

RECEIVED

ENVIRONMENTAL CHECKLIST

CITY OF OAK HARBOR
865 SE Barrington Drive
Oak Harbor, Washington 98277
Phone: (360) 279-4510

APR 6 2015
CITY OF OAK HARBOR
Development Services Department

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 information to help you and the City identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City 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 know, 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 City 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 City 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:

BP Station – Whidbey Island Ford #1

2. Name of Applicant: **Daniel Berg**

3. Address **1506 Alpine View Drive**

City **Mount Vernon** Phone No. **360-929-0902**

Contact Person: **Tim Chylla**

4. Date checklist prepared: **March 27, 2015**

5. Agency requesting checklist: **Development Services Department**

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

Project estimated to start in May, 2015 and possible continue to November, 2016.

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

cleaning up contaminated soils at the parcel. There is a chance that more contamination may be discovered in the future that will need to be cleaned up.

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

None

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.

Fill and Grade Permit.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. **We expect to excavate out 300 to 400 cubic yards of contaminated soil from the property that was missed during a 1993 cleanup and replaced the soil with import fill. There is a chance that more contamination may be discovered in the future and further excavation of 1,000 cubic yards may be required.**
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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.

31485 SR 20, Oak Harbor, WA – Parcel Number R13202-180-0060

Site will take place in the center of the property that will potentially extend to the south property line. The area will be approximately 75' long and 30 feet wide.

Since we are going to be chasing the contamination, there is an area may be larger and extend to the edges of the parcel.

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B. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other Paved parking lot with slight

downward slope to the south.

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

Silty sands (weathered Glaciomarine drift) over dense

Glaciomarine Drift.

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.

400 to 500 cubic yards of native soil expected to be removed, 400 to 500 cubic yards of import fill (Krieg Construction pit) placed.

This may change depending on the extent of the contamination.

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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% covered with current pavement.

h. Proposed measures to reduce or control erosion, or other impacts
to the earth, if any: None

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.

Vehicle fuel emissions during construction

b. Are there any off-site sources of emissions or odor that may affect
your proposal? If so, generally describe. No

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c. Proposed measures to reduce or control emissions or other impacts to air, if any: None

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 on a site map of the project indicating all water bodies which are on the site, including lakes, streams, drainages, and areas that are known to be or thought to be wetlands. If appropriate, state what stream or river it flows into.

No

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach a site map of the project indicating all water bodies which are on the site, including lakes, streams, drainages, and areas that are known to be or thought to be wetlands. **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 materials. None

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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 flood-plain? 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 groundwater be withdrawn, or will water be discharged to
groundwater? Give general description, purpose, and approximate
quantities if known. No

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

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c. Water Runoff (including storm water):

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. Does not apply

2) Could waste materials enter ground or surface waters? If so, generally describe. No, contaminated soils will be removed from the site. The excavation will be backfilled with import fill and paved over.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: None

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
- other types of vegetation

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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:

- hawk, heron, eagle, songbirds, other
- deer, bear, elk, beaver, other
- bass, salmon, trout, herring, shellfish, other

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

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

No

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.

Does not apply

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**

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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.

We will be excavating petroleum contaminated soils from the site.

Potentially, exposure to the contaminated soils could occur.

1) Describe special emergency services that might be required.

EMS of contaminated soils got ingested or had contact with

the eyes.

2) Proposed measures to reduce or control environmental health hazards, if any: **Only the environmental professional will have**

direct contact with the soil. Appropriate protective equipment

such as boots, gloves, eyewear and respirators (if necessary) will be worn.

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.

Construction noise will be minimal from one tracked excavator on site between the hours of 8 am and 5 pm.

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3) Proposed measures to reduce or control noise impacts, if any:
Ear protection for onsite workers.

8. LAND AND SHORELINE USE

a) What is the current use of the site and adjacent properties?
Vacant parking lot

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

No

c. Describe any structures on the site. **None**

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

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

Commercial

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

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. **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: _____

Does not apply

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

Does not apply

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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? None

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

None

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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? Does not apply

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:

Does not apply

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

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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. 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: _____

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 subject property is located along Highway 20

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

Yes, transit stop is in close proximity to the northwest of the site, distance 420 feet from site.

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). **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.

12 – 15 trucks, peak volumes 8 am to 4 pm

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

None

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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. None

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. None

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.

None

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.

I declare under penalty of the perjury laws that the information I have provided on this form/application is true, correct and complete.

Signature: 

Date Submitted: 3-27-15

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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? Does not apply

Proposed measures to avoid or reduce such increases are: _____

Does not apply

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

No adverse affects

Proposed measures to avoid or conserve plants, animals, fish, or marine life are: None

3. How would the proposal be likely to deplete energy or natural resources? Does not apply

Not applicable

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Proposed measures to protect or conserve energy and natural resources are: Does not apply

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

The intention of the project is to remove contaminated soils from the site. This would have a positive impact on any environmentally sensitive areas.

Proposed measures to protect such resources or to avoid or reduce impacts are: None

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? Does not apply

Proposed measures to avoid or reduce shoreline and land use impacts are: Does not apply

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6. How would the proposal be likely to increase demands on transportation or public services and utilities? Does not apply

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

Does not apply

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. Does not apply



GEOTEST

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Bellingham, WA 98225

20611-67th Avenue NE
Arlington, WA 98223

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360 733_7318

TOLL FREE
888 251_5276

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360 733_7418

Project Description

Site Location: The subject Site is located along the west side of State Route (SR) 20, immediately southwest of the E Pioneer Way – SR 20 intersection in Oak Harbor, Washington. The Subject Property is the southernmost parcel R13202-0180-0060, where a former gas station was located.

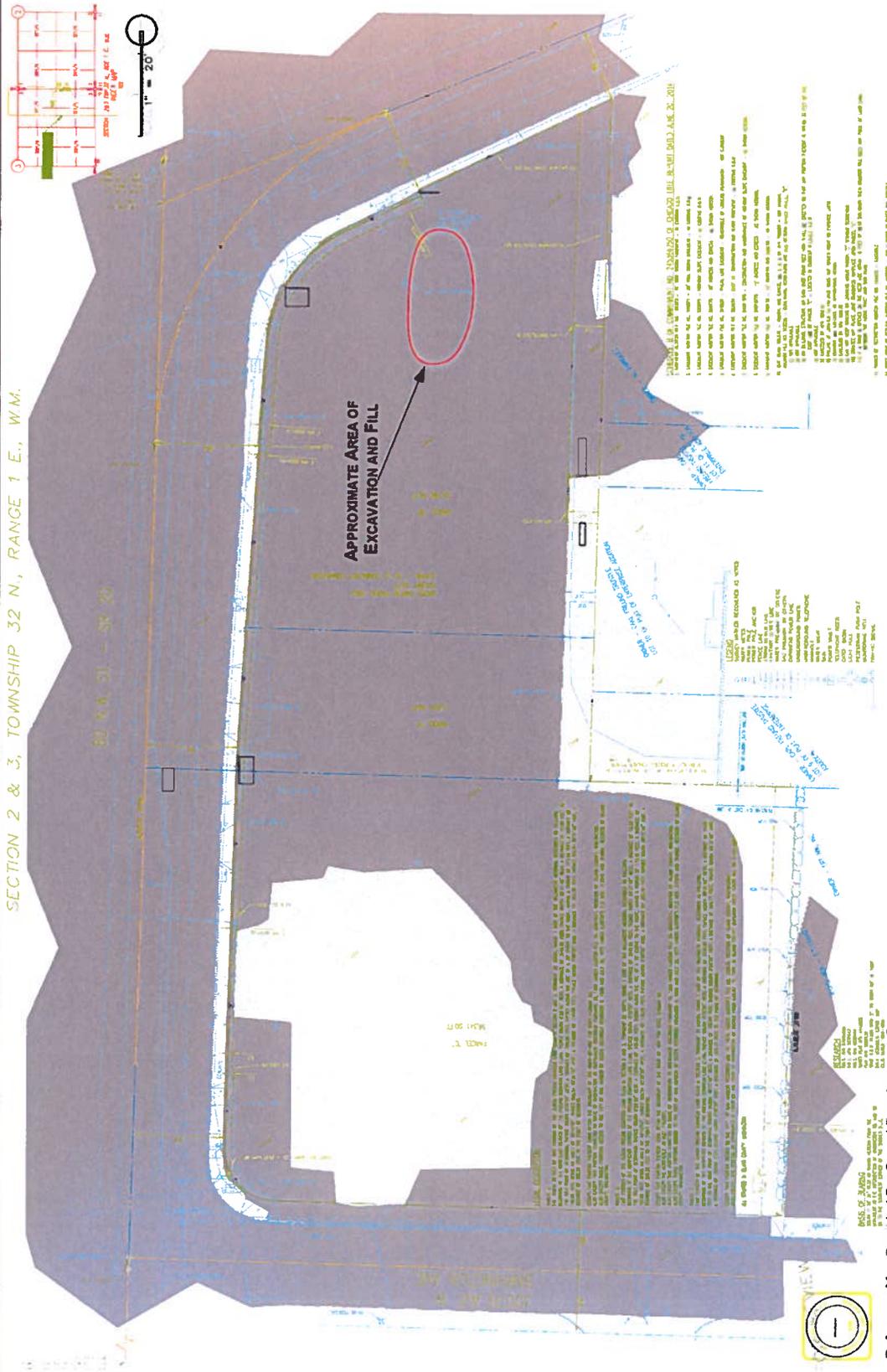
Site Description: The legal description of the parcel is as follows:

THAT PORTION OF THE ULRICH FRUND DONATION LAND CLAIM IN SECTION 2 AND 3 TOWNSHIP- 32 NORTH RANGE 1 EAST OF THE WILLAMETTE MERIDIAN DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF THE FREUND DONATION LAND CLAIM; THENCE SOUTH 0°28'20", A DISTANCE OF 3940.00 FEET; THENCE NORTH 89°31'40" WEST, A DISTANCE OF 15.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°28'20", A DISTANCE OF 150.00 FEET; THENCE ALONG THE ARC OF A 35° CURVE TO THE RIGHT, HAVING A RADIUS OF 173.19 FEET, A DISTANCE OF 196.98 FEET, BEING AN ANGLE OF 65°10'0"; THENCE SOUTH 65°38'20" WEST, A DISTANCE OF 110.00 FEET; THENCE NORTH 0°28'20" EAST, A DISTANCE OF 353.38 FEET; THENCE SOUTH 89°31'40" EAST, A DISTANCE OF 200.28 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE RIGHT-OF-WAY FOR STATE HIGHWAY 20; ALSO EXCEPT THE NORTHERLY 70 FEET THEREOF; ALSO EXCEPT THAT PORTION CONVEYED TO STATE OF WASHINGTON BY INSTRUMENT RECORDED FEBRUARY 10, 1989 UNDER AUDITOR FILE NO. 8900157, RECORDS OF ISLAND COUNTY, WASHINGTON; ALSO EXCEPT THOSE PORTIONS DEEDED TO THE CITY OF OAK HARBOR BY DEEDS RECORDED NOVEMBER 8, 1968 AND JULY 20, 1977 UNDER AUDITOR'S FILE NOS. 215579 AND 31652, RECORDS OF ISLAND COUNTY, WASHINGTON.

Work to be Performed: Work will continue to remove petroleum contaminated soils above MTCA Method A cleanup levels from the property and replace them with import structural fill. An estimated 300 to 400 cubic yards of soil may need to be removed and replaced with clean fill. This amount may change depending upon the extent of the contamination.

SECTION 2 & 3, TOWNSHIP 32 N., RANGE 1 E., W.M.



Reference Map Provided By: Sound Development Group

Note: Area of excavation and fill may change depending upon extent of contamination.

GEOTECH SERVICES, INC.
 741 Marine Drive
 Bellingham, WA 98225
 phone: (360) 733-7318
 fax: (360) 733-7418

Date: 01-15-15 By: JH Scale: As Shown
SITE AND EXPLORATION PLAN
 31485 STATE ROUTE 20 (SR 20)
 OAK HARBOR, WASHINGTON

Project
11-0149
 FIGURE
A

BARRINGTON DRIVE LLC
12841 PADILLA BAY LANE
MT VERNON, WA 98273

ENRIQUEZ, AL
1509 MCKINNON DR
OAK HARBOR, WA 98277

MCNAMARA'S LLC
1519 WHITECAP LN
OAK HARBOR, WA 98277

BURGER KING #2411 C/O RYAN
BOX 460189
HOUSTON, TX 77056

KEY BANK OF WASHINGTON
C/O 1ST AM TAX VALUATION COMML TAX
PO BOX 560807
DALLAS, TX 75356

FREUND, TRUSTEE, CARL R
C/O DK MARKET
31325 STATE ROUTE 20
OAK HARBOR, WA 98277

HORROBIN, MICHAEL E / CATHY L
C/O OAK HARBOR MOTORS INC
75 SE PIONEER WAY
OAK HARBOR, WA 98277

EEM INVESTORS
C/O O'REILLY AUTO PARTS STORE #2532
BOX 06116
CHICAGO, IL 60606

SRT NW, INC
C/O RON BAXTER
PO BOX 1035
ENUMCLAW

JACK D KNOLL
1381 SW BARLOW ST
OAK HARBOR, WA 98277

WSDOT REAL ESTATE SERVICES MS-118

PO BOX 330310
SEATTLE, WA 98133

FREUND TRUSTEE, CARL
RENTAL ENTERPRISES, LESSEE
2498 SW FREUND ST
OAK HARBOR, WA 98277

WALTRUST PROPERTIES INC
REAL ESTATE TAX DEPARTMENT
STORE #11214
P O BOX 1159
DEERFIELD, IL 60015

FREUND , TRUSTEE, CARL R
TAX DEPARTMENT #25888
PO BOX 711
DALLAS, TX 75221

WENDY L WILSON
1748 SE 8TH AVE
OAK HARBOR, WA 98277

WINIFRED L FREUND IRR TRUST
2498 SW FREUND ST
OAK HARBOR, WA 98277

WYNNE MACK
1421 SW BARLOW ST, SUITE 2
OAK HARBOR, WA 98277