September 12, 2019

To: Washington State E.C.Y., Environmental Review Section
Department of Natural Resources SEPA Center
Dave LaFave Fire Chief Cowlitz 2 Fire & Rescue
Cowlitz County PUD – Right of Way
Judi Strayer, Consolidated Diking Improvement District No. 1
Dave Burlingame, Director Cultural Resources, Cowlitz Indian Tribe
Elizabeth Sanchey Yakama Nation Environmental Management Program
Southwest Clean Air Agency
Willapa Hills Audubon Society
Clint Matthews, Cascade Natural Gas
CenturyLink
Ryan Hennessey, Comcast
Jim Kambeitz, Longview Fire Marshal
Mike Murray, Commercial Building Inspector
The Daily News

From: John Brickey, Director of Community Development/Building Official

Subject: **SEPA Environmental Checklist Review - Application #E 2019-7 15th Ave Shell Station fuel tank clean-up.**

Project: **Alan Carey with The Vertex Companies, Inc. on behalf of Family Supermarkets, Inc. has submitted a SEPA checklist to clean-up an existing fuel station by removing existing underground tanks, excavating contaminated soil, demolish existing fuel dispensers and canopy, temporarily extract groundwater for disposal and treatment, treat residual ground water, backfill the excavation and replace selected groundwater monitoring wells. The property is located at 972 15th Ave, Longview, WA.**

The applicant has submitted an Environmental Checklist for review under WAC 197-11, the SEPA Rules.

The site is zoned ***General Commercial, GC.*** The Comprehensive Plan classification is ***Community Commercial.*** Adjacent uses include: an oil change and vehicle mechanic shops and retail sales business, a public alley and parking lots.

The SEPA Responsible Official has determined that this proposal will not likely have an adverse impact on the environment and has issued a DNS on this application. Please review the attached SEPA documents and provide your written comments to me no later than **6:00 p.m. September 26, 2019.**

If you have any questions or need additional information, please contact Adam Trimble, Planner at (360) 442-5092 or me at (360) 442-5080.

Thank you.

Attachments: Site Plan, clean-up plan, environmental studies.
Cc: Applicant: The Vertex Companies, Inc.
File

DETERMINATION OF NON-SIGNIFICANCE
SEPA RULES - WAC 197-11-970

Description of Proposal: **E 2019-7– remediate and clean-up existing fuel station by removing existing underground tanks, excavating contaminated soil, demolish existing fuel dispensers and canopy, temporarily extract groundwater for disposal and treatment, treat residual ground water, backfill the excavation and replace selected groundwater monitoring wells. The property is zoned General Commercial, GC.**

Proponents:

Alan Carey
The Vertex Companies, Inc.
810 3rd Ave, Suite 307
Seattle, WA 98104
Phone: 206-397-5845

Mr. Kenneth Craven
Family Supermarkets, Inc.
2794 Allen Street
Kelso, Washington 98626

Location of Proposal, Including Street Address, if any: The site is located at 972 15th Ave (Parcel Number(s): 09347). The property is located within the SE ¼ of Section 33, T8N, R2W, respectively, in Cowlitz County.

Lead Agency: City of Longview, Washington

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

☒ The comment period for this DNS ends at 6:00 on September 26, 2019. Responsible Official: John Brickey

Position/Title: Director/Building Official

Department: Community Development

Address: PO Box 128, Longview, WA 98632

Contact Person: Adam Trimble, Planner

Phone: (360) 442-5092

Date: September 12, 2019 Signature: John H. Brickey

A. BACKGROUND

1. Name of proposed project, if applicable:

   Quick Stop #4 Cleanup

2. Name of Applicant

   The Vertex Companies, Inc.
   On behalf of Family Supermarkets, Inc.

3. Address & Phone Number of Applicant and Contact Person

   Applicant Address:
   810 3rd Avenue, Suite 307
   Seattle, Washington 98104
   (206) 397-5845

   Contact name: Alan Carey

4. Date checklist prepared:

   August 13, 2019

5. Agency requesting checklist:

   City of Longview

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

   As soon as all applicable permits are granted, likely in the fall of 2019. No phasing is currently proposed.

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

   In the future, a separate application will be submitted to replace the fueling station, the awning, and the underground fuel storage tanks.

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

   The Vertex Companies, Inc. completed a remedial investigation/feasibility Study (RI/FS) in 2017-2018. Following that the Pollution Liability Insurance Agency (PLIA) issued a Cleanup Action Plan (CAP) for the site in November 2018. The Vertex Companies, Inc. then prepared an engineering design report dated February 28, 2019. Finally, this SEPA checklist has been prepared to aid in obtaining permits to complete the site remediation work.

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 known.

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

    SEPA determination and a Grading permit from the City of Longview.

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 site is currently a fueling station/convenience store. The property is approximately 18,000 sf and the existing building is approximately 2,270 sf. The property is currently zoned Mixed Use Office/Commercial.

The applicant is proposing to:

1. *Abandon existing groundwater monitoring wells that fall within the planned excavation footprint;*
2. *Decontaminate, inert, and remove existing dispensers, fuel piping, and underground storage tanks (UST's);*
3. *Demolish the existing fueling canopy;*
4. *Excavate accessible contaminated soils;*
5. *Temporarily extract groundwater during soil excavation and dispose of it at a publicly owned treatment works (POTW);*
6. *Treat residual groundwater contamination by enhanced in situ aerobic degradation;*
7. *Backfill the excavation;*
8. *Replace selected groundwater monitoring wells*

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 of 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 site parcel number is 09347 per Cowlitz County assessor's records. The site is in the SE ¼ of Section 33, Township 8 North, Range 2 West WM. It is located on the southeast corner of 15th Avenue and Fir Street. The site address is 972 15th Avenue, Longview.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (underline one): *flat*, rolling, hilly, steep, slopes, mountainous, other _.

The site is flat with slopes of less than 5%. Nearly 100 percent of the site is impervious surface.

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

The steepest slope is approximately 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 agricultural land of long-term commercial significance and whether the proposal results

in removing any of these soils.

Soils mapped onsite are Caples silty clay loam, 0 to 3 percent slopes according to the Natural Resources Conservation Service. There is no known historic agricultural use of the property based on review of aerial photos dating back over 20 years.

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

None known.

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

Some excavation will take place on the property in order to remove the accessible contaminated soils. A portion of the existing asphalt will be removed to allow access to the underlying soils. It is anticipated that there will be approximately 3,000 cubic yards of material that will be removed and an equal volume of fill material will be installed in its place. The fill source will be from a local rock pit. Cut material will be disposed of at the Cowlitz County Headquarters Landfill.

Applicant will be required to dispose of contaminated soil at a licensed facility. AT

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

No, erosion is not a concern. The construction to take place on the site will literally be an excavated pit that will be filled in and capped with gravel. It is possible that soils could migrate offsite during construction but if the proposed Stormwater Pollution Prevention Plan (SWPPP) is implemented it is highly unlikely. Furthermore, *an Erosion Control Plan with specific erosion control BMPs will be required prior to final plan approval and initiation of construction activities. Additionally, since the existing site topography is flat and nearly 100% impervious surface, the likelihood of any significant erosion taking place is minimal.*

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

Nearly 100% of the site will be covered by impervious surface following construction. The surface material is or will be asphalt, concrete, rock, and buildings.

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

To reduce erosion and prevent sediment from exiting the site during construction activities, approved erosion control Best Management Practices (BMP's) will be implemented. A site specific, engineered erosion control plan will be prepared for this development by a civil engineer licensed in the state of Washington. The plan will be reviewed and approved by the City of Longview prior to any construction on the site. The plan will detail the use of approved BMP's.

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.

Typical construction emissions will be present including vehicle exhaust and dust. These are temporary and will not pose a threat to residents. An increase in general traffic may occur at project completion, but it will not result in a large amount of exhaust.

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:

If dust from construction activities becomes an issue, water trucks will be used to sprinkle the site to control the dust. Stockpiled soil will be covered with plastic sheeting.

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.

(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 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. Groundwater:

(1.) Will ground water be withdrawn from a well for drinking water purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to ground water? 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, or the number of animals or humans the system(s) are expected to serve, 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 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.

Stormwater runoff generated by this site currently sheetflows to the City of Longview right-of-way where it enters into the City of Longview's Municipal Separate Stormwater Sewer System (MS4) via an existing catch basin located in the southeast curb return of the intersection of 15th Avenue and Fir Street. Once the stormwater enters the city's MS4 it is conveyed southward to Lake Sacajawea.

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

Yes, if waste materials were somehow released or dumped into surface runoff flows, substances associated with the source material could enter ground or other surface waters. However, the potential for this will be greatly reduced by proper use of erosion and sediment control BMPs, the fact that the site is 100% impervious surface, and all excavated material will be immediately loaded into a transport vehicle and hauled to a dump site.

(3.) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

(4.) Proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any:

No measures are proposed at this time.

4. Plants:
   a. Check or circle types of vegetation found on the site:
   ☐Deciduous tree: **Cottonwood**
   ☐Evergreen tree: N/A
   ☐Shrubs-N/A
   ☐ Grass: N/A
   ☐Crop or grain:N/A
   ☐Wet soil plants: N/A
   ☐Water plants: N/A
   ☐Other types of vegetation

   The property is basically asphalt, concrete, and building.

   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 known.

   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 known.

5. Animals:
   a. List any birds and animals which have been observed on or near the site or are known to be on or near the site:
   Birds: **None known.** other:
   Mammals**: None known.**
   Fish: **None known.**

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

   None known.

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

   The site is located within the Pacific Flyway for migratory waterfowl.

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

   None proposed.

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

   None known.

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.

The existing building on the site uses primarily electricity.

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 proposed.

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 fuel will be pumped out of the underground storage tanks (USTs). The empty USTs will be triple rinsed and the rinsate and residual fuel pumped out using a vactor truck. The atmosphere inside the USTs will be checked using a combustible gas meter to ensure it is not flammable. Fuel lines will be disconnected from the dispensers and capped, the balance of the piping will be flushed with water and soap.

The site currently has some soil and groundwater contamination. As part of the mitigation plan, the accessible soils will be excavated, disposed off-site, and replaced with clean-fill Workers will be required to have OSHO 40-hour health and safety training to ensure they are properly trained to safely perform the work. Exposure to these pollutants could occur during construction.

Based upon information submitted to the City, it appears that a detailed determination of the extent of soil and groundwater contamination has not been completed. It is highly likely that the contamination plume extends beyond the limits indicated in the applicant's submittals. We believe the property owner should undertake a characterization study to determine the full nature and extent of the soil and groundwater contamination, including the potential impacts to the right of way.

(1.) Describe any known or possible contamination at the site from present or past uses.

The site was developed as a Texaco Gasoline and Service Station in the early 1950's. The current USTs were installed in 1962. As a result of this use along with underground storage tank leak, the site has some soil and groundwater contamination. The contaminants of concern (COC's) include:

- *Gasoline range organics (GRO)*
- *Benzene, toluene, ethylbenzene, and xylenes (BTEX)*
- *Diesel range organics (DRO)*
- *Lube oil range organics (ORO)*

(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.

Other than the previously described groundwater contamination, there are no known hazardous chemicals/conditions that might affect this proposal.

(3.) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's

The City of Longview is concerned about the contaminated soils and ground water and will hold the applicant and successors liable for any costs associated with clean up or treatment of contamination in the City right of way encountered at any time in the future. AT

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development or construction, or at any time during the operating life of the project.

None likely.

(4.) Describe special emergency services that might be required.

None anticipated.

(5.) Proposed measures to reduce or control environmental health hazards, if any:

None.

This project is a remediation seeking a 'no further action' determination from Dept. Ecology. Applicant has submitted a clean up plan that includes removal, treatment, injections to ground water and monitoring. AT

b. Noise:

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

There is existing traffic noise from the surrounding roadways. However, the noise will not affect the project.

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

Construction noise would occur during approved construction hours as controlled by the City of Longview and WA State.

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

Construction activities will only be performed during City approved construction hours.

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 site is currently a convenience store/fueling station. The site directly to the south is a Jiffy Lube. The remainder of the property is bounded by 15th Avenue to the west, Fir Street to the north, and an alley to the east. The properties on the east side of the alley include a recreational marijuana retail outlet and C & L Auto Licensing. The property north of Fir Street is the Longview Goodwill. It is possible that the alley may need to be closed for construction purposes and as a result, the proposal could have some short-term access impacts to the properties that utilize the alley. The proposal is not expected to affect uses north of Fir Street or west of 15th Avenue. No change of use has been proposed and it currently complies with the existing zoning.

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?

Not to our knowledge since the early 1950's.

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.

There is an existing convenience store/fueling station on the site.

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

Yes, the fueling canopy and existing fuel dispensers will be removed.

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

The site is zoned Mixed Use Office/Commercial.

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

Mixed Use Office/Commercial.

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 an "environmentally sensitive" area? If so, specify.

No.

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

Approximately 5.

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

None.

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

None.

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

The existing use is consistent with the zoning and will not be changed.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None.

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:

    None.

10. Aesthetics:
    a. What is the tallest height of any proposed structure(s), not including antennas; what is the principle exterior building material(s) proposed?

    No new structures are proposed.

    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 proposed.

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:

    None.

12. Recreation:
    a. What designated and informal recreational opportunities are in the immediate vicinity?

None known.

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:

None.

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 on national, state, or local preservation registers located on or near the site? If so, please describe.

None known.

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.

None known.

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.

None.

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.

None except that the final construction drawings will contain a note indicating that if any historic artifacts are discovered during construction, site work will stop immediately and appropriate local and state agencies will be notified.

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 immediately served by 15th Avenue, Fir Street, and an alley located on the east side of the site. These local roads provide easy road access to Washington State Highway 432, more commonly known as Tennant Way. Highway 432 in turn connects with Interstate 5 within a few miles of the site.

b. Is site or affected geographical area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

According to the River Cities Transit web site, there are multiple bus routes abutting the site.

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

The project will not add or eliminate any parking spaces.

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.

Applicant has indicated excavated water/ soils will travel from the site to Tennant Way and on to I-5 to a licensed disposal faiclity to be determined. AT

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 non-passenger 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:

During construction, signage will be utilized to inform area traffic and pedestrians of the ongoing construction. In addition, the alley may be closed to allow a loading area for the trucks.

15. Public Service:

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 proposed.

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16. Utilities:

a. Circle utilities currently available in 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.

Electricity: Cowlitz PUD

Water: City of Longview

Refuse Service: City of Longview

Sanitary Sewer: City of Longview

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 Tim Wines

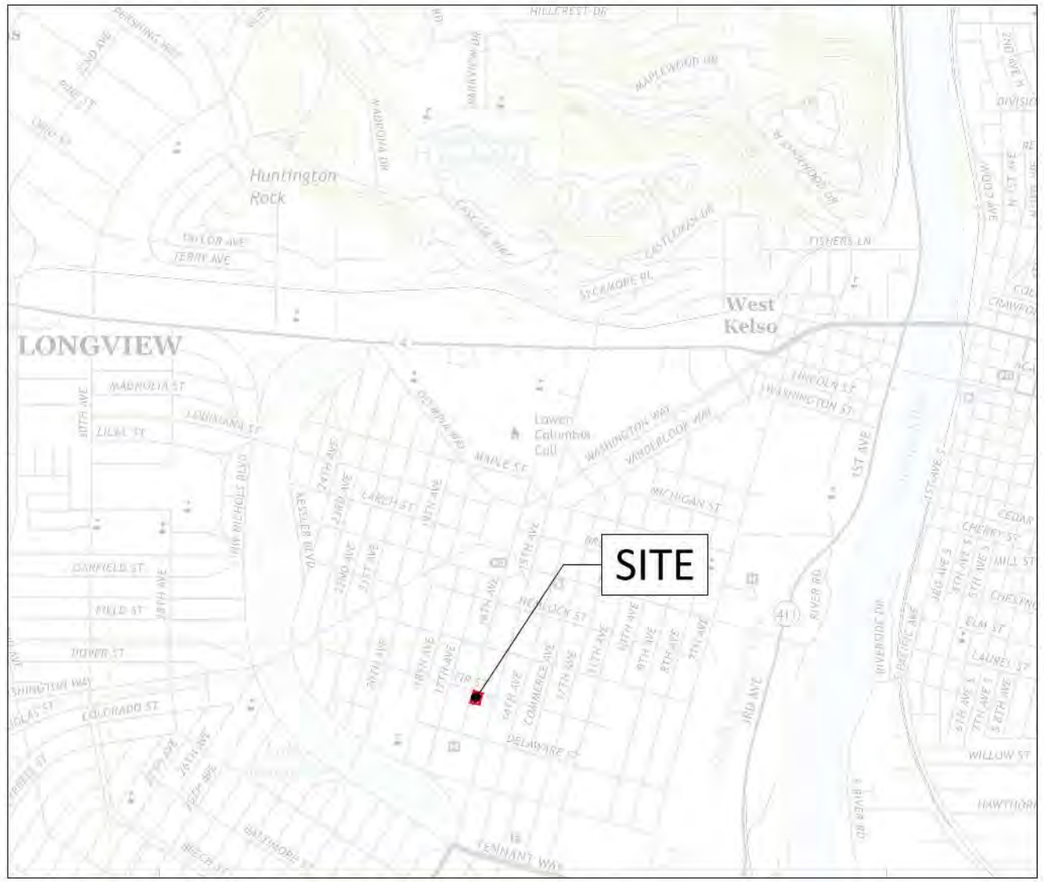
Name of signee TIM WINES

Position and Agency/Organization PRINCIPAL THREE RIVERS LAND SERVICES

Date Submitted: 8/15/19

Attachment 1: Plans

VICINITY MAP



SHEET INDEX

GENERAL CONSTRUCTION NOTES

1) PLANS, SECTIONS, AND DETAILS ARE DIAGRAMMATIC AND FOR INFORMATONAL PURPOSES ONLY. CONCTRACTOR SHALL VERIFY ALL DIMENSIONS WHERE NEEDED TO ACCOMPLISH THE WORK. IF DISCREPANCIES ARE DISCOVERED, THE CONTRACTOR SHALL CONTACT THE ENGINEER.
2) PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES USING PUBLIC AND PRIVATE UTILITY LOCATION SERVICES. CONTRACTOR SHALL MAINTAIN SUCH UTILITY LOCATIONS THROUGHOUT THE PROJECT, AS NEEDED, WHILE THE WORK IS BEING COMPLETED.
3) ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE WASHINGTON STATE LABOR AND INDUSTRIES STANDARDS, FEDERAL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION, AND OTHER APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS.

SITE ADDRESS

QUICK STOP #4
972 15TH AVENUE
LONGVIEW, WASHINGTON 98632
PHONE: (360) 423-7728

OWNER

FAMILY SUPERMARKETS, INC.
2794 ALLEN STREET
KELSO, WASHINGTON 98626
PHONE: (360) 577-9004

ENGINEER

THE VERTEX COMPANIES, INC.
CENTRAL BUILDING, 810 THIRD AVENUE
SUITE 307
SEATTLE, WASHINGTON 98104
PHONE: (206) 429-6200

VERTEX®
Central Building, 810 Third Avenue, Suite 307 | Seattle, WA 98104
Main: 206.258.6951 | VERTEXENG.COM

COVER SHEET

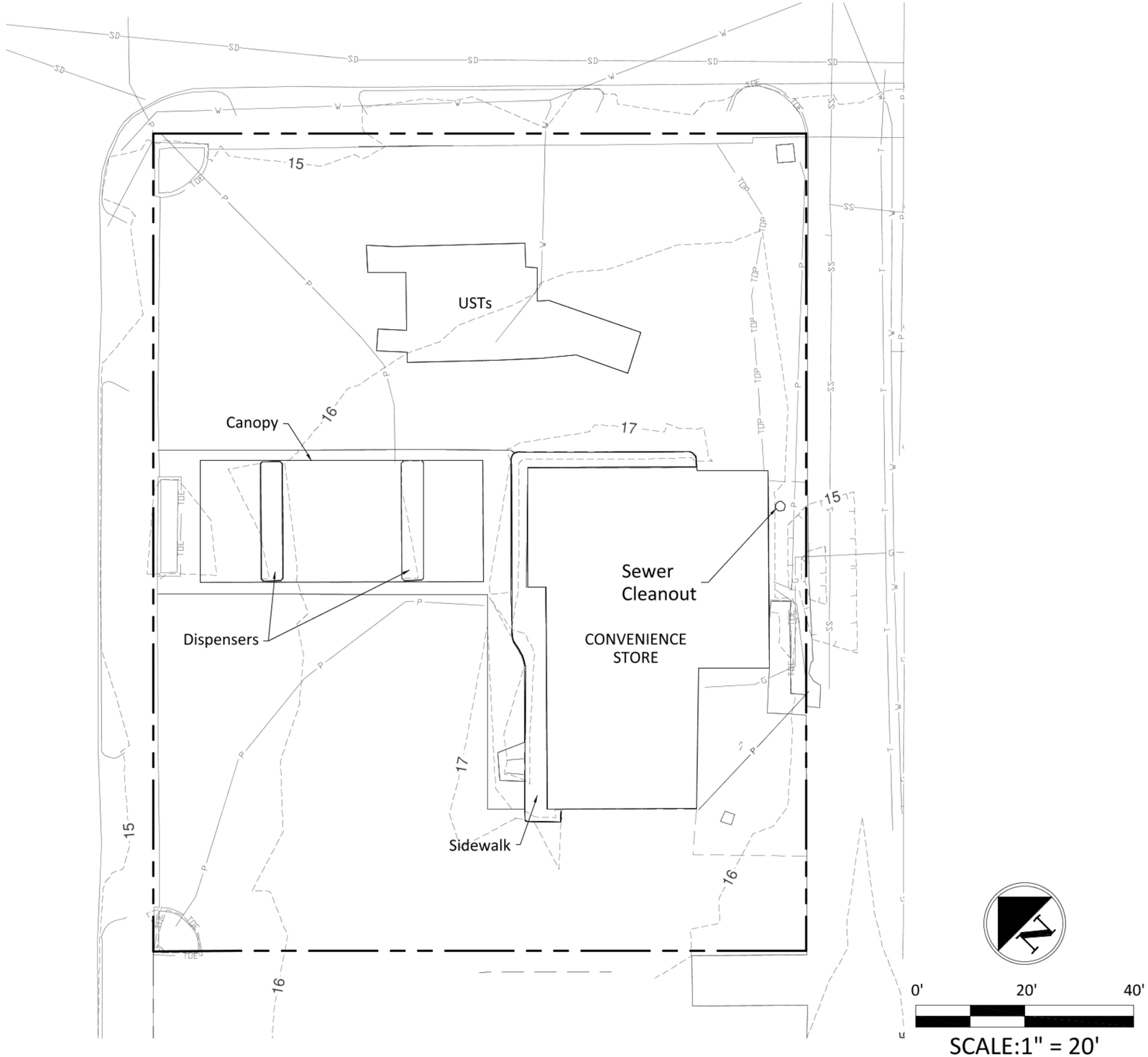
QUICK STOP #4 CLEANUP
972 15TH AVENUE
LONGVIEW, WASHINGTON

FILE NO.: 51111
DATE: 05/08/2019
DRAWN: DPM
CHECKED: ADC
VERTEX PROJ NO.: 51111

FIGURE G-1

LEGEND:

- SD — STORM DRAIN
- W — WATER
- P — ELECTRICAL POWER
- G — NATURAL GAS
- SS — SANITARY SEWER
- 15 — ELEVATION CONTOUR FEET ABOVE MEAN SEA LEVEL (NORTH AMERICAN VERTICAL DATUM - 1988)



VERTEX®
Central Building, 810 Third Avenue, Suite 307 I Seattle, WA 98104
Main: 206.258.6951 I VERTEXENG.COM

EXISTING CONDITIONS

QUICK STOP #4 CLEANUP
972 15TH AVENUE
LONGVIEW, WASHINGTON

FIGURE G-2

FILE NO.: 51111
DATE: 05/08/2019
DRAWN: DPM
CHECKED: ADC
VERTEX PROJ NO.: 51111

CONSTRUCTION SEQUENCE

THE CONSTRUCTION SEQUENCE FOR THE QUICK STOP #4 CLEANUP IS SUMMARIZED BELOW. NOTE THAT ITEMS IN *ITALICS* ARE RELATED TO THE INSTALLATION OF THE NEW UNDERGROUND STORAGE TANKS AND CONSTRUCTION OF THE NEW SERVICE STATION AND NOT PART OF THE CLEANUP:

1) CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES (SEE SHEET G-1).
2) INSTALL SECURITY FENCING AROUND PERIMETER OF SITE AND JERSEY BARRIERS AS SHOWN ON SHEET C-1.
3) ENGINEER SHALL ARRANGE FOR A QUALIFIED WELL DRILLER TO ABANDON THE GROUNDWATER MONITORING WELLS THAT FALL WITHIN THE PLANNED EXCAVATION FOOTPRINT (SEE SHEET C-1).
4) PUMP FUEL FROM THE EXISTING UNDERGROUND STORAGE TANKS.
5) DISCONNECT THE ELECTRICAL POWER SUPPLY TO THE CANOPY AND FUELING SYSTEM. SALVAGE LIGHTING FIXTURES FROM CANOPY AND STORE OFF-SITE.
6) DISCONNECT FUEL LINES AND REMOVE EXISTING DISPENSERS AND STORE OFF-SITE FOR RE-INSTALLATION.
7) FLUSH FUEL LINES AND DECONTAMINATE WITH A NON-FOAMING SOAP.
8) OPEN MANWAYS OF UNDERGROUND STORAGE TANKS AND REMOVE CAPS, PUMPS, AND PROBES, ETC.
9) TRIPLE RINSE TANKS AND REMOVE WATER AND RESIDUAL FUEL FROM THE UNDERGROUND STORAGE TANKS WITH A VAC-TRUCK. DISPOSE OFF-SITE.
10) SAW-CUT CONCRETE AROUND THE TANK PITS, PIPING TRENCHES, AND PUMP ISLANDS. DEMOLISH THESE CONCRETE ITEMS AND CANOPY.
11) CONTRACTOR TO DIG TEST PITS AT DIRECTION OF ENGINEER TO DEFINE THE EXCAVATION LIMITS.
12) VENDOR TO MOBILIZE AND SET-UP TEMPORARY GROUNDWATER STORAGE TANKS AND GRANULAR ACTIVATED CARBON TREATMENT FILTERS (TERMED GROUNDWATER TREATMENT SYSTEM). VENDOR TO CONNECT TEMPORARY GROUNDWATER TREATMENT SYSTEM TO SANITARY SEWER SERVICE AT CONVENIENCE STORE SEWER CLEANOUT.
13) EXCAVATE SOIL COVERING UNDERGROUND STORAGE TANKS. REMOVE UNDERGROUND STORAGE TANKS AND HAUL OFF-SITE FOR RECYCLING.
14) INSTALL SHORING FOR INSTALLATION OF NEW UNDERGROUND STORAGE TANK(IF DETERMINED NECESSARY). DEWATER AREA INSIDE SHORING, PUMPING GROUNDWATER INTO THE TEMPORARY GROUNDWATER TREATMENT SYSTEM. DISCHARGE GROUNDWATER TO THE PUBICLY OWNED TREATMENT WORKS AS DETERMINED BY ENGINEER.
15) CONTRACTOR TO EXCAVATE SOIL AS DIRECTED BY ENGINEER. ENGINEER WILL MAKE DETERMINATION AS TO WHETHER SOIL IS CONTAMINATED OR 'CLEAN'.
16) CONTAMINATED SOIL WILL BE HAULED TO THE COWLITZ COUNTY HEADQUARTERS LANDFILL FOR DISPOSAL.
17) 'CLEAN' SOIL WILL BE STOCKPILED ON SITE FOR SAMPLING BY ENGINEER TO DETERMINE WHETHER IT IS SUITABLE FOR REUSE BY SAMPLING AND LABORATORY ANALYSIS. IF LABORATORY ANALYSIS 'CLEAN' SOIL STOCPILES SHOWS IT MEETS CLEANUP STANDARDS, IT WILL BE USED TO BACKFILL THE EXCAVATION. IF LABORATORY ANALYSIS INDICATES A SOIL STOCKPILE DOES NOT MEET CLEANUP STANDARDS, THE STOCKPILE (OR A PORTION OF IT) WILL BE HAULED TO THE COWLITZ COUNTY HEADQUARTERS LANDFILL, AS DETERMINED BY THE ENGINEER.
18) ENGINEER WILL COLLECT SOIL SAMPLES FROM EXCAVATION BASE AND SIDEWALLS AND SUBMIT THEM FOR LABORATORY ANALYSIS TO DETERMINE WHETHER CLEANUP LEVELS HAVE BEEN MET. DEPENDING ON THESE RESULTS, ENGINEER WILL DIRECT CONTRACTOR TO CONTINUE EXCAVATING OR BACKFILL EXCAVATION.
19) WITH APPROVAL OF ENGINEER, CONTRACTOR WILL PLACE QUARRY SPALLS BENEATH THE WATER TABLE. CONTRACTOR WILL MIX OXYGEN RELEASE COMPOUND ADVANCED (ORC) PELLETS WITH QUARRY SPALLS. SPECIFICATIONS FOR QUARRY SPALLS AND ORC PELLETS ARE INCLUDED IN THE ENGINEERING DESIGN REPORT (EDR).
20) WHEN QUARRY SPALLS AND MIXED ORC PELLETS REACH A LEVEL 1-FOOT ABOVE THE WATER TABLE, THE CONTRACTOR WILL INSTALL A GEOTEXTILE LAYER OVER THE QUARRY SPALLS. REFER TO THE EDR FOR GEOTEXTILE SPECIFICATIONS.
21) BACKFILL EXCAVATION ABOVE GEOTEXTILE USING IMPORTED COMPACTABLE BACKFILL) AND STOCKPILED SOIL. APPROVED COMPACTABLE BACKFILL AND COMPACTION REQUIREMENTS ARE INCLUDED IN THE EDR.
22) INSTALL NEW UNDERGROUND STORAGE TANK, FUEL PIPING AND ELECTRICAL CONTROLS.
23) INSTALL STORMWATER DRAINAGE SYSTEM (DESIGNED BY OTHERS).
24) CONSTRUCT PUMP ISLANDS.
25) CONSTRUCT NEW CANOPY AND CONCRETE SLAB OVER NEW UNDERGROUND STORAGE TANK.
26) INSTALL EXISTING DISPENSERS (SALVAGED PREVIOUSLY AND STORED OFF-SITE).
27) CONSTRUCT NEW PAVEMENT FOR SERVICE STATION (DESIGNED BY OTHERS).

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CONSTRUCTION SEQUENCE

QUICK STOP #4 CLEANUP
972 15TH AVENUE
LONGVIEW, WASHINGTON

FILE NO.: 51111
DATE: 05/08/2019
DRAWN: DPM
CHECKED: ADC
VERTEX PROJ NO.: 51111

FIGURE G-3

LEGEND:

- MW-1 — MONITORING WELL & SOIL BORING
- MW-08 — MONITORING WELL
- SB-8 — SOIL BORING
- INFERRED EXTENT OF CONTAMINATED SOIL EXCAVATION
- EXCAVATE TEST PITS PRIOR TO CONTAMINATED SOIL EXCAVATION. NUMBER AND LOCATION DETERMINED BY ENGINEER
- –x–x–x– TEMPORARY SECURITY FENCE

DETAIL IDENTIFICATION (1 / C-2 | C-4)
SHEET WHERE REFERENCED
SHEET WHERE SHOWN

NOTE:

REFER TO SHEET G-3 FOR CONSTRUCTION SEQUENCE

REMOVE EXISTING UNDERGROUND STORAGE TANKS

PRESERVE AND MAINTAIN EXISTING GROUNDWATER MONITORING WELLS

TEMPORARY 18,100 GROUNDWATER STORAGE TANKS, SPECIFIED BY ENGINEER AND SET-UP BY VENDOR

VENDOR TO CONNECT GROUNDWATER STORAGE TANKS TO SEWER CLEANOUT ACCORDING TO ENGINEERS SPECIFICATIONS

FUEL PIPING SEE SHEET G-3 NOTES 6,7,AND 10

REMOVE DISPENSERS AND STORE OFF-SITE SEE SHEET G-3, NOTE 5

DEMOLISH CANOPY AND PUMP ISLANDS

INSTALL JERSEY BARRIERS TO ALLOW SAFE PEDESTRIAN PASSAGE DURING CONSTRUCTION

GROUNDWATER MONITORING WELL TO BE ABANDONED UNDER DIRECTION OF ENGINEER PRIOR TO CONTRACTOR MOBILIZATION (TYPICAL: MW-1, MW-3, MW-4, MW-5 MW-6, MW-7)

"CLEAN" SOIL STOCKPILES SEE SHEET G-3, NOTE 17 SEE DETAIL (2 / C-1 | C-4)

EXCAVATE SOIL AS DIRECTED BY ENGINEER SEE SHEET G-3, NOTES 15 THROUGH 18

PRESERVE AND MAINTAIN SIDEWALKS AND CONVENIENCE STORE

MW-1, MW-2, MW-3, MW-4, MW-5, MW-6, MW-7, MW-8, MW-9, MW-10, MW-11, MW-12, V-101, V-102, V-103, V-104, V-105, V-106, USTs, Canopy, Dispensers, Sewer Cleanout, Sidewalk, SB-8, A, A', B, B', 15, 16, 17

0' 20' 40'

SCALE:1" = 20'

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FIGURE C-1

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VERTEX PROJ NO.: 51111

SITE PLAN

QUICK STOP #4 CLEANUP
972 15TH AVENUE
LONGVIEW, WASHINGTON

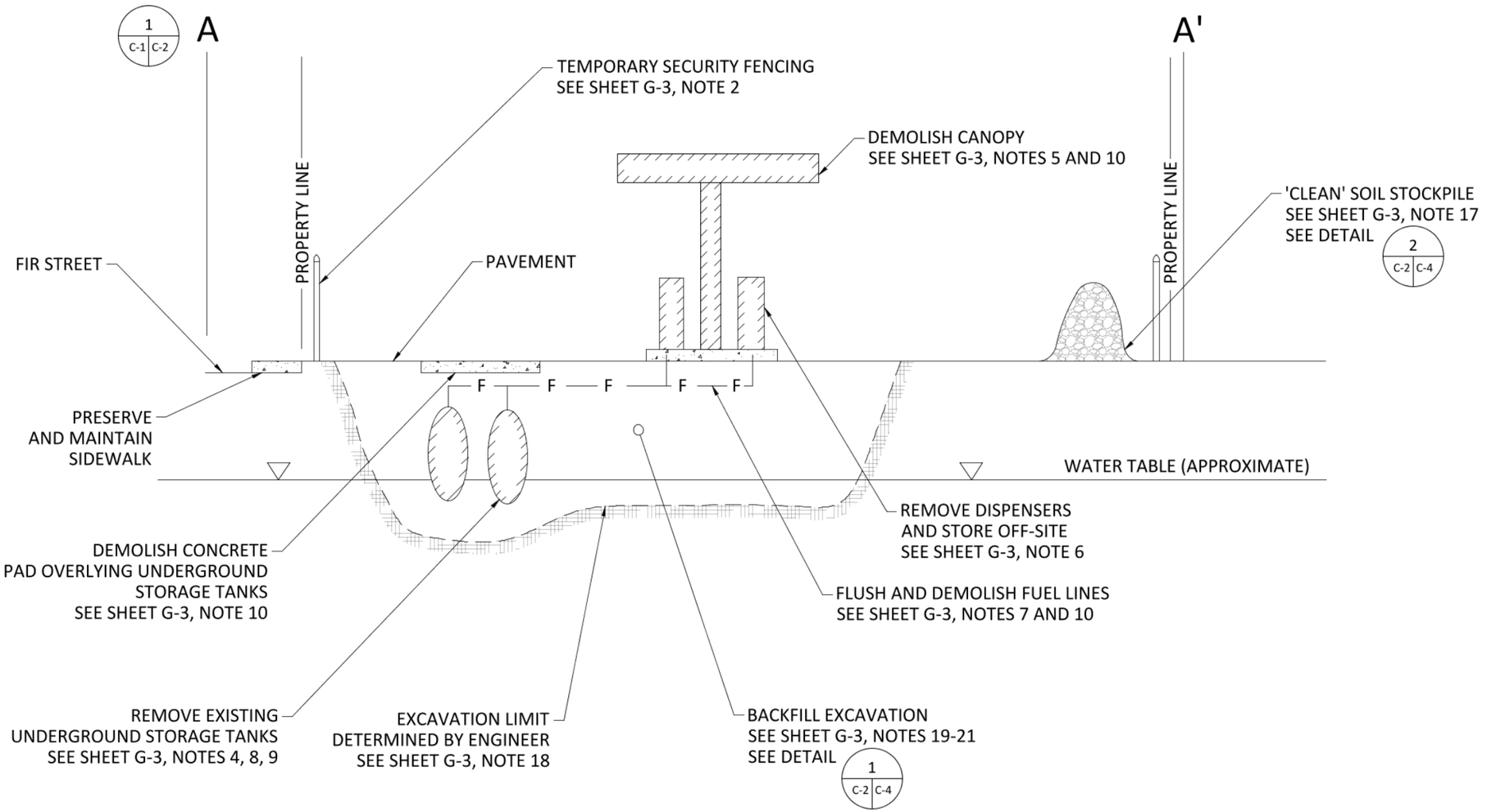

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FIGURE C-2

CROSS SECTION A - A'

QUICK STOP #4 CLEANUP
972 15TH AVENUE
LONGVIEW, WASHINGTON

FILE NO.: 51111
DATE: 05/08/2019
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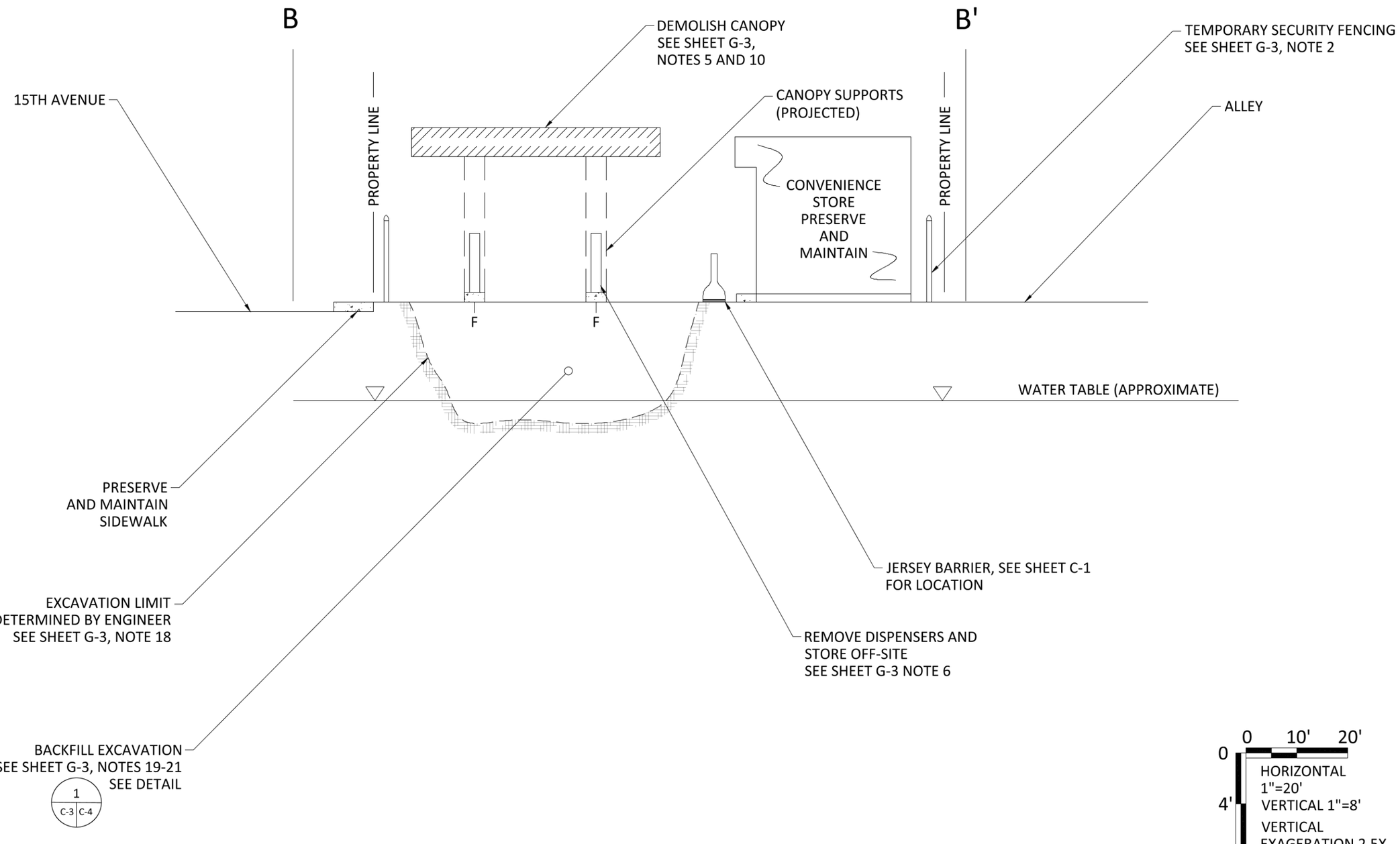
VERTEX PROJ NO.: 51111



CROSS SECTION B - B'

QUICK STOP #4 CLEANUP
972 15TH AVENUE
LONGVIEW, WASHINGTON

FILE NO.: 51111
DATE: 05/08/2019
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VERTEX PROJ NO.: 51111

FIGURE C-3

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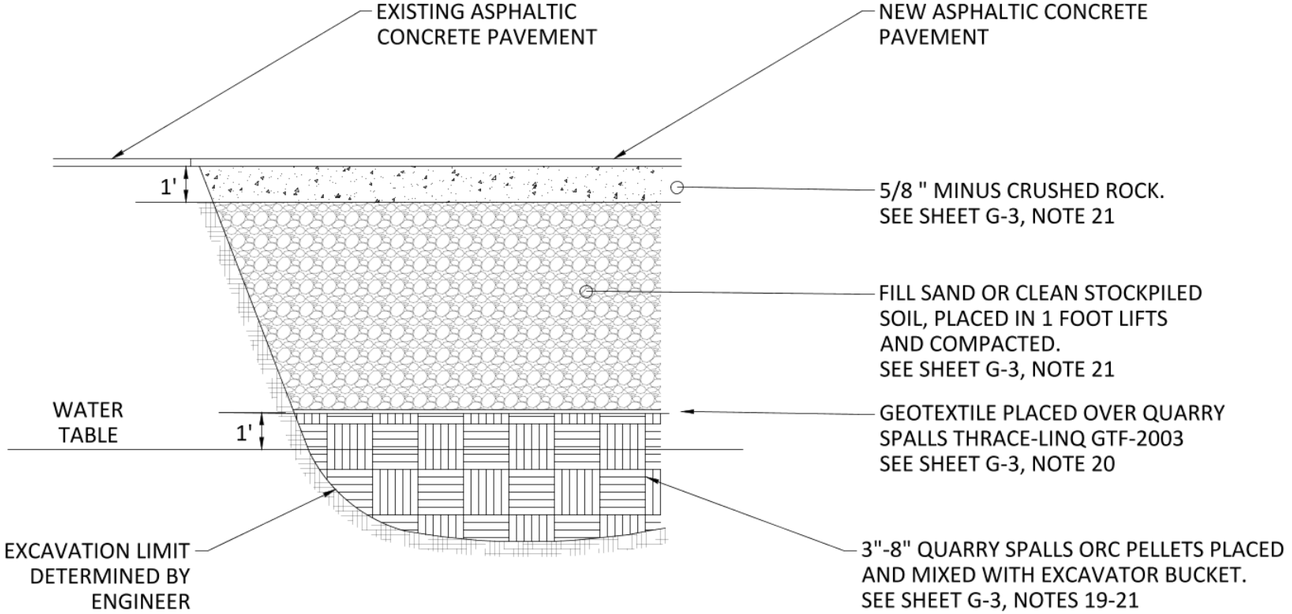
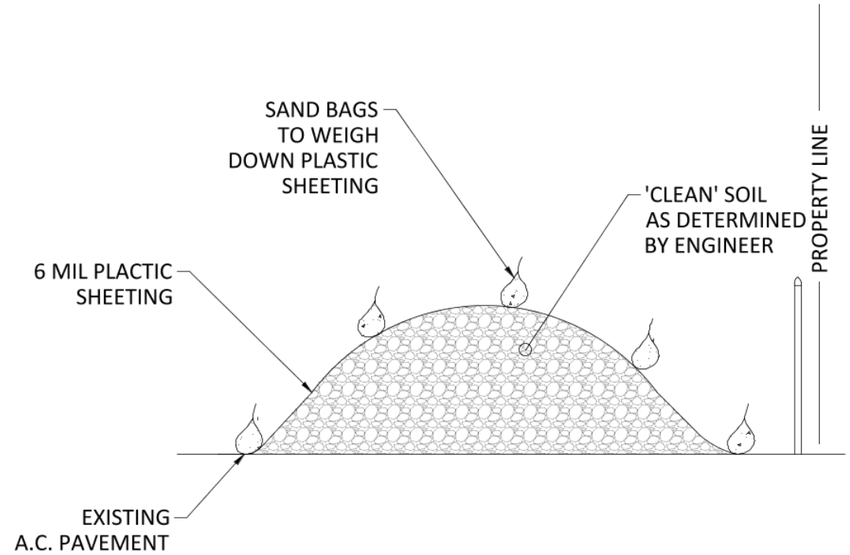


EXCAVATION BACKFILL DETAIL

1 (C-2 | C-4) 1 (C-3 | C-4)

N.T.S.

NOTE: THIS EXCAVATION BACKFILL DETAIL DOES NOT APPLY TO THE NEW UST. REFER TO MANUFACTURER'S SPECIFICATIONS FOR BACKFILL AROUND NEW UST.



CLEAN SOIL STOCKPILE DETAIL

2 (C-1 | C-4) 2 (C-2 | C-4)

N.T.S.

NOTE: 1. STOCKPILE SIZES VARY, AS DIRECTED BY ENGINEER SEE SHEET G-3, NOTE 17
2. OVERLAP PLASTIC SHEETING JOINTS BY 1 FOOT

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DETAILS

QUICK STOP #4 CLEANUP
972 15TH AVENUE
LONGVIEW, WASHINGTON

FIGURE C-4

FILE NO.: 51111
DATE: 05/08/2019
DRAWN: DPM
CHECKED: ADC
VERTEX PROJ NO.: 51111

Attachment 2
Full Reports available Online at:
https://mylongview.box.com/s/r0mjsa0mgh62lbtb3x4zaov1knypvl*9

FAMILY SUPERMARKETS, INC.
QUICK STOP #4
LONGVIEW, WASHINGTON

DRAFT ENGINEERING DESIGN REPORT

FEBRUARY 28, 2019

PREPARED FOR:
Family Supermarkets, Inc.
2794 Allen Street
Kelso, Washington, 98626

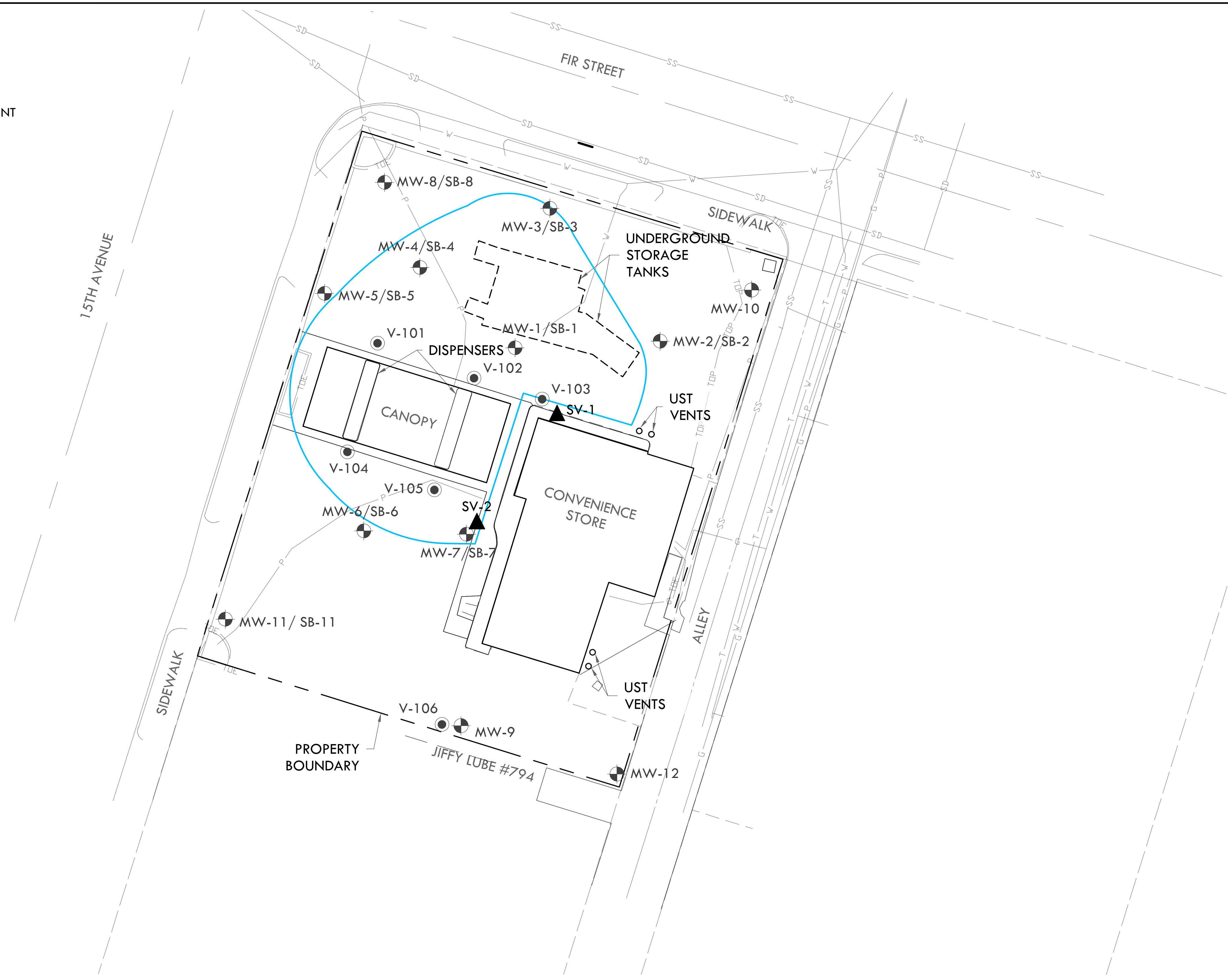
PREPARED BY:
The Vertex Companies, Inc.
Central Building, 810 Third Avenue Suite 307
Seattle, Washington 98104

PTAP PROJECT NO. PSW052

VERTEX PROJECT NO: 51111

LEGEND:

MW-1/SB-1	MONITORING WELL & SOIL BORING
SV-1	TEMPORARY SOIL VAPOR SAMPLING POINT
MW-08	MONITORING WELL
SB-8	SOIL BORING
	INFERRED EXTENT OF CONTAMINATED SOIL EXCAVATION



0 30' 60' 90'

SCALE: 1" = 30'-0"

(WHEN PRINTED AT 11x17)

NOTES:
1. SITE SURVEY PERFORMED BY GIBBS AND OLSON, LONGVIEW, WASHINGTON.
REFER TO REPORT APPENDIX D FOR THE SURVEY PLAN.

VERTEX

REVISIONS

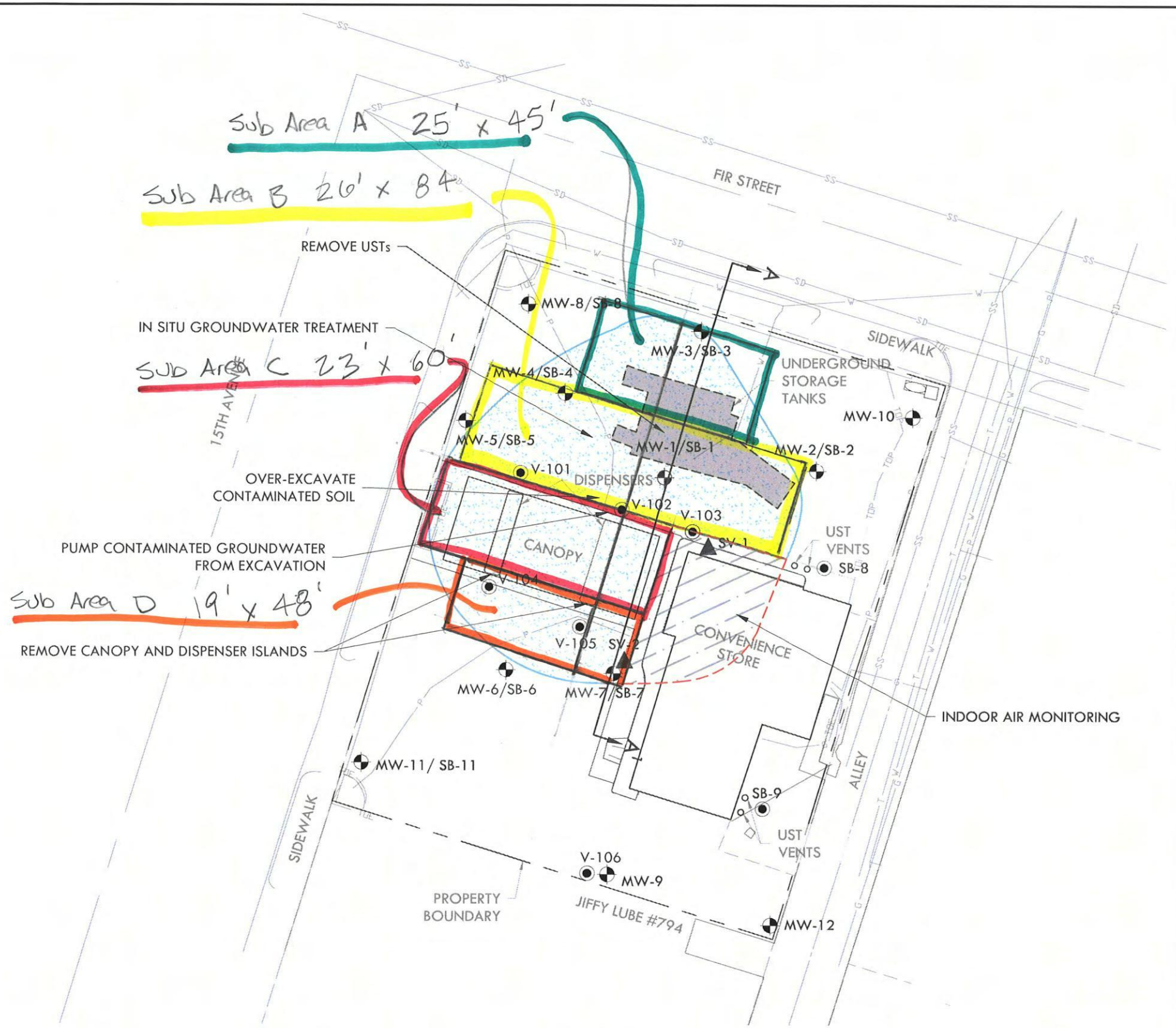
Job No.: 51111
Checked: LPV
Drawn: JWP
Date: FEBRUARY 2019
File No.:
FIGURE 51111

LEGEND:

MW-1/SB-1	MONITORING WELL & SOIL BORING
SV-1	TEMPORARY SOIL VAPOR SAMPLING POINT
MW-08	MONITORING WELL
SB-8	SOIL BORING
	INFERRED EXTENT OF CONTAMINATED SOIL EXCAVATION
	INFERRED EXTENT OF CONTAMINATED SOIL REMAINING IN PLACE BENEATH CONVENIENCE STORE
A → A'	CROSS-SECTION SEE FIGURE 4

SUMMARY - PREFERRED REMEDY

1. ABANDON GROUNDWATER MONITORING WELLS MW-1, MW-3, MW-4, AND MW-7.
2. REMOVE DISPENSERS AND ASSOCIATED FUEL PIPING. REMEDIATE CONTAMINATED SOIL BY EXCAVATION AND OFF-SITE DISPOSAL. COLLECT COMPLIANCE SAMPLES TO VERIFY CLEANUP STANDARDS ARE ACHIEVED.
3. DEMOLISH CONCRETE PAD OVERLYING USTs. REMOVE USTS. TEMPORARILY STOCKPILE OVERBURDEN SOIL. COLLECT SAMPLES TO VERIFY SUITABILITY FOR USE AS EXCAVATION BACKFILL.
4. REMEDIATE CONTAMINATED SOIL BY EXCAVATION AND OFF-SITE DISPOSAL. COLLECT COMPLIANCE SAMPLES TO VERIFY CLEANUP STANDARDS ARE ACHIEVED.
5. PUMP CONTAMINATED GROUNDWATER FROM EXCAVATION. TEMPORARILY STORE GROUNDWATER ON-SITE AND EITHER: A) PRE-TREAT AND DISPOSE TO THE POTW; OR B) HAUL OF-SITE FOR TREATMENT AND DISPOSAL.
6. TREAT RESIDUAL GROUNDWATER IN EXCAVATION BY ADDING REAGENT TO PROMOTE AEROBIC BIOLOGICAL DEGRADATION.
7. BACKFILL AND COMPACT SOIL IN OVER-EXCAVATED AREAS.
8. INSTALL NEW GROUNDWATER MONITORING WELLS AND RE-INSTALL ABANDONED GROUNDWATER MONITORING WELLS. IMPLEMENT: 1) ENHANCED IN SITU AEROBIC BIOLOGICAL DEGRADATION TO TREAT GROUNDWATER; AND 2) GROUNDWATER COMPLIANCE MONITORING PROGRAM TO VERIFY CLEANUP STANDARDS ARE ACHIEVED.
9. CONDUCT INDOOR AIR MONITORING INSIDE CONVENIENCE STORE TO VERIFY HUMAN HEALTH IS PROTECTED. IMPLEMENT SUBSLAB DEPRESSURIZATION IF NECESSARY.



0 30' 60' 90'

SCALE: 1" = 30'-0"
(WHEN PRINTED AT 11x17)

EXCAVATION AREA ESTIMATE
Feb 2019 Engineering Design Report
ADC 51111

NOTES:
SITE SURVEY PERFORMED BY GIBBS AND OLSON, LONGVIEW, WASHINGTON.
REFER TO REPORT APPENDIX D FOR THE SURVEY PLAN.

VERTEX

REVISIONS

File No.:	45348
Date:	MAY 2018
Drawn:	JWP
Checked:	ADC
Job No.:	45348

FIGURE 3

PLAN - PREFERRED REMEDY

QUICK STOP #4
FAMILY SUPERMARKET
972 15TH AVENUE
LONGVIEW, WA

Attachment 3 Clean up Report

Issued By:

Pollution Liability Insurance Agency
300 Desmond Drive SE
Lacey, Washington 98503

FINAL CLEANUP ACTION PLAN
FAMILY SUPERMARKETS, INC.
QUICK STOP #4
LONGVIEW, WASHINGTON

November 5, 2018

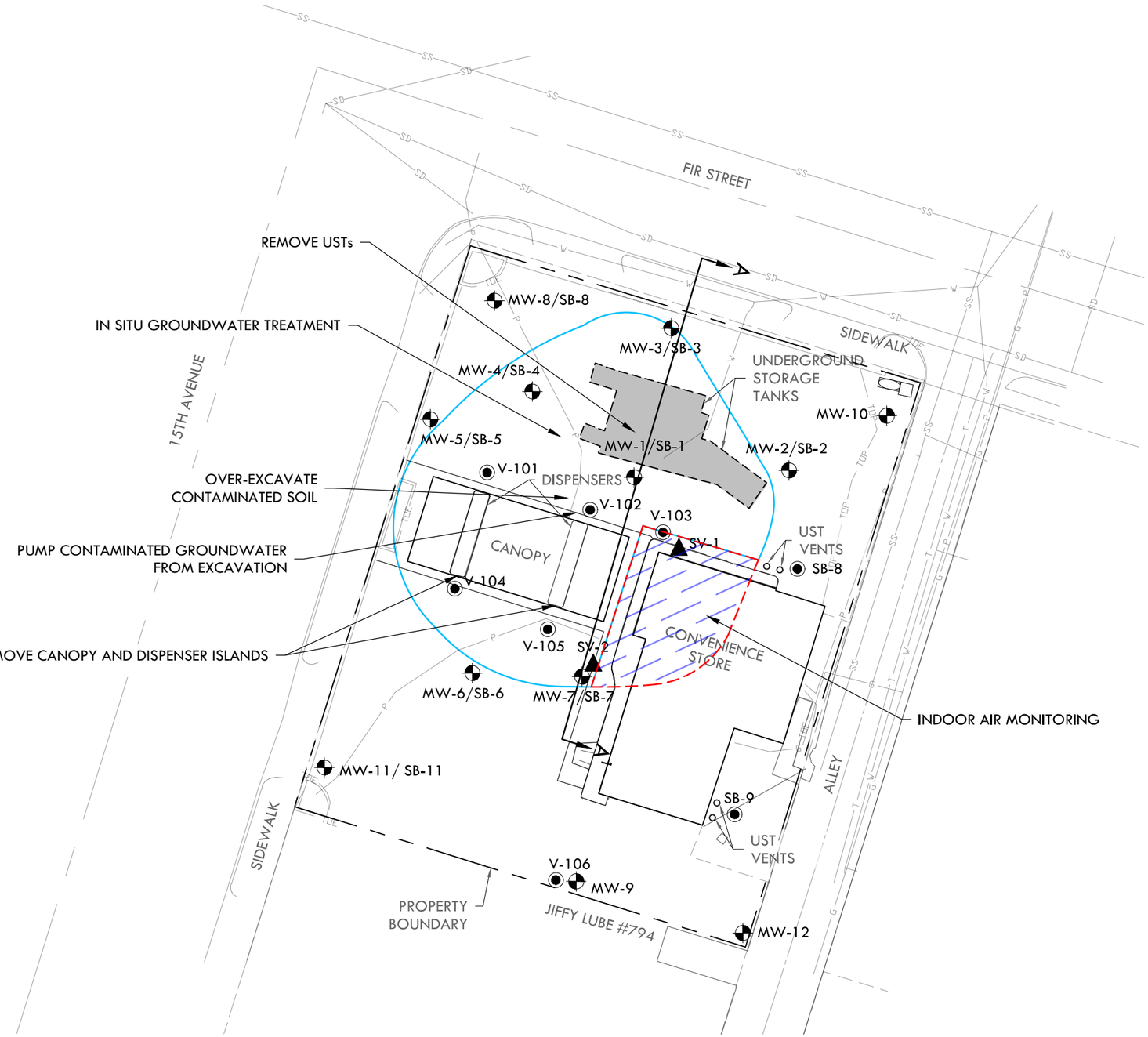
LEGEND:

MW-1/SB-1	MONITORING WELL & SOIL BORING
SV-1	TEMPORARY SOIL VAPOR SAMPLING POINT
MW-08	MONITORING WELL
SB-8	SOIL BORING
	INFERRED EXTENT OF CONTAMINATED SOIL EXCAVATION
	INFERRED EXTENT OF CONTAMINATED SOIL REMAINING IN PLACE BENEATH CONVENIENCE STORE
A → A'	CROSS-SECTION SEE FIGURE 4

SUMMARY - PREFERRED REMEDY

1. ABANDON GROUNDWATER MONITORING WELLS MW-1, MW-3, MW-4, AND MW-7.
2. REMOVE DISPENSERS AND ASSOCIATED FUEL PIPING. REMEDIATE CONTAMINATED SOIL BY EXCAVATION AND OFF-SITE DISPOSAL. COLLECT COMPLIANCE SAMPLES TO VERIFY CLEANUP STANDARDS ARE ACHIEVED.
3. DEMOLISH CONCRETE PAD OVERLYING USTs. REMOVE USTS. TEMPORARILY STOCKPILE OVERBURDEN SOIL. COLLECT SAMPLES TO VERIFY SUITABILITY FOR USE AS EXCAVATION BACKFILL.
4. REMEDIATE CONTAMINATED SOIL BY EXCAVATION AND OFF-SITE DISPOSAL. COLLECT COMPLIANCE SAMPLES TO VERIFY CLEANUP STANDARDS ARE ACHIEVED.
5. PUMP CONTAMINATED GROUNDWATER FROM EXCAVATION. TEMPORARILY STORE GROUNDWATER ON-SITE AND EITHER: A) PRE-TREAT AND DISPOSE TO THE POTW; OR B) HAUL OF-SITE FOR TREATMENT AND DISPOSAL.
6. TREAT RESIDUAL GROUNDWATER IN EXCAVATION BY ADDING REAGENT TO PROMOTE AEROBIC BIOLOGICAL DEGRADATION.
7. BACKFILL AND COMPACT SOIL IN OVER-EXCAVATED AREAS.
8. INSTALL NEW GROUNDWATER MONITORING WELLS AND RE-INSTALL ABANDONED GROUNDWATER MONITORING WELLS. IMPLEMENT: 1) ENHANCED IN SITU AEROBIC BIOLOGICAL DEGRADATION TO TREAT GROUNDWATER; AND 2) GROUNDWATER COMPLIANCE MONITORING PROGRAM TO VERIFY CLEANUP STANDARDS ARE ACHIEVED.
9. CONDUCT INDOOR AIR MONITORING INSIDE CONVENIENCE STORE TO VERIFY HUMAN HEALTH IS PROTECTED. IMPLEMENT SUBSLAB DEPRESSURIZATION IF NECESSARY.

SCALE: 1" = 30'-0"
(WHEN PRINTED AT 11x17)



NOTES:
SITE SURVEY PERFORMED BY GIBBS AND OLSON, LONGVIEW, WASHINGTON.
REFER TO REPORT APPENDIX D FOR THE SURVEY PLAN.

REVISIONS

FIGURE 3
FIGURE 45348
Job No.: 45348
Checked: ADC
Drawn: JWP
Date: MAY 2018
File No.: 45348

LEGEND

INFERRED EXTENT OF CONTAMINATED SOIL EXCAVATION

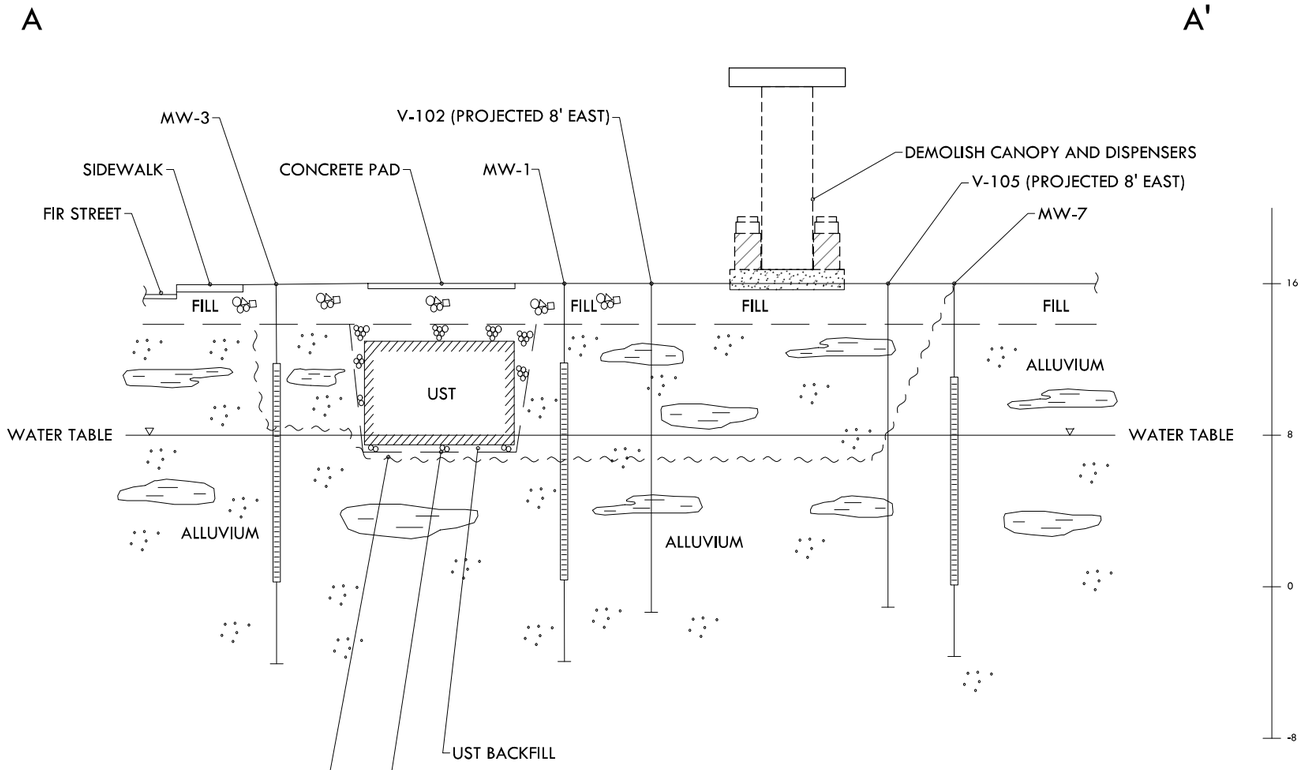
FILL

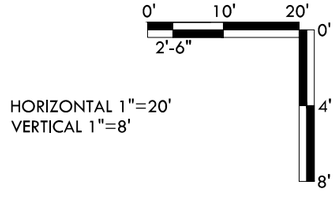
UST BACKFILL

ALLUVIUM

(NOTE: LITHOLOGY SHOWN IS CONCEPTUAL)

SEE FIGURE 3 FOR CROSS SECTION LOCATION





VERTICAL EXAGGERATION 2.5X

NOTES:
SITE SURVEY PERFORMED BY GIBBS AND OLSON, LONGVIEW, WASHINGTON.
REFER TO REPORT APPENDIX D FOR THE SURVEY PLAN.

REVISIONS

FIGURE 45348

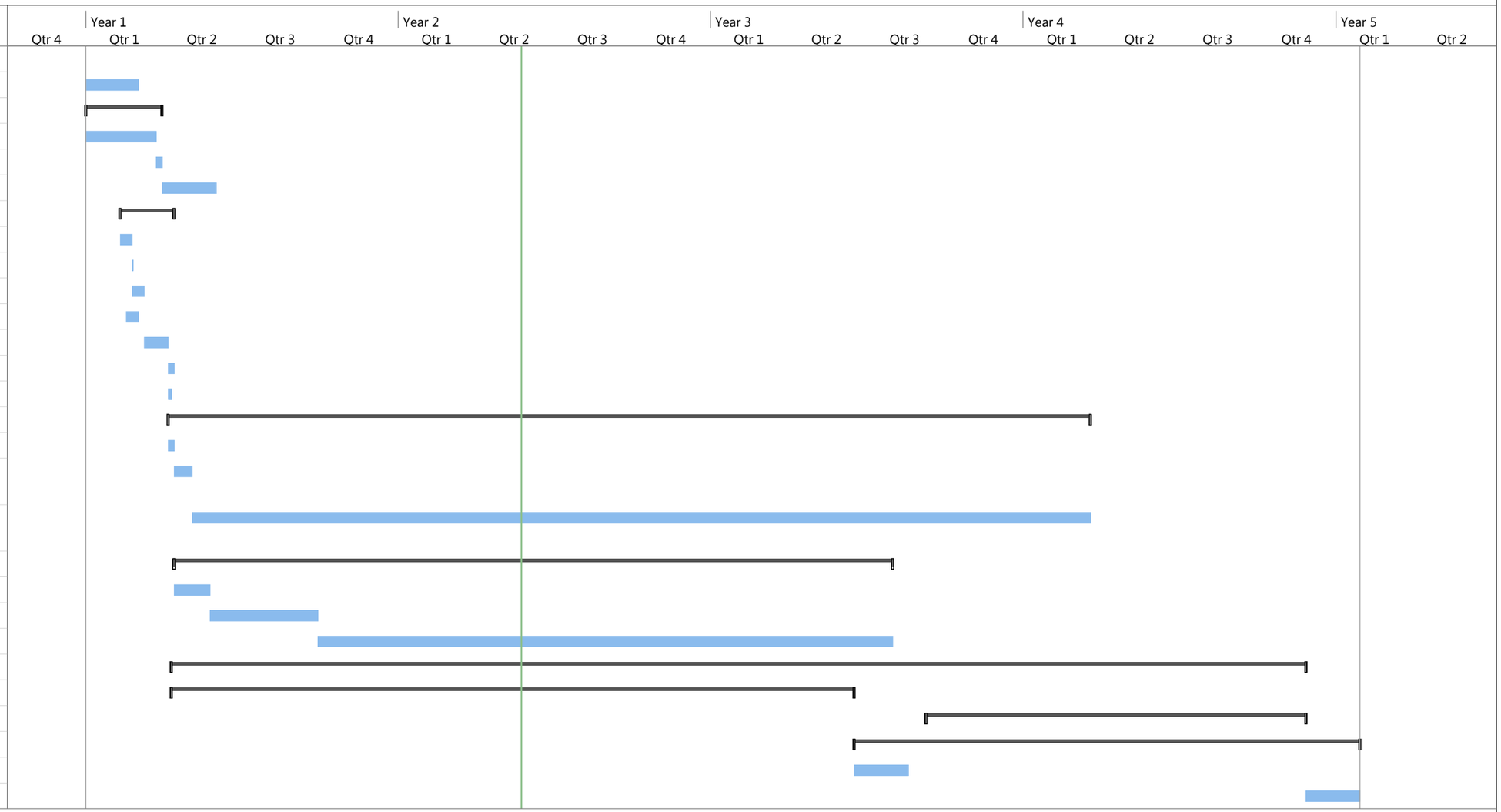
4

Job No.: 45348
Checked: ADC
Drawn: JWP
Date: MAY 2017
File No.:

Figure 5
Project Schedule
Quick Stop #4
Family Supermarket Inc.
Longview, Washington

May, 2018

ID	Task Name
1	Project Authorization
2	Planning
3	**Off-Property Investigation**
4	Access and Permitting
5	Off-Property Site Investigation
6	Remedial Design
7	**UST System Replacement**
8	UST Removal
9	Well Abandoment
10	Contaminated Soil Over-Excavation
11	Temp Groundwater Treatment
12	UST System Installation
13	Electrical Charging Station Installation
14	Replacement Well Installation
15	**Sub-Slab Contamination**
16	Performance Indoor Air Monitoring
17	Sub-Slab Depressurization System Installation
18	Sub-Slab System O&M and Performance Monitoring
19	**In Situ Treatment System**
20	Pilot Study
21	Permitting
22	In Situ Treatment
23	**Quarterly Groundwater Monitoring**
24	**On- and Off-Property**
35	**Off-Property**
42	**Reporting**
43	On-Property
44	Off-Property



ENVIRONMENTAL REPORT

Quick Stop #4
972 15th Avenue
Longview, Washington

Prepared For:

Mr. Kenneth Craven
Family Supermarkets, Inc.
2794 Allen Street
Kelso, Washington, 98626

Prepared By:

The Vertex Companies, Inc.
Central Building, 810 Third Avenue
Suite 307
Seattle, Washington 98104

VERTEX Project No. 45348
September 29, 2017