

WAC 197-11-960 Environmental checklist.

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:

Vapor Intrusion Mitigation Installation, Operation and Maintenance at the 220 S. Dawson Street, Seattle WA building

2. Name of applicant: **Dean Yasuda, Washington State Department of Ecology, Northwest Regional Office, Bellevue, WA 98008-5452**

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

Dean Yasuda, Washington State Department of Ecology, Northwest Regional Office, Bellevue, WA 98008-5452 Office phone:425.649.7264

4. Date checklist prepared: **March 28, 2007**

5. Agency requesting checklist: **Washington State Department of Ecology,**

6. Proposed timing or schedule (including phasing, if applicable): **Installation of the vapor intrusion mitigation equipment is expected in the Month of May 2007 and will operate continuously until Ecology concurs that the system may be shut off.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **Ecology anticipates that a soil and groundwater final remedy will be implemented in the future. Based on the final remedy design, operation of the vapor intrusion mitigation system may still be required.**

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

- **Sub-Surface Vapor Intrusion-Interim Measures Work Plan and Design, dated January 29, 2007 and Ecology Contingent Approval Certified Letter, dated February 23, 2007**
- **Evaluation for Potential Subsurface Vapor Intrusion, Former GE South Dawson Street Facility, dated February 6, 2006**
- **August 2006 Indoor Air Sampling Report, dated October 12, 2006**

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. **None**

10. List any government approvals or permits that will be needed for your proposal, if known. **None**

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.)

Based on the air and soil gas sampling results, the Washington State Department of Ecology (“Ecology”) directed the General Electric Company (GE) to submit an interim action work plan with a detailed design and cost estimate for a vapor intrusion mitigation system at the 220 S. Dawson St. building. This system would protect the building’s occupants from contaminated vapors that might otherwise be coming inside from beneath the ground surface.

The 220 S. Dawson Street building is constructed slab-on-grade. The mitigation system is comprised of several holes that are made in different locations through the concrete floor. Soils are removed from beneath these holes, creating small sump areas. Plastic piping is inserted into the holes and extended to the ceiling. At the ceiling, or on top of the roof, the piping is connected at a central point. From there a line runs to a blower (fan) that *applies suction* on the air in the piping, removing vapors from below the floor and blowing them out above the roof. Once exhausted above the roof, the chemicals are quickly diluted with outdoor air. This activity is expected to meet the permit exemption under the Puget Sound Clean Air Agency, Regulation I, Section 6.03(c)(94).

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. **Building located at 220 S. Dawson Street, Seattle WA**

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other **Generally flat area.**
- b. What is the steepest slope on the site (approximate percent slope)? **No slopes in the project area.**

- 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. **Fill materials comprising of sand or silty sands.**
- 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. **No grading or filling proposed.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Not applicable**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Percentage of impervious surface will remain unchanged, near 100%.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
The project is not expected to produce any erosion or other impacts to the earth. Work will be conducted within a building.
- a. **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.
Dilute and low concentrations of TCE vapors will be exhausted from a stack located at the top of the building. This activity is expected to meet the permit exemption under the Puget Sound Clean Air Agency, Regulation I, Section 6.03(c)(94).
- 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: **A local air authority permit is not expected to be required for the extracted TCE subsurface vapors exhausted to a stack on the roof of the building. If modeling conducted by GE indicates unacceptable concentrations of TCE to the human receptors in the vicinity, Ecology will require treatment prior to emission.**

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. **Yes, the project is approximately 1/2 mile east of the Duwamish 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. **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. **No groundwater will be withdrawn for this project.**
- 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 into the ground from septic tanks or other sources.**

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. **Work will occur indoors and on the building roof. Stormwater runoff will not be impacted by this project.**

2) Could waste materials enter ground or surface waters? If so, generally describe. **No. Work will occur indoors and on the building roof.**

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

4. **Plants**

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

- _____ deciduous tree: alder, maple, aspen, other
- _____ evergreen tree: fir, cedar, pine, other
- _____ shrubs
- _____ grass
- _____ pasture
- _____ crop or grain
- _____ 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?

None, work will occur indoors and on the building roof.

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:

N/A Work will occur indoors and on the building roof.

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:

N/A Work will occur indoors and on the building roof.

b. List any threatened or endangered species known to be on or near the site. **None. Work will occur indoors and on the building roof.**

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

d. Proposed measures to preserve or enhance wildlife, if any: **N/A Area is completely paved.**

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.

Electrical Energy will be required to install and operate the vapor intrusion mitigation 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. **A local air authority permit is not expected to be required for the extracted TCE subsurface vapors exhausted to a stack on the roof of the building. If modeling conducted by GE indicates unacceptable concentrations of TCE to the human receptors in the vicinity, Ecology will require treatment prior to emission.**

1) Describe special emergency services that might be required.

No special services are required.

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

GE will implement a health and safety plan during installation.

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. **Installation of the vapor intrusion mitigation system may result in some transient noise in this commercial/industrial area.**

3) Proposed measures to reduce or control noise impacts, if any: **During operation, a noise dampener will be installed if requested by the building owner or tenants.**

8. **Land and shoreline use**

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

Commercial and light industrial. One residential home in the area.

b. Has the site been used for agriculture? If so, describe. **No**

c. Describe any structures on the site. **N/A. Work will be performed within or on top of the building.**

d. Will any structures be demolished? If so, what? **No**

e. What is the current zoning classification of the site? **Commercial and light industrial**

f. What is the current comprehensive plan designation of the site? **N/A**

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

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? **No people living in the building. Building currently holds approximately 30-40 workers.**

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

k. Proposed measures to avoid or reduce displacement impacts, if any: **N/A**

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **N/A**

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: **N/A**

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? **None**
- b. What views in the immediate vicinity would be altered or obstructed? **None**
- c. Proposed measures to reduce or control aesthetic impacts, if any: **None required**

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: **N/A**

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: **N/A**

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. **None**
- c. Proposed measures to reduce or control impacts, if any: **N/A**

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. **South Dawson Street, Third Avenue South and Second Avenue South. Access will not be impacted during installation or during operation of the vapor intrusion mitigation system.**
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **Yes**
- c. How many parking spaces would the completed project have? How many would the project eliminate? **N/A**
- 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. **No change**
- g. Proposed measures to reduce or control transportation impacts, if any: **None Required**

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. **N/A**

16. Utilities

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

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: 5/3/07

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.