute pollutants to stormwater. BMPs will include straw bales, fiber rolls, silt fencing, gravel bags, plastic covering, and well-maintained staging and parking areas.**

## 2. Air

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.
**Emmissions are estimated to be 37.90 lbs benzene/year from soils contaminated with gasoline-range petroleum hydrocarbons. Following removal of contaminated soils and installation of the vapor control system, the project is expected to result in a 95% reduction of current emmissions, approximately 987.3 lbs/year.**
**Emissions from construction vehicles are expected, but will be minimal and temporary.**

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:
**Once operating, the installed vapor recovery system will reduce existing site emissions by 95%. Emission levels from soil are expected to be significantly less than the 987.3 lbs/year after contaminated soils are removed.**

## 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.
**No, the nearest waterbody is the White River, approximately 0.30 miles west with no direct path to the project site apart from the connection in the City's MS4 seperated stormwater system.**

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 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.
**Dewatering wells may be installed as necessary to accomidate excavation of soil materials or the installation of site shoring. Dewatering water will be discharged into and with the permission of the City of Sumner's Wastewater Treatement Utility.**

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.
**None.**

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
**Surface runoff will be attached to the existing city stormwater system in the neighboring parking. City stormwater is routed to the City of Sumner MS4. Additional details regarding collection will be described in the site SWPPP.**

2) Could waste materials enter ground or surface waters? If so, generally describe.
**No.**

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
**The surface of the project area will be 100% asphalt at completion. Water drainage patterns from the site will be restored to align with historical flow conditions existing prior to the project which consisted of discharge into the existing City's MS4 seperated stormwater system.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:
**The surface runoff will be discharged to the City's MS4 seperated stormwater system. An air sparge will be used to remove contaminants from ground water.**

## 4. Plants

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

_NA_ Deciduous tree: alder, maple, aspen, other

_NA_ Evergreen tree: fir, cedar, pine, other
_NA_ Shrubs
_NA_ Grass
_NA_ Pasture
_NA_ Crop or grain
_NA_ Orchards, vineyards or other permanent crops.
_NA_ Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
_NA_ Water plants: water lily, eelgrass, milfoil, other
_NA_ Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
**Minor scrub brush and invasive vegetation occurring within the site boundaries since the removal of underground storage tanks will be stripped away prior to excavation of contaminated soils.**

c. List threatened and 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.**

e. List all noxious weeds and invasive species known to be on or near the site.
**None.**

5. **Animals**

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.

**Birds common to the downtown Sumner area are routinely seen in the vicinity of the site. No substantive impact is anticipated to birds due to this project. No Mammals or fish have been observed in the vicinity of the project.**

Examples include:

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

b. List any threatened and endangered species known to be on or near the site.
**None.**

c. Is the site part of a migration route? If so, explain.
**No.**

d. Proposed measures to preserve or enhance wildlife, if any:
**None.**

e. List any invasive animal species known to be on or near the site.
**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.

**Electric power is necessary to operate the air sparge / soil vapor extraction system.**

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.

1) Describe any known or possible contamination at the site from present or past uses.
**Following the site's former use as a service station, concentrations of gasoline-range petroleum hydrocarbons, diesel-range petroleum hydrocarbons, benzene, toluene, ethylbenzene, total xylenes, and/or naphthalene were detected in soil and groundwater greater than their respective Model Toxic Control Act Method A cleanup levels.**

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.
**Underground fuel tanks have been removed. Existing soils are contaminated with gasoline-range petroleum hydrocarbons and benzene, toluene, ethylbenzene, and total xylenes.**

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.
**Contaminated soils and groundwater may be stored on site for a short period of time during construction, prior to being removed off site and properly disposed of in accordance with state and federal regulations. Any bare soils stored on-site, will be covered in accordance with the SWPPP.**

4) Describe special emergency services that might be required.
**None.**

5) Proposed measures to reduce or control environmental health hazards, if any:
**A Health and Safety Plan (HASP) will be developed to avoid human health concerns related to vapor exposure during construction activies. Following cleanup of property, no**

**environmental health hazards will exist.**

b. Noise

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

**None.**

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.
**Typical construction noise will exist. Hours of construction will be during normal working hours.**

3) Proposed measures to reduce or control noise impacts, if any:
**Hours of construction will be limited between 7:00 am and 6:00 pm on weekdays and 10:00 am to 6:00 pm on Weekends and holidays as required in the City of Sumner Municipal Code Chapter 15.34.**

## 8. Land and Shoreline Use

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.
**The current use is vacant land. The neighboring properties are parking lots and an old bank that is being temporarily used as an alternative school. The project will have only temporary affects on parking within the project area.**

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?
**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:

**No.**

c. Describe any structures on the site.

**No structures on the site.**

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

**No.**

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

**Central Business District.**

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

**Central Business District.**

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 a critical area by the city or county? 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:
**Not applicable.**

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
**Cleanup of contaminated site will allow for future development as slated in Sumner's comprehensive plan.**

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
**Not Applicable.**

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.**

b. What views in the immediate vicinity would be altered or obstructed?
**None.**

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?
**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:
**Not Applicable.**

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?
**None.**

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 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.
**No.**

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.
**Not applicable. The historical site usage and areas proposed for excavation and air sparge / soil vapor extraction system installation were previously covered with buildings and a paved parking lot. Other subsurface elements included underground storage tanks (USTs) for gasoline and diesel fuel and related piping.**

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.
**Not applicable. Recent historic usage established (see 13.b.) and historical site maps were reviewed.**

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.
**Not applicable.**

14. **Transportation**

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.
**The site is served off of Alder avenue. See the Site Plan in Attachment C for additional detail.**

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?
**No public transit stop is immecdiately adjacent to the site. The portions of Alder Avenue and Maple Street adjacent to the project are travelled by Sound Transit busses enroute to the Sumner Train Station approximately 500ft to the west of the Site.**

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
**Project will not impact parking.**

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).
**No.**

e. Will the project or proposal 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 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?
**None.**

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.
**No.**

h. Proposed measures to reduce or control transportation impacts, if any:
**None.**

15. **Public Services**

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.
**No.**

b. Proposed measures to reduce or control direct impacts on public services, if any.
**None.**

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.
**Electrical service will be required during operation of vapor treatment systems. Will install PSE electrical drop to handle the treatment system requirements.**

## 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: _____

Name of signee: Jason Van Gilder, P.E. _____

Position and Agency/Organization: Associate City Engineer,
City of Sumner Public Works Department

Date Submitted: April 23, 2018