

Appendix B. SEPA Document

A. Background

1. Name of proposed project, if applicable:

TCA – Finley, Washington

2. Name of applicant:

Tactical Cleaning Acquisition (TCA)

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

228919 E Cochran Rd, Finley Suite D, WA 99337

Jon Martin – Finley, WA TCA Site Manager, Phone: (509) 572-6275

4. Date checklist prepared:

October 31, 2023

5. Agency requesting checklist:

Benton Clean Air Agency (BCAA)

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

The project is ready to begin as soon as the project is authorized.

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

There are no plans to expand currently.

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

Flare emission calculations for the proposed number of railcars have been prepared. A project package that includes a federal regulatory analysis, SDSs', a process flow diagram, and the NOC form provided by BCAA has also been prepared.

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.

This is the only pending governmental approval for this project.

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

Not applicable.

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.)

TCA intends to flare railcars containing residual hydrocarbon vapor (propane or butane) to perform maintenance on the railcars. The number of railcars to be flared is expected to be a maximum of 10 per month over a duration of 1 year, for a total of 120 railcars. A 30-ft tall flare with a 4-inch diameter will be used. A more detailed process description can be found in the project package.

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.

228919 E Cochran Rd, Finley, WA 99337

B. Environmental Elements

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other Flat

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

The site is adjacent to farmland, very flat, with negligible changes in elevation.

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.

Not Applicable. The soil classification onsite is unknown. Most of the site is covered by gravel or concrete. This project will not have any adverse impacts on the soil.

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

Not Applicable; however, the site experiences heavy equipment/railcar use, so soil instability is unlikely.

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

Not Applicable.

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)?

Not Applicable.

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

Not Applicable.

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.

Emissions will occur from the flaring of remnant hydrocarbon vapors. No HAPs or metals will be emitted. Criteria pollutants (NOx, CO, SO2, and VOC's) will be emitted. See the table below for expected emissions. The emissions calculations in the Project Package give a more detailed process for how these emissions were calculated.

<u>Pollutant</u>	<u>Emissions</u>	<u>UOM</u>	<u>Emissions</u>	<u>UOM</u>
NOx	1.77	lb/hr	0.43	tons
CO	3.54	lb/hr	0.85	tons
SO2	0.02	lb/hr	0.00	tons
VOC	3.11	lb/hr	0.75	tons

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

No emissions will occur from offsite sources.

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

The sole purpose of the flare is to reduce air emissions (e.g., oxidize/destroy VOC into less harmful combustion products).

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The Columbia River is approximately 1300 ft from the site at the closest point. This operation should not affect water in any way.

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.

Not Applicable.

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

Not Applicable.

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

The site does not lie within a 100-year floodplain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

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.

Not Applicable.

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.

Not Applicable. This project is for the use of a portable flare on an established property that the flare operators do not own.

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

No. There are no solids or liquids present inside the railcars.

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

No. The portable flare is on a small trailer that does not impact drainage patterns in any way.

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

The potential for impacts does not exist, so no control measures will be taken.

4. Plants

a. Check the 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

Orchards, vineyards or other permanent crops.

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?

No vegetation will be removed or altered.

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

No known threatened or endangered species are onsite.

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

No landscaping will take place during this project.

e. List all noxious weeds and invasive species known to be on or near the site.

Unknown. This project will not interfere with any vegetation.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

Unknown. It is near farmland.

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

Unknown.

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

Unknown.

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

This project will not impact wildlife.

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

Unknown.

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.

Minimal electricity is needed to spark the flare tip. No energy is required to operate the flare; pressurized gas is the motive force moving vapors from the railcar to the flare tip.

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

No. This project includes a small trailer mounted with a flare. No smoke/opacity occurs from flaring, so it will not impede sunlight.

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:

This project has de minimis energy requirements, so no conservation efforts were provided.

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.

If the flare pilot were extinguished, propane or butane exposure could occur. The operators are trained to immediately discontinue flaring operations if the pilot were to go out.

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

Unknown. No contamination from the proposed project will occur.

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.

No digging or excavation will occur due to this project.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

The railcars contain either propane or butane vapors until flaring is completed. After each railcar is flared, the railcars contain inert gases (nitrogen or air).

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

No emergency services will be required to complete this project.

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

The flare is designed to destroy flammable vapors. Trained operators will be responsible for operating the flare. If an unsafe condition is detected, the operators will immediately discontinue flaring until the root cause is addressed.

b. Noise

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

Railcar movements and heavy machinery are the standard noises at a railcar repair yard. The flaring process generates some noise, but not above levels already present.

- 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.

Active flaring generates some noise, but not enough to create a nuisance. Flaring will only occur during standard business hours.

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

The flare is not very loud, and the closest offsite buildings are more than 1000 feet away. Noise from the flare should not affect anyone offsite and is not harmful to those near the flare.

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 adjacent properties appear to be agricultural and residential. This project won't affect the adjacent property.

- 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?

Unknown regarding if this has been farmland. No agricultural or forest land will be affected by this project.

- 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:

The surrounding properties will not cause problems with this project.

c. Describe any structures on the site.

There are approximately 10 buildings onsite, which are used primarily for railcar maintenance. Many railcars are also present onsite.

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

No.

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

Industrial/Commercial—The property is outside of the zoning map for the City of Kennewick.

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

Unknown.

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

Unknown, the site does not have any shoreline.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Unknown.

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

Not applicable. This is a temporary project using portable equipment.

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

Zero.

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

Not applicable.

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

This railyard already operates its own flare; the mobile flare used for this project is to assist the property owner so that maintenance can occur more rapidly.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

No impacts to agriculture or forest land will occur from this project.

9. Housing

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

Not applicable.

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

Not applicable.

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

Not applicable.

10. Aesthetics

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

The portable trailer-mounted flare is approximately 30 feet tall.

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

The flare is 4 inches in diameter and should not cause any obstructed views.

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

No controls will be taken because the temporary flare will not cause any aesthetic issues for the site.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
During daylight hours, the flare (when operating) will produce a blue-to-orange flame that oftentimes will appear clear. This flame will not be very large or bright.
- 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?
No issues from offsite sources will affect the proposal.
- d. Proposed measures to reduce or control light and glare impacts, if any:
Flaring will occur during daylight hours, minimizing the effect on onlookers. The flame will not be overly large or bright and will oftentimes be invisible to onlookers.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
The project will take place on private property where no recreational activities are permissible.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
The proposed project will not displace any recreational uses.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
The proposed project will not affect recreation so no measures were taken.

13. Historic and cultural preservation SEPA Environmental checklist (WAC 197-11-960) July 2016 Page 10 of 13

1) Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Unknown, site is established and the project will not affect any onsite or offsite structure or land.

- a. 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.

Unknown. This temporary project will not impact historic or culturally significant structures or features.

- b. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Not Applicable. This project will not disturb the ground and is taking place on an established site, so no methods are being pursued.

- c. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Not Applicable.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Once onsite no public means of transportation will be utilized.

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

Not Applicable. This project will not use or impact public transit.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Not Applicable. This project will not impact parking positively or negatively.

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 this project will not require any changes to the above-mentioned infrastructure.

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

It will involve using private rail lines to transport the railcars onsite. The site is a railcar repair business. Once onsite, the cars will be safely deinventoried by the flare. The movement of cars to the railyard is not the responsibility of the flare operator.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Not Applicable. This is a temporary project involving few people.

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:

Not Applicable. No impacts will occur from this project regarding transportation.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No. No public service is required for the proposed project.

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

No public measures are required and therefore no measures are going to be taken.

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

Electricity, natural gas, water, refuse service, telephone, sanitary sewer.

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

No additional utilities are needed for this project.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee Jon Martin

Position and Agency/Organization Site Manager

Date Submitted: _____