Notice of Construction Application for New Source Review Revision No. 1

Valley Wide Cooperative
940 Wine Country Road
Grandview, Washington

for
Valley Wide Cooperative

Original Submittal May 2, 2025
Revised Submittal: September 18, 2025

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GeoEngineers

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Acronyms and Abbreviations

CAA	Clean Air Act
CFR	Code of Federal Regulations
CO	Carbon monoxide
GDF	Gasoline Dispensing Facility
HAP	Hazardous air pollutant
NAAQS	National Ambient Air Quality Standards
NESHAP	National Emission Standards for Hazardous Air Pollutants
NOC	Notice of Construction
NOx	Oxides of nitrogen
NSPS	New Source Performance Standards
NSR	New Source Review
NSRP	New Source Review Permit
PM	Particulate Matter
PSD	Prevention of Significant Deterioration
PTE	Potential to emit
RCW	Revised Code of Washington
SEPA	State Environmental Policy Act
SIP	State Implementation Plan
TAP	Toxic Air Pollutant
VOC	Volatile organic compound
VWC	Valley Wide Cooperative
WAC	Washington Administrative Code
YRCAA	Yakima Regional Clean Air Agency

1.0 Introduction

On behalf of Valley Wide Cooperative (VWC), we submit this Notice of Construction (NOC) application for New Source Review (NSR) ("this application") to the Yakima Regional Clean Air Agency (YRCAA) for their fuel dispensing facility located at 940 Wine Country Road in Grandview, Washington (facility or "VWC Fuel Station"). This existing gasoline dispensing facility, operating under NSR Permit NOC-13-BFSI-98, includes retail and bulk gasoline dispensing operations. This application seeks approval to increase annual gasoline throughput while demonstrating compliance with applicable federal, state and local air quality regulations, including those set by the U.S. Environmental Protection Agency (EPA), Washington State Department of Ecology (Ecology) and YRCAA. Application forms are included as Appendix A.

1.1 PROJECT CONTACT INFORMATION

The primary contact is Joseph Carson, Project Manager.

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1.2 SEPA REVIEW

A review of environmental impacts of this facility was completed on January 1, 1998 when this facility was permitted under NOC-13-BFSI-98 and a determination of non-significance (DNS) was made by the City of Grandview (lead agency). A SEPA Checklist specific to the proposed project reflecting the throughput increase is included as Appendix B to this application.

2.0 Project Description

The fuel station, owned and operated by VWC, is a gasoline marketing facility providing retail dispensing for public use and bulk dispensing for commercial fuel delivery. Operating under NSR Permit (NSRP) NSRP-13-BFSI-98, the facility employs a Stage I vapor recovery system to control volatile organic compound (VOC) emissions during fuel storage, transfer and dispensing, ensuring compliance with YRCAA Regulation 1, Washington Administrative Code (WAC) Title 173 and the federal Clean Air Act.

This application seeks to increase the facility's annual gasoline throughput from 650,000 gallons to a maximum of 2,500,000 gallons for retail gasoline dispensing and 1,000,000 gallons for bulk gasoline delivery (a total combined throughput of 3,500,000 gallons per year).

The facility will receive 3,500,000 gallons of gasoline via cargo tanker trucks and offload it into underground storage tanks (USTs). Gasoline will be transferred from the USTs through two distinct processes: 2,500,000 gallons via retail filling and 1,000,000 gallons via bulk transfer. Retail filling involves pumping gasoline through a dispenser into a vehicle's fuel tank.

Bulk transfer refers to the process of pumping gasoline from a UST into a truck's cargo tank for off-site delivery. A Stage I vapor recovery system is employed to control vapors displaced during both the loading of gasoline into the USTs and the bulk transfer from the UST into the truck's cargo tank.

No new equipment or physical changes to existing equipment are proposed. However, the proposed increase in gasoline throughput will result in VOC emissions increase. As shown in Table 1, the increase in emissions from pre-project to post-project will exceed the NSR exemption levels in WAC 173-400-110, Table 110(5). Therefore, an NSR is triggered. Additionally, NSRP-13-BFSI-98 Condition 2 requires notification and NSR for throughput exceeding 650,000 gallons per year. This application fulfills that requirement.

The accompanying emission inventory (Appendix C) details the projected maximum VOC emissions from the increased throughput and confirms adherence to YRCAA's NSR requirements and applicable air quality standards. VWC is committed to working with YRCAA to secure approval and ensure VWC's ongoing compliance with applicable regulatory obligations.

TABLE 1. CRITERIA POLLUTANT EMISSIONS SUMMARY

POLLUTANT	PRE-PROJECT (TPY)	POST-PROJECT (TPY)	CHANGE IN EMISSIONS (TPY)	NSR EXEMPTION LEVELS (TPY)
PM_{10}	0.00	0.00	0.00	0.75
NOX	0.00	0.00	0.00	2.0
CO	0.00	0.00	0.00	5.0
SOX	0.00	0.00	0.00	2.0
VOC	3.30	13.27	9.97	2.0

3.0 Emissions Overview

Gasoline dispensing facilities generate VOC emissions from a variety of sources, including loading, breathing losses, refueling, spillage and hose permeation. The emission factors used to quantify these sources are derived from the California Air Resources Board's Revised Emission Factors for Gasoline Marketing Operations at California Gasoline Dispensing Facilities (2013). The following sections detail each source of emissions in gasoline station operations.

Loading emissions occur when fuel is delivered from a tanker truck to a gasoline station's USTs. As liquid gasoline fills the tanks, displaced gasoline vapors are released. These emissions are calculated based on the volume of fuel transferred and applying an appropriate emission factor.

Breathing emissions, also known as pressure-driven losses, occur during periods of low activity (e.g., overnight or during station closures). Temperature fluctuations in USTs increase gasoline vapor pressure. If the pressure exceeds the tank's limit, excess vapors are vented through the station's vent pipe. Emission factors account for tank design, temperature variations and venting frequency.

Refueling emissions are produced at the gas pump during vehicle fueling. Gasoline vapors escape due to imperfect sealing between the dispensing nozzle and the vehicle's fuel inlet. These emissions are quantified using emission factors that consider fuel dispensing rates and nozzle efficiency.

Spillage emissions result from liquid gasoline dripping from the dispensing nozzle during vehicle fueling, including pre-fueling, fueling and post-fueling drips. Emission factors are applied based on the frequency and volume of spillage events.

Hose permeation emissions occur when gasoline vapors pass through fuel delivery hose material at the gas pump. These emissions are calculated using emission factors that account for hose material, fuel composition and exposure time.

Pre-project and post-project potential to emit (PTE) of the sources described above are summarized in Table 1. Detailed calculations of emissions from these sources, along with their corresponding emission factors, are documented in the attached emission inventory (Appendix C).

4.0 Applicable Regulations

This section describes the applicable regulations triggered by the proposed project. The applicability determinations in this analysis were conducted pursuant to federal NSR, New Source Performance Standards (NSPS), National Emission Standards for Hazardous Air Pollutants (NESHAPs), Prevention of Significant Deterioration (PSD), Washington State regulations codified in the WAC, and YRCAA Regulation 1.

4.1 FEDERAL REGULATIONS

The EPA regulates air quality under the Clean Air Act (CAA), with provisions applicable to gasoline marketing operations enforced locally by YRCAA through WAC and YRCAA regulations. The VWC fuel station, which began operation prior to January 10, 1998, is subject to the following federal regulations:

4.1.1 40 CFR Part 63, Subpart CCCCCC – National Emission Standards for Hazardous Air Pollutants (NESHAP) for Gasoline Dispensing Facilities:

This regulation sets standards for gasoline dispensing facilities (GDF) to reduce hazardous air pollutants (HAPs). Facilities with a monthly gasoline throughput of 100,000 gallons or more must comply with § 63.11117 and 6.11118 which includes the requirements of § 63.11116(a).

Vapor Release Prevention (§ 63.11116(a))

Operators must prevent gasoline vapor releases to the atmosphere for extended periods by implementing the following measures:

1. Minimize gasoline spills.
2. Clean up spills as quickly as practicable.
3. Use gasketed seals to cover open gasoline containers and storage tank fill-pipes when not in use.
4. Minimize gasoline sent to open waste collection systems (e.g., oil/water separators) that collect and transport gasoline to reclamation or recycling devices.

The facility will comply with this regulation by integrating these measures into the facility's standard operating procedures.

Submerged Filling Requirements (§ 63.11117(b))

Gasoline must be loaded into storage tanks using submerged filling, as defined in § 63.11132, with the following specifications:

1. For submerged fill pipes installed on or before November 9, 2006, the pipe must be no more than 12 inches from the bottom of the tank.
2. For submerged fill pipes installed after November 9, 2006, the pipe must be no more than 6 inches from the bottom of the tank.
3. If the fill pipe does not meet the above specifications, the owner or operator must demonstrate that the liquid level in the tank is always above the entire opening of the fill pipe. Documentation proving this must be available for inspection during a site visit by the Administrator's delegated representative.

The facility's existing equipment meets these requirements, with no equipment changes proposed.

Vapor Balance System Requirements (§ 63.11118(b))

This section requires the owner/operator of a new, reconstructed or existing GDF to install and operate a vapor balance system on the gasoline storage tanks that meets the following design criteria:

1. All vapor connections and lines on the storage tank shall be equipped with closures that seal upon disconnect.
2. The vapor line from the gasoline storage tank to the gasoline cargo tank shall be vapor-tight.
3. The vapor balance system shall be designed such that the pressure in the tank truck does not exceed 18 inches water pressure or 5.9 inches water vacuum during product transfer.
4. The vapor recovery and product adaptors, and the method of connection with the delivery elbow, shall be designed so as to prevent the over-tightening or loosening of fittings during normal delivery operations.
5. If a gauge well separate from the fill tube is used, it shall be provided with a submerged drop tube that extends the same distance from the bottom of the storage tank as the distances specified for fill pipes in (§ 63.11117(b)
6. Liquid fill connections for all systems shall be equipped with vapor-tight caps.
7. Pressure/vacuum (PV) vent valves shall be installed on the storage tank vent pipes. The pressure specifications for PV vent valves shall be: a positive pressure setting of 2.5 to 6.0 inches of water and a negative pressure setting of 6.0 to 10.0 inches of water. The total leak rate of all PV vent valves at an affected facility, including connections, shall not exceed 0.17 cubic foot per hour at a pressure of 2.0 inches of water and 0.63 cubic foot per hour at a vacuum of 4 inches of water.
8. The vapor balance system shall be capable of meeting the static pressure performance requirement in section 1(h) of Table 1 to Subpart CCCCCC.

The facility's existing equipment meets these requirements, with no equipment changes proposed.

Gasoline Cargo Tank Requirements (§ 63.11118(d))

This section prohibits unloading of gasoline from a cargo tank into a storage tank at a GDF unless the following conditions are met:

1. All hoses in the vapor balance system are properly connected.
2. The adapters or couplers that attach to the vapor line on the storage tank have closures that seal upon disconnect.
3. All vapor return hoses, couplers and adapters used in the gasoline delivery are vapor-tight.
4. All tank truck vapor return equipment is compatible in size and forms a vapor-tight connection with the vapor balance equipment on the GDF storage tank.
5. All hatches on the tank trucks are closed and securely fastened.
6. The filling of storage tanks at GDF shall be limited to unloading from vapor-tight gasoline cargo tanks. Documentation that the cargo tank has met the specifications of EPA Method 27 shall be carried with the cargo tank, as specified in § 63.11125(c).

The facility will comply with this regulation by integrating these measures into the facility's standard operating procedures.

Testing and Monitoring Requirements (§ 63.11120)

(a) Each owner or operator, at the time of installation, as specified in § 63.11113(e), of a vapor balance system required under § 63.11118(b)(1), and every 3 years thereafter, must comply with the requirements in paragraphs (a)(1) and (2) of this section.

(1) The Facility must demonstrate compliance with the leak rate and cracking pressure requirements, specified in item 1(g) of Table 1 to this subpart, for pressure-vacuum vent valves installed on gasoline storage tanks using the test methods identified in paragraph (a)(1)(i) or paragraph (a)(1)(ii) of this section.

(i) California Air Resources Board Vapor Recovery Test Procedure TP-201.1E,—Leak Rate and Cracking Pressure of Pressure/Vacuum Vent Valves, adopted October 8, 2003 (incorporated by reference, see § 63.14).

(ii) Use alternative test methods and procedures in accordance with the alternative test method requirements in § 63.7(f).

(2) You must demonstrate compliance with the static pressure performance requirement specified in item 1(h) of Table 1 to this subpart for your vapor balance system by conducting a static pressure test on your gasoline storage tanks using the test methods identified in paragraphs (a)(2)(i), (a)(2)(ii), or (a)(2)(iii) of this section.

(i) California Air Resources Board Vapor Recovery Test Procedure TP-201.3,—Determination of 2-Inch WC Static Pressure Performance of Vapor Recovery Systems of Dispensing Facilities, adopted April 12, 1996, and amended March 17, 1999 (incorporated by reference, see § 63.14).

(ii) Use alternative test methods and procedures in accordance with the alternative test method requirements in § 63.7(f).

(iii) Bay Area Air Quality Management District Source Test Procedure ST-30—Static Pressure Integrity Test—Underground Storage Tanks, adopted November 30, 1983, and amended December 21, 1994 (incorporated by reference, see § 63.14).

(b) Each owner or operator choosing, under the provisions of § 63.6(g), to use a vapor balance system other than that described in Table 1 to this subpart must demonstrate to the Administrator or delegated authority under paragraph § 63.11131(a) of this subpart, the equivalency of their vapor balance system to that described in Table 1 to this subpart using the procedures specified in paragraphs (b)(1) through (3) of this section.

This regulation applies. This facility will comply with this regulation by adhering to the YRCAA's testing schedule and requirements.

Notification Requirements (§ 63.11124)

(a) Each owner or operator subject to the control requirements in § 63.11117 must comply with paragraphs (a)(1) through (3) of this section.

(1) You must submit an Initial Notification that you are subject to this subpart by May 9, 2008, or no later than 120 days after the source becomes subject to this subpart, whichever is later, or at the time you become subject to the control requirements in § 63.11117, unless you meet the requirements in paragraph (a)(3) of this section. If your affected source is subject to the control requirements in § 63.11117 only because it loads gasoline into fuel tanks other than those in motor vehicles, as defined in § 63.11132, you must submit the Initial Notification by May 24, 2011, or no later than 120 days after the source becomes subject to this subpart, whichever is later. The Initial Notification must contain the information specified in paragraphs (a)(1)(i) through (iii) of this section. The notification must be submitted to the applicable EPA Regional office and delegated state authority as specified in § 63.13.

(i) The name and address of the owner and the operator.

(ii) The address (i.e., physical location) of the GDF.

(iii) A statement that the notification is being submitted in response to this subpart and identifying the requirements in paragraphs (a) through (c) of § 63.11117 that apply to you.

(2) You must submit a Notification of Compliance Status to the applicable EPA Regional Office and the delegated State authority, as specified in § 63.13, within 60 days of the applicable compliance date specified in § 63.11113, unless you meet the requirements in paragraph (a)(3) of this section. The Notification of Compliance Status must be signed by a responsible official who must certify its accuracy, must indicate whether the source has complied with the requirements of this subpart, and must indicate whether the facilities' monthly throughput is calculated based on the volume of gasoline loaded into all storage tanks or on the volume of gasoline dispensed from all storage tanks. If your facility is in compliance with the requirements of this subpart at the time the Initial Notification required under paragraph (a)(1) of this section is due, the Notification of Compliance Status may be submitted in lieu of the Initial Notification provided it contains the information required under paragraph (a)(1) of this section.

(3) If, prior to January 10, 2008, you are operating in compliance with an enforceable State, local, or tribal rule or permit that requires submerged fill as specified in § 63.11117(b), you are not required to submit an Initial Notification or a Notification of Compliance Status under paragraph (a)(1) or paragraph (a)(2) of this section.

(b) Each owner or operator subject to the control requirements in § 63.11118 must comply with paragraphs (b)(1) through (5) of this section.

(1) You must submit an Initial Notification that you are subject to this subpart by May 9, 2008, or no later than 120 days after the source becomes subject to this subpart, whichever is later, or at the time you become subject to the control requirements in § 63.11118. If your affected source is subject to the control requirements in § 63.11118 only because it loads gasoline into fuel tanks other than those in motor vehicles, as defined in § 63.11132, you must submit the Initial Notification by May 24, 2011, or no later than 120 days after the source becomes subject to this subpart, whichever is later. The Initial Notification must contain the information specified in paragraphs (b)(1)(i) through (iii) of this section. The notification must be submitted to the applicable EPA Regional office and delegated state authority as specified in § 63.13.

(i) The name and address of the owner and the operator.

(ii) The address (i.e., physical location) of the GDF.

(iii) A statement that the notification is being submitted in response to this subpart and identifying the requirements in paragraphs (a) through (c) of § 63.11118 that apply to you.

(2) You must submit a Notification of Compliance Status to the applicable EPA Regional Office and the delegated State authority, as specified in § 63.13, in accordance with the schedule specified in § 63.9(h). The Notification of Compliance Status must be signed by a responsible official who must certify its accuracy, must indicate whether the source has complied with the requirements of this subpart, and must indicate whether the facility's throughput is determined based on the volume of gasoline loaded into all storage tanks or on the volume of gasoline dispensed from all storage tanks. If your facility is in compliance with the requirements of this subpart at the time the Initial Notification required under paragraph (b)(1) of this section is due, the Notification of Compliance Status may be submitted in lieu of the Initial Notification provided it contains the information required under paragraph (b)(1) of this section.

(3) If, prior to January 10, 2008, you satisfy the requirements in both paragraphs (b)(3)(i) and (ii) of this section, you are not required to submit an Initial Notification or a Notification of Compliance Status under paragraph (b)(1) or paragraph (b)(2) of this subsection.

(i) You operate a vapor balance system at your gasoline dispensing facility that meets the requirements of either paragraphs (b)(3)(i)(A) or (b)(3)(i)(B) of this section.

(A) Achieves emissions reduction of at least 90 percent.

(B) Operates using management practices at least as stringent as those in Table 1 to this subpart.

(ii) Your gasoline dispensing facility is in compliance with an enforceable State, local, or tribal rule or permit that contains requirements of either paragraphs (b)(3)(i)(A) or (b)(3)(i)(B) of this section.

(4) You must submit a Notification of Performance Test, as specified in § 63.9(e), prior to initiating testing required by § 63.11120(a) and (b).

(5) You must submit additional notifications specified in § 63.9, as applicable.

This regulation applies. This facility has operated under YRCAA's NSR Permit NOC-13-BFSI-98 prior to January 10, 2008. YRCAA holds delegated authority for regulating gasoline dispensing facilities (GDFs) in Yakima County, Washington. This facility will comply with these regulations by submitting testing notifications as requested by YRCAA.

Recordkeeping Requirements (§ 63.11125)

(a) Each owner or operator subject to the management practices in § 63.11118 must keep records of all tests performed under § 63.11120(a) and (b).

(b) Records required under paragraph (a) of this section shall be kept for a period of 5 years and shall be made available for inspection by the Administrator's delegated representatives during the course of a site visit.

(c) Each owner or operator of a gasoline cargo tank subject to the management practices in Table 2 to this subpart must keep records documenting vapor tightness testing for a period of 5 years. Documentation must include each of the items specified in § 63.11094(b)(2)(i) through (viii). Records of vapor tightness testing must be retained as specified in either paragraph (c)(1) or paragraph (c)(2) of this section.

(1) The owner or operator must keep all vapor tightness testing records with the cargo tank.

(2) As an alternative to keeping all records with the cargo tank, the owner or operator may comply with the requirements of paragraphs (c)(2)(i) and (ii) of this section.

(i) The owner or operator may keep records of only the most recent vapor tightness test with the cargo tank, and keep records for the previous 4 years at their office or another central location.

(ii) Vapor tightness testing records that are kept at a location other than with the cargo tank must be instantly available (e.g., via e-mail or facsimile) to the Administrator's delegated representative during the course of a site visit or within a mutually agreeable time frame. Such records must be an exact duplicate image of the original paper copy record with certifying signatures.

(d) Each owner or operator of an affected source under this subpart shall keep records as specified in paragraphs (d)(1) and (2) of this section.

(1) Records of the occurrence and duration of each malfunction of operation (i.e., process equipment) or the air pollution control and monitoring equipment.

(2) Records of actions taken during periods of malfunction to minimize emissions in accordance with § 63.11115(a), including corrective actions to restore malfunctioning process and air pollution control and monitoring equipment to its normal or usual manner of operation.

This regulation applies. The facility will comply by maintaining testing records for 5 years, available to YRCAA upon request.

Reporting Requirements (§ 63.11126)

(a) Each owner or operator subject to the management practices in § 63.11118 shall report to the Administrator the results of all volumetric efficiency tests required under § 63.11120(b). Reports submitted under this paragraph must be submitted within 180 days of the completion of the performance testing.

(b) Each owner or operator of an affected source under this subpart shall report, by March 15 of each year, the number, duration, and a brief description of each type of malfunction which occurred during the previous calendar year and which caused or may have caused any applicable emission limitation to be exceeded. The report must also include a description of actions taken by an owner or operator during a malfunction of an affected source to minimize emissions in accordance with § 63.11115(a), including actions taken to correct a malfunction. No report is necessary for a calendar year in which no malfunctions occurred.

This is an existing facility with a previously approved vapor balance system. All malfunctions that cause exceedances will be reported as required.

4.1.2 40 CFR Chapter 1, Subchapter U, Part 1090.1550(b) – Regulation of Fuels, Fuel Additives, and Regulated Feedstocks

This regulation requires that after January 1, 1998, every retailer and wholesale purchaser-consumer of gasoline and methanol limit each nozzle from which gasoline or methanol is introduced into motor vehicles to a maximum fuel flow rate not to exceed 10 gallons per minute (40 CFR 1090.1550(b)).

The VWC's fuel station, as a retailer dispensing gasoline through its retail operations, complies with this requirement. All nozzles used for dispensing gasoline into motor vehicles are equipped with flow restrictors or designed to limit the flow rate to 10 gallons per minute or less, as verified through equipment specifications and routine maintenance checks. The facility does not dispense methanol, so this regulation applies solely to its gasoline dispensing operations. Compliance with 40 CFR 1090.1550(b) has been maintained, and the proposed throughput increase does not affect the nozzle flow rate, ensuring ongoing adherence to this standard.

4.1.3 40 CFR Part 60, Subpart XXa – Standards of Performance for Bulk Gasoline Terminals that Commenced Construction, Modification, or Reconstruction After June 10, 2022:

This subpart applies to bulk gasoline terminals, defined as any gasoline facility which receives gasoline by pipeline, ship, barge, or cargo tank and subsequently loads all or a portion of the gasoline into gasoline cargo tanks for transport to bulk gasoline plants or gasoline dispensing facilities and has a gasoline throughput greater than 20,000 gallons per day.

The facility is not a bulk gasoline terminal because its gasoline throughput is less than 20,000 gallons per day. Therefore, Subpart XXa does not apply to this facility.

4.2 WASHINGTON STATE REGULATIONS

Ecology regulates air quality under Chapter 70A.15 RCW, primarily through WAC Title 173, enforced locally by YRCAA per YRCAA Regulation 1, Section 1.04.A. The VWC fuel station's compliance with relevant WAC provisions are outlined below.

4.2.1 WAC 173-400-110 – New Source Review (NSR) for Sources and Portable Sources:

This regulation requires NSR for new or modified emission sources, including retail and bulk gasoline dispensing facilities, unless exempt.

Gasoline dispensing facilities with an annual throughput of less than those specified in WAC 173-491-040 (4)(a) (360,000 gallons per year in ozone attainment areas) are exempt from NSR under WAC 173-400-110 (4)(xl). VWC's current permitted throughput (650,000 gallons per year) and future proposed throughput (3,500,000 gallons per year) is greater than 360,000 gallons per year. Additionally, WAC 173-400-110 (3)(b), requires NSR for any modification to a stationary source that requires an increase in an emission limit. Therefore, the proposed throughput increase is subject to NSR. The requirements of this regulation are being satisfied through this application submittal.

4.2.2 WAC 173-400-113 - New Sources in Attainment or Unclassifiable Areas—Review for Compliance with Regulations:

This rule sets forth requirements for new or modified sources in areas of the YRCAA that are in attainment or unclassified with regard to ambient air quality standards. All areas under the jurisdiction of YRCAA are in attainment for all criteria air pollutants.

Washington NSR regulations do not have an emissions threshold for triggering Best Available Control Technology (BACT) requirements. New and modified sources requiring an air permit are automatically subject to BACT, pursuant to WAC 173-400-113(2).

To identify the control techniques or devices that could be considered BACT for controlling VOC emissions, a search and review of previous BACT determinations for recently permitted GDFs with comparable throughput and equipment was conducted. Publicly available information on emission control techniques or devices, such as Technical Support Documents for permits issued by WA clean air agencies, was reviewed. These guidelines/documents provide examples of past BACT determinations that help in determining appropriate BACT for new permit applications. Review of these documents indicates that Stage II vapor recovery system was not required as BACT for similar GDFs.

In addition, according to YRCAA's Compliance Assistance Program's guidance for Air Quality Requirements for Gasoline Dispensing Facilities[1], new and modified gasoline dispensing facilities are required to have

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[1] Yakima Regional Clean Air Agency. (n.d.). *Air quality requirements for gasoline dispensing facilities: A guide to reducing air pollution & saving money*. Yakima Regional Clean Air Agency Compliance Assistance Program. Retrieved from https://www.yakimacleanair.org/site/files/file_manager/page/shared/Gas%20Guidebook.pdf

Stage II vapor recovery systems if the criteria in Table 2 are met. Stage II requirements are related to the closest residence to minimize long-term exposure to toxic air pollutants.

Since the maximum throughput of this facility is 3,500,000 gallons per year and the nearest residence was identified to be over 650 feet away, Stage II vapor recovery systems are not required at this facility.

TABLE 2. GASOLINE THROUGHPUT AND DISTANCE TO NEAREST RESIDENTIAL PROPERTY

If Gasoline Throughput is: (millions of gallons)		*Distance to Nearest Residence Property	
< 1.5	and	20 m	(65 ft)
1.5 - 2.0	and	25 m	(82 ft)
2.1 - 4.0	and	38 m	(124 ft)
4.1 - 6.0	and	49 m	(160 ft)
6.1 - 8.0	and	58 m	(190 ft)
8.1 - 10.0	and	66 m	(216 ft)

* If under these distance limits, Stage II vapor recovery is required.

The VWC facility is currently equipped with a Pre-Enhanced Vapor Recovery (Pre-EVR) Stage I system, which complies with the gasoline vapor control requirements outlined in WAC 173-491-040(5)(c) and aligns with similar permitting actions in Washington State. Therefore, it can be concluded that the VWC facility's existing Pre-EVR Stage I system constitutes BACT for this specific application.

VOCs are a pre-cursor to ozone. Since the post-project VOC emissions are below the emissions thresholds specified in WAC 173-400-030(30), it can be concluded that the post-project VOC emissions, controlled by the Stage I vapor recovery system, will remain below levels that would cause or contribute to a violation of National Ambient Air Quality Standards (NAAQS) for ozone or other criteria pollutants. Therefore, an ambient air quality impact analysis (NAAQS modeling), pursuant to WAC 173-400-113(3), is not required.

4.2.3 WAC 173-460 – Controls for New Sources of Toxic Air Pollutants:

This regulation requires new or modified sources to apply Best Available Control Technology for toxic air pollutants, quantify emissions, and demonstrate protection of human health and safety, unless exempt.

WAC 173-400-110(4)(g)(xl) exempts gasoline dispensing facilities subject to WAC 173-491 from WAC 173-460. The exemption under WAC 173-400-110(4)(g)(xl) applies to gasoline dispensing facilities subject to WAC 173-491 as WAC 173-491-015 states that "this chapter applies to gasoline marketing operations, including the storage, transport, and transfer of gasoline, including the transfer from storage tanks into transport tanks, and from storage tanks into motor vehicles." Both the "retail dispensing" and "bulk loading" operations are included in the "gasoline marketing operations" and are therefore both exempt from toxic air pollutant analysis pursuant to WAC 173-460.

4.2.4 WAC 173-491 – Emission Standards and Controls for Sources Emitting Gasoline Vapors:

Under WAC 173-491-040(4)(a), Stage I vapor recovery is required for gasoline dispensing facilities with an annual throughput of 360,000 gallons or more. The VWC Fuel Station is equipped with an existing Stage I vapor recovery system and therefore is in compliance with this requirement.

WAC 173-491-040(4)(b) requires all facilities that fall under WAC 173-491-040(a) to be equipped with submerged or bottom fill lines and fittings to vapor balance gasoline vapors with the delivery transport tank. VWC's gasoline USTs are equipped with submerged fill lines. Therefore, the facility is in compliance with this requirement.

WAC 173-491-040(c) applies to gasoline storage tanks installed prior to January 1, 1979. VWC's gasoline storage tanks were installed after January 1, 1979, so this requirement does not apply.

WAC 173-491-040(d) requires facilities to use vapor balance fittings when gasoline is loaded into a storage tank from a transport tank. VWC utilizes a vapor balance system when loading occurs at the facility and is therefore in compliance with this requirement.

4.3 YRCAA REGULATION 1

VWC operates in compliance with YRCAA Regulation 1, which implements and enforces WAC provisions under Chapter 70A.15 RCW, except where specific YRCAA provisions apply (YRCAA Regulation 1, Section 1.04.A). Key provisions relevant to the facility include:

4.3.1 Section 4.01 – Registration Program

This section requires owners or operators of air contaminant sources listed in WAC 173-400-100 to register with YRCAA, maintaining a current and accurate record of emissions (YRCAA Regulation 1, Section 4.01.A-B).

Gasoline dispensing facilities are subject to registration under WAC 173-400-100 because they include emissions units subject to a NESHAP under 40 CFR Part 63.

Applicability and Reporting Frequency

YRCAA Regulation 1, Section 4.01.D.2, exempts certain gasoline marketing operations from registration, including:

1. Loading terminals or bulk plants dispensing less than 7,200,000 gallons per year.
2. Gasoline dispensing facilities with an annual throughput of less than 360,000 gallons that began operation before August 31, 1991, or
3. Any gasoline dispensing facility with a total storage capacity of 10,000 gallons or less.

Retail Dispensing Operation: The VWC Station's retail dispensing operation, with a proposed throughput of 2,500,000 gallons per year, exceeds the 360,000-gallon per year exemption threshold. Additionally, the facility was established after August 31, 1991, and has a storage capacity greater than 10,000 gallons.

Therefore, it does not qualify for the exemption from registration and will continue to maintain its registration with YRCAA.

Bulk Gasoline Loading Operations: The bulk facility proposes to dispense 1,000,000 gallons per year, which is below the 7,200,000 gallon per year registration threshold for loading terminals or bulk plants. As a result, the bulk operations are exempt from registration under YRCAA Regulation 1.

As this facility is subject to RACT under WAC 173-491, VWC is required to register and report annually, per Section 4.01.F.2.b.3 of YRCAA Regulation 1.

VWC will comply with the applicable registration and reporting procedures specified in YRCAA Regulation 1, Section 4.01.F.

5.0 Fee

In accordance with WAC 173-455 and YRCAA's 2024 Fee Schedule, an initial filing fee of $400 and an additional SEPA filing fee of $400 has been submitted with the original application submitted on May 2, 2025.

Appendices

Appendix A

Application Forms

Yakima Regional Clean Air Agency
INSTRUCTIONS FOR PERMIT APPLICATION

Use this sheet as a checklist to determine when your application is substantially complete.

☞ Each PERMIT APPLICATION for the construction, installation or establishment of a new air contaminant source, or modification of existing air pollution source or control equipment or permit, needs to be accompanied by the following information to be considered complete:

Included	N/A	
☐	☑	Process flow sheets and equipment layout diagrams.
☐	☑	Control equipment manufacturer, model number, size, serial numbers (for each piece of control equipment).
☑	☐	Quantify average and maximum hourly throughput values, average yearly totals, and maximum concentrations for each pollutant.
☑	☐	Applicant's calculation of the kinds and amounts of emissions for each emission point, materials handling operation or fugitive category (both controlled and uncontrolled).
☑	☐	Plot plan including identification of proposed emission points to the atmosphere, distance to property boundaries, height of buildings and stack height above ground level.
☐	☑	Identification of raw materials and/or product specifications (physical and chemical properties) and typical ranges of operating conditions as related to each emission point (toxic air contaminants require a separate summary); Material Safety Data Sheets (MSDS) should be included in the PERMIT APPLICATION for all compounds used.
☑	☐	Identification of the methods/equipment proposed for prevention/control of emissions to the atmosphere.
☑	☐	Information sufficient to demonstrate the ability of the emission controls proposed as being consistent with those provided in the applicable regulations (BACT/NSPS/RACT/NESHAPS/LAER analysis). See attached worksheet for typical layout of BACT analysis information.
☐	☑	The kinds and amounts of emission offset credits proposed for assignment when operations are within a non-attainment boundary (see WAC 173-400-120 and 131).
☑	☐	Estimates of the proposed project ambient impact under average and least favorable conditions where pertinent to PSD (WAC 173-400-720) or Toxic Air Pollutants (WAC 173-460) requirements.
☑	☐	Additional information, evidence, or documentation as required by the Board of Directors, or the Control Officer, to show that the proposed project will meet federal, state and local air pollution control regulations.
☐	☑	For applications that include equipment that has previously been approved, authorized or registered, a lapse is considered to have occurred if the registration fees are delinquent for more than one calendar year or the source has not operated within five years prior to the receipt of any required PERMIT APPLICATION (WAC 173-400-110).
☑	☐	Applications that include previously approved or authorized equipment require that additional information regarding previous owners or approvals be provided so that YRCAA records can be updated. Equipment registered and/or approved for a given company cannot be authorized without a legal name change, purchase of company or equipment, or a legal contract or subcontract to do business with or for the approved source. Responsibility for operation of authorized equipment rests with the registered source.
☑	☐	All applications need to be accompanied with a completed SEPA checklist or SEPA determination. YRCAA may process the SEPA determination, if no other agency has done it. In this case a SEPA checklist with the proper fees must be submitted with the NSR application.

☞ The application transmittal shall conform to YRCAA review requirements wherever possible as detailed in the General Regulations for Air Pollution Sources (WAC 173-400).

☞ Each drawing, document, or other form of transmittal considered by the applicant to be proprietary and confidential must be suitably identified as confidential in red ink, and signed and dated by the applicant or its agent. Be aware that YRCAA follows the requirements in 40 CFR 2 for determination of confidentiality. YRCAA may not process company sensitive information as confidential.

☞ Orders of Approval (to construct, modify, or install) are issued for specific equipment or processes described in the application. Changes to the processes or control equipment are not allowed without new source review (Permit Application and Permit) if these changes result in an emission of a different type or an increase in emissions (WAC 173-400-110). Process equipment changes that result in decreased emissions require notification to YRCAA.

☞ The SIC code is identified as the four digit major group classification in the 1987 Standard Industrial Code Classification Manual listing of SIC codes can be obtained for free from the internet.

☞ Mail or deliver in person the completed application package to:

Yakima Regional Clean Air Agency
186 Iron Horse Court, Suite 101
Yakima, WA 98901-2303

☞ **Application fees must accompany application for the application to be considered complete. An invoice will be sent out for the Engineering review after final decision on the application. Make checks payable to "Yakima Regional Clean Air Agency" or "YRCAA".**

☞ **The PERMIT APPLICATION package submitted must be complete. All applications are screened for completeness before processing. Applicants submitting incomplete application packages will be notified of their incomplete status and may result in a delay in processing the application.**

Yakima Regional Clean Air Agency

PERMIT APPLICATION / NEW SOURCE REVIEW

BACT ANALYSIS WORKSHEET

Facility Name: Valley Wide Cooperative **Date:** 4.29.2025

CONTROL ALTERNATIVE	EMISSIONS [lbs/hr] & [tons/yr]	EMISSIONS REDUCTION (a) [tons/yr]	INSTALLED CAPITAL COST (b) [$]	TOTAL ANNUALIZED COST (c,g) [$]	AVERAGE COST EFFECTIVENESS OVER BASELINE (d) [$/ton]	INCREMENTAL COST EFFECTIVENESS (e) [$/ton]	ENERGY INCREASE OVER BASELINE (f) [mmBtu/yr]	TOXICS IMPACT [Yes/No]	ADVERSE ENVIRONMENTAL IMPACT [Yes/No]
1)									
2)									
3)									
4)									
5) Uncontrolled Baseline (worst case - no controls)									

No Change from Existing

(a) Emissions reduction over baseline control level.
(b) Installed capital cost relative to baseline.
(c) Total annualized cost (capital, direct, and indirect) of purchasing, installing, and operating the proposed control alternative. A capital recovery factor approach using a real interest rate (i.e., absent inflation) is used to express capital costs in present-day annual costs.
(d) Average cost effectiveness over baseline is equal to total annualized cost for the control option divided by the emissions reductions resulting from the uncontrolled baseline.
(e) The optional incremental cost effectiveness criterion is the same as the average cost effectiveness criteria except that the control alternative is considered relative to the next most stringent alternative rather than the baseline control alternative.
(f) Energy impacts are the difference in total project energy requirements with the control alternative uncontrolled baseline expressed in equivalent millions of Btus per year.
(g) Assumptions made on catalyst life may have a substantial affect upon cost effectiveness.

Notes:

The number of alternatives to be evaluated will vary depending on application.
Values for each variable should be provided as they are applicable. Use N/A if not applicable.
Emission rates are the expected or predicted emission rates.
Calculations should provide for a range of alternatives.
Emissions reduction should use estimated efficiency if actual efficiency is unknown - should so state.
Attach worksheets as necessary to substantiate above values.

RECEIVED
SEP 25 2025
By DL - email

original May 2, 2025
revise September 25, 2025

YAKIMA REGIONAL CLEAN AIR AGENCY

186 Iron Horse Court, Suite 101. Yakima, WA. 98901
Phone: (509) 834-2050 Fax: (509) 834-2060
Website: http://www.yakimacleanair.org

Filing Fee: $400.00*

***Pursuant to WAC 173-400-111(1) (e)-an application is not complete until the permit application filling fee required by YRCAA has been paid.**

OFFICAL USE ONLY #242217557

YRCAA NSR No: NSRP-07-VWC-25 Date Fee Paid: 05/02/25

Received by: DL - email Filing Fee: **$400.00** ✓

☐ YRCAA is the lead agency for the SEPA process. Processing Fee $400.00

Review of the application will not begin, until the application filling fee is paid. A surcharge fee for the time required for preparing and processing the application for approval will be invoiced after the permit to operate is issued.

New Source Review (NSR) Application General

Stationary/Permanent Source

INSTALLATION OR ESTABLISHMENT OF NEW AIR CONTAMINANT SOURCES

NSR Application is Required for Construction, Installation or Establishment of an Air Pollution Source
Or
Replacement or Substantial Alteration of Emission Control Technology on an Air Pollution Source or Equipment

I. General Information:

BUSINESS NAME Valley Wide Coopertive

NATURE OF BUSINESS Fuel Dispensing

MAILING ADDRESS 2114 North 20th Street, Nampa Idaho, 83687

FACILITY ADDRESS (if different): 940 Wine Country Road, Grandview, WA 98930

PHONE and FAX NUMBERS (509) 882.3764 Email: Joseph.Carson@ValleyWideCoop.com

TYPE OF PROCESS, EQUIPMENT, OR APPARATUS No change from existing.

LIST OF AIR CONTAMINANT(S) WHICH WILL BE PRODUCED AND/OR CONTROLLED

VOCs

ESTIMATED STARTING DATE: N/A

ESTIMATED COMPLETION DATE: N/A

RECEIVED
SEP 2 9 2025
By DL - email

Compliance with SEPA (State Environmental Policy Act) - Check One of the Options Below:

- [x] A DNS or EIS has been Issued by Another Agency for this Project and a Copy is Attached.
- [ ] If no DNS or EIS Exists for this Project, a Completed Checklist for this Project and the SEPA Processing Fee are Attached. *YRCAA SEPA checklist is available by phone, or by our website.*
- [ ] The city/county has established an exemption for this project.
- [ ] I certify that the SEPA has been satisfied or this project is exempt:

9/29/25 *Date* by The City of Grandview, Washington *Government Agency* 9/29/25 City Administrator

Previous NSR/Air Permits Number issued by YRCAA for the Facility, if any NSRP-13-BFSI-98

Describe Input to Output Process (Attach drawings, schematics, prints, or block diagrams) no change from existing

ESTIMATED COSTS: OF BASIC SOURCE EQUIPMENT $ No change from existing.

OF CONTAMINANT CONTROL APPARATUS $ no change from existing

Process: Production Output per Year (tons, pounds, etc) 800,000 gallons per year for the Retail Dispensing Operation & 399,888 gallons per year for bulk gasoline loading Operations.

Maximum Output per Hour (tons, pounds, etc) N/A

Percentage of Production (%)

Dec - Feb 25% Mar – May 25%

Jun - Aug 25% Sep – Nov 25%

Operating Schedule: Hrs/Day 24 Days/Wk 7 Wks/Yr 52

II. Emissions Estimations and Calculations:

1. Criteria Pollutants (gr/dscf, tons/yr, lbs/hr., ppm, etc.)

Particulate (PM_{10},$PM_{2.5}$) 0

Volatile Organic Compounds 9.97 tpy

Nitrogen Oxides 0

Sulfur Oxides 0

Carbon Monoxide 0

Lead 0

2. Toxic Air Pollutants (from GDF Operations) — Quantity (in gr/dscf, tons/yr, lbs/hr. ppm, etc.)

Benzene	116.07 lb/yr
Ethyl Benzene	27.21 b/yr
Hexane, Isomers of	462.23 lb/yr
Naphthalene	11.3 lb/yr

	Propylene	37.33 lb/yr
	Toluene	281.91 lb/yr
	Xylene	103.88 lb/yr
3.	Fugitive Pollutants (Source)	Quantity (in gr/dscf, tons/yr, lbs/hr. ppm, etc.)

4. Air Pollution Modeling

Results N/A

Computer Printout Attached? ☐Yes ☑No

III. Emission Data:

1. Stack Height (Feet)_____ Inside Diameter (feet)_____

Gas Exit Temp (degrees F)_____ Gas Exit Velocity (ft/min)_____

Flow Rate (cfm)_____

Shared Stack? If a shared stack, identify process (es) or point(s) which share the stack.

Distance from Stack to Property Line _____

2. Discharge Point or points (if no stack or other than stack)

Height (feet)_____ Inside Diameter (feet)_____

Gas Exit Temp (d Velocity (ft/min)_____

Flow Rate (cfm) _____

No Change from Existing

Shared discharge ify process (es) or point(s) which share the discharge point. _____

_____

Distance from discharge point to Property Line _____

3. Fuel Type_____ % Sulfur_____

% Ash_____ Unit of Measure (gal./cu.ft./etc.)_____

BTU per Unit of Measure_____ Consumption Units per Year_____

Maximum Consumption Units per Hour _____

4. Building Dimensions

Height (feet)_____ Length (feet)_____ Width (feet)_____

IV Air Pollution Control Equipment:

Baghouse

Type_____ Model #, Serial #_____

Efficiency _____ $PM_{2.5}$:_____ and PM_{10}:_____

Bag Height (feet)_____ Bag Diameter (feet) _____

Filter Area (feet squared)_____ Blower Flow Rate (cfm)_____

Filter Media_____ Dimensions (feet)_____

Discharge Area Dimensions (feet)_____

Cleaning Mechanism (shake) (air psi)_____

Other Data _____

Scrubber

Type_____ Model #, Serial #_____

Efficiency_____

Gas Differential Pressure (psi)_____ Liquor Differential Pressure (psi)_____

Liquor Flow (gpm)_____ Discharge Area Dimensions (feet^2)_____

Gas Flow (cfm)_____

Cyclone

Type_____ #_____

Efficiency _____ and PM_{10}:_____

Gas Flow (cfm)_____ a Dimensions (feet^2) _____

Other Data _____

Precipitator

Type_____ al #_____

Efficiency_____

Gas Flow (cfm)_____ Gas Velocity (ft/sec)_____

Residence Time _____ Gas Differential Pressure (psi)_____

Precipitation Rate (ft/sec)_____ Discharge Area Dimensions (feet^2)_____

Other Data _____

Ad/Absorp

Type_____ Model #, Serial #_____

Efficiency_____

Gas Flow_____ Gas Velocity (ft/sec)_____

Gas Temp (degree F)_____ Bed Volume (ft^3)_____

Bed Dimensions (feet)_____ Capacity (hours)_____

Contaminant (lb/day)_____ Regeneration time (hours)_____

No Change from Existing

Other Type _____ Model #, Serial #_____

Efficiency _____

Gas Flow (cfm)_____ Discharge Area Dimensions (fe_____

Other Data _____

V. Additional Information:

No Change from Existing

1. Attach Related Information o ll be emitted. (MSDS Sheets, Company Information, etc.)

   Note: Indicate how much qua

   ☐ Yes ☐ No, if not why? _____

2. Fugitive Dust Control Plan (Attach if Necessary)
3. Attach Operation and Maintenance Manual of Pollution Control Equipment.

   ☐ Yes ☐ No, if not, why? _____
4. Attach Vendor Information or Manufacturer's Instructions on Pollution Control Equipment.

   ☐ Yes ☐ No, if not, why? _____

APPLICANT: I hereby certify that the information contained in this application, including supplemental forms and data, when required, is, to the best of my knowledge, complete and correct. I also agree to all fees for processing this permit and grant permission for YRCAA staff to enter the premises for inspection.

Signature _____ Date 9/25/2025

Title Director, EHS Date 9/25/2025

Name and Title of Individual Filling out Form:

Name (print) Senior Environmental Compliance Specialist 1 | GeoEngineers, Inc.

Signature Kyle Willard

Name and Title of Contact Person, if Different than Above:

Name _____

Title _____

Name and Title of the Responsible Official for the permit, if Different than Above:

Name _____

Title _____

Appendix B

SEPA Checklist

Fee: $400.00

Date Fee Paid: _____
Received by: _____

YAKIMA REGIONAL CLEAN AIR AGENCY

186 Iron Horse Court, Suite 101, Yakima WA 98901
Phone: (509) 834-2050 Fax: (509) 834-2060
Website: http://www.yakimacleanair.org

ENVIRONMENTAL CHECKLIST *(WAC 197-11-960)*

INTRODUCTION

Purpose of checklist:

The State Environmental Policy Act (SEPA), as defined in RCW Chapter 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related determining if there may be significant adverse impacts.

Use of checklist for non-project proposals:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project applicant", and "property of site" should be read as "proposal" or "proposer", and "affected geographic area", respectively.

SEPA CHECKLIST FOR

YAKIMA, WASHINGTON

A. BACKGROUND

1. Name of Proposal, if applicable: Valley Wide Cooperative - Notice of Construction

2. Name of Proponent: Joseph Carson for Valley Wide Cooperative Phone Number: 208-580-3806

   Address of Proponent: 940 Wine Country Road, Grandview, WA

3. Person Completing Form: Kyle Willard Phone Number: 847.372.5868

   Address: 5820 South Kelly Avenue, Unit B Portland, OR 97239

4. Agency Requiring Checklist: **Yakima Regional Clean Air Agency**

5. Date Checklist Submitted: 9/18/2025

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

   Upon approval of NOC application.

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

   None

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.

   None

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

    None

11. Give a 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 repeal those answers on this page.

    This proposal seeks to increase the facility's annual gasoline throughput from 650,000 gallons to a maximum of 2,500,000 gallons for retail gasoline dispensing and 1,000,000 gallons for bulk gasoline delivery (a total combined throughput of 3,500,000 gallons per year). No new equipment or modifications to equipment are proposed.

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, range, if known. If a proposal would occur over a range or 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 application related to this checklist.

    Parcel #23094-13402
    No change from 1998 SEPA checklist and DNS.

13. Taxation Parcel Number(s): 23094-14402

B. ENVIRONMENTAL ELEMENTS (Attach additional sheets if necessary)

1. EARTH

a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other: _____

No change from the 1998 SEPA checklist and DNS.

b. What is the steepest slope on the site (approx. %): _____

No change from the 1998 SEPA checklist and DNS.

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.

No change from the 1998 SEPA checklist and DNS.

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

No change from the 1998 SEPA checklist and DNS.

e. Describe the purpose, type, and approximate quantities of any filling or grade proposed. Indicate source of fill.

No change from the 1998 SEPA checklist and DNS.

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

No change from the 1998 SEPA checklist and DNS.

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

No change from the 1998 SEPA checklist and DNS.

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

No change from the 1998 SEPA checklist and DNS.

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.

Automobile exhaust fumes from cars, trucks. Emissions from additional gasosline dispensing and bulk delivery.

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

No

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

Stage I vapor recovery system, submerged filling, and other vapor release prevention practices.

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 change from the 1998 SEPA checklist and DNS.

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 change from the 1998 SEPA checklist and DNS.

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.

   No change from the 1998 SEPA checklist and DNS.

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

   No. No change from the 1998 SEPA checklist and DNS.

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

   No change from the 1998 SEPA checklist and DNS.

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. No change from the 1998 SEPA checklist and DNS.

b. Ground:

1. Will groundwater be withdrawn, or will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

   No. No change from the 1998 SEPA checklist and DNS.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage, industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

   No change from the 1998 SEPA checklist and DNS.

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 the water flow? Will this water flow into other waters? If so, describe.

   No change from the 1998 SEPA checklist and DNS.

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

   No change from the 1998 SEPA checklist and DNS.

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

No change from the 1998 SEPA checklist and DNS.

4. PLANTS

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

____ deciduous tree: alder, maple, aspen, other
____ shrubs
____ grass
____ pasture
_X_ crop or grain
____ wet soil plants: catnip, buttercup, bulrush, skunk cabbage, other
____ water plants: water lily, eelgrass, milfoil, other
____ other types of vegetation: _____

No change from the 1998 SEPA checklist and DNS.

b. What kind and amount of vegetation will be removed or altered?

No change from the 1998 SEPA checklist and DNS.

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

No change from the 1998 SEPA checklist and DNS.

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

No change from the 1998 SEPA checklist and DNS.

5. ANIMALS

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

No change from the 1998 SEPA checklist and DNS.

Bird:
Mammals:
Fish:
Other:

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

No change from the 1998 SEPA checklist and DNS.

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

No change from the 1998 SEPA checklist and DNS.

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

No change from the 1998 SEPA checklist and DNS.

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.

No change from the 1998 SEPA checklist and DNS.

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

No change from the 1998 SEPA checklist and DNS.

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:

No change from the 1998 SEPA checklist and DNS.

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.

No change from the 1998 SEPA checklist and DNS.

1. Describe special emergency services that might be required.

   No change from the 1998 SEPA checklist and DNS.

2. Describe proposed measures to reduce or control environmental health hazards, if any:

   No change from the 1998 SEPA checklist and DNS.

b. Noise

No change from the 1998 SEPA checklist and DNS.

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

   No change from the 1998 SEPA checklist and DNS.

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 of the day noise would come from the site.

   No change from the 1998 SEPA checklist and DNS.

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

   No change from the 1998 SEPA checklist and DNS.

8. LAND AND SHORELINE USE

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

   No change from the 1998 SEPA checklist and DNS.

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

   No change from the 1998 SEPA checklist and DNS.

c. Describe any structures on the site.

   No change from the 1998 SEPA checklist and DNS.

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

   No change from the 1998 SEPA checklist and DNS.

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

   No change from the 1998 SEPA checklist and DNS.

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

   No change from the 1998 SEPA checklist and DNS.

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

   No change from the 1998 SEPA checklist and DNS.

h. Has any part of the site been classified as an "environmentally sensitive" or "Critical" area?

No change from the 1998 SEPA checklist and DNS.

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

No change from the 1998 SEPA checklist and DNS.

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

No change from the 1998 SEPA checklist and DNS.

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

No change from the 1998 SEPA checklist and DNS.

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

No change from the 1998 SEPA checklist and DNS.

9. HOUSING

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

No change from the 1998 SEPA checklist and DNS.

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

No change from the 1998 SEPA checklist and DNS.

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

No change from the 1998 SEPA checklist and DNS.

10. ASTHETICS

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

No change from the 1998 SEPA checklist and DNS.

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

No change from the 1998 SEPA checklist and DNS.

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

No change from the 1998 SEPA checklist and DNS.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

No change from the 1998 SEPA checklist and DNS.

b. Could light or glare from the finished project be a safely hazard or interfere with views?

No change from the 1998 SEPA checklist and DNS.

c. What existing off-site sources of light or glare may affect your proposal?

No change from the 1998 SEPA checklist and DNS.

d. Proposed measures to reduce or control light and glare impacts, if any:

No change from the 1998 SEPA checklist and DNS.

12. RECREATION

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

No change from the 1998 SEPA checklist and DNS.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No change from the 1998 SEPA checklist and DNS.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No change from the 1998 SEPA checklist and DNS.

13. HISTORIC AND CULTURAL PRESERVATIONS

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 change from the 1998 SEPA checklist and DNS.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

No change from the 1998 SEPA checklist and DNS.

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

No change from the 1998 SEPA checklist and DNS.

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.

No change from the 1998 SEPA checklist and DNS.

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

No change from the 1998 SEPA checklist and DNS.

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

No change from the 1998 SEPA checklist and DNS.

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 change from the 1998 SEPA checklist and DNS.

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

No change from the 1998 SEPA checklist and DNS.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

No change from the 1998 SEPA checklist and DNS.

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

No change from the 1998 SEPA checklist and DNS.

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 change from the 1998 SEPA checklist and DNS.

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

No change from the 1998 SEPA checklist and DNS.

16. UTILITIES

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

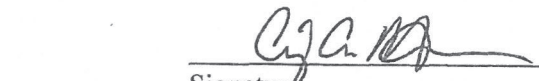
No change from the 1998 SEPA checklist and DNS.

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

No change from the 1998 SEPA checklist and DNS.

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

9/18/2025

Date Submitted

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   Proposed measures to avoid or reduce such increases are:

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

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

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

   Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measure to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

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

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

SEPA RULES

WAC 197-11-970 Determination of Nonsignificance (DNS)

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: Change to the Comprehensive Plan and Rezone of approximately 28.12 acres south of Wine Country Road and west of County line Road from Commercial/C-2 Commercial Zone to Industrial/M-1 Light Manufacturing use.

Proponent: Tom Biehl for A.J. and Elizabeth Still and Bleyhl Farm Service

Location of proposal, including street address, if any: South of Wine Country Road approximately 210 feet west of County Line Road.

Lead agency: City of Grandview

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 review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

☐ There is no comment period for this DNS.

☒ This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 15 days from the date below. Comments must be submitted by: 2/9/98 .

Responsible official: C.J. (Jim) Sewell

Position/title: City Supervisor **Phone:** (509) 882-9200

Address: 207 West Second Street, Grandview, WA 98930

Date: 1/22/98 **Signature:** _____ City Supervisor.

(OPTIONAL)

☐ You may appeal this determination to (name) _____
at (location) _____
no later than (date) _____
by (method) _____

You should be prepared to make specific factual objections. Contact _____ to read or ask about the procedures

☐ There is no agency appeal.

SEPA RULES

PART ELEVEN - FORMS

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own,observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." In addition, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:
   Bleyhl Farm Service Rezone of 28.12 acres and Petroleum Outlet. ✓

2. Name of applicant: Tom Biehl for (A.J. Still, Elizabeth Still, and Bleyhl Farm Service) ✓

3. Address and phone number of applicant and contact person:
   Tom Biehl (Apol-Richards) (509)837-3301
   P.O. Box 367 ✓
   Sunnyside, WA 98930

4. Date checklist prepared: Jan. 9, 1998 ✓

5. Agency requesting checklist: City of Grandview ✓

6. Proposed timing or schedule (including phasing, if applicable): 11 months ✓

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
After the rezone - and the construction of a petroleum outlet and storage facility- sometime in the future- retail store and office facilities maybe constructed. Other lands not needed maybe marketed to other commercial entities.

OK.

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.

None

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

Approval by City of Grandview.

RE-ZONE TO M-1 AND COMP. PLAN CHANGE.

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.)
Following the rezone, the plan is to initially use approx 2 acres for a petroleum bulk storage unit in conjunction with the retail fuel pumps.

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.
Parcel #230924-13402
Subject property rezone is between Highland Rd on the South and Yakima Valley Hwy on the North - Sunnyside Canal on the West and in close proximity to 200ft West of South County Line Rd. Legal description - Lot 2 of Short Plat Record in Book "B" of Plats page 6 records of Yakima County, Wash.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

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

2%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Sandy Loam

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.

Site preparation for petroleum facility - may require some dirt removal - such soil would be used as fill for lower areas.

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 building)?

Between 4% and 7%.

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

NA

ok

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.

Automobile exhaust fumes from cars, trucks, ect. both coming and going.

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:

None. / Site specific.

ok

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 types and provide names. If appropriate, state what stream or river it flows into.

None other than Sunnyside Canal. ✓

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.

Possibly- fill dirt maybe spread within 200 ft of Sunnyside Canal.

NOT AT THIS TIME. THIS IS ONLY for Rezone.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None ✓

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

No ✓

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

NO ✓

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

NO ✓

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

NO ✓

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/ if septic system is used in interim to getting public sewer facilities, it will be only to serve a few bathrooms. ✓

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.

Run-off on parking lot or paved areas- will run into approved drainage system- or be retained on property.

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

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

Utilize balance of open ground to greatest advantage for minimizing impacts if any.

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
__X__ crop or grain
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____ water plants: water lily, eelgrass, milfoil, other
____ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Some scotch spearmint will be removed to accommodate construction.

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:

None
birds: hawk, heron, eagle, songbirds, other: _____
mammals: deer, bear, elk, beaver, other: _____
fish: bass, salmon, trout, herring, shellfish, other: _____

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

None

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

No

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

N/A

OK

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.

Electricity for heating - propane or natural gas as a possible alternative.

Future

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:

Any required by uniform building code as a minimum.

Future

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.

No

1) Describe special emergency services that might be required.

City water for fire protection.

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

Those required by law as a minimum.

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.

Noise from vehicles coming and going 150 vehicles per day (24 hrs).

No change from existing facility.

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

None

8. Land and Shoreline Use

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

Retail auto parts store, residential (3 houses) and agricultural use. ADJACENT

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

Yes, it has been farmed for years.

c. Describe any structures on the site.

One steel building for auto repair and auto parts sales and a single family residence.

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

None

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

Commercial C-2

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

Commercial

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

N/A

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No

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

Two AT THIS TIME.

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:

None

9. Housing

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

N/A

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

N/A

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

N/A

10. **Aesthetics**

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

24 ft- colored metal siding.

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

None

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

Structures will all be attractively designed and aesthetically appealing.

11. **Light and Glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Direct lighting to facility - Nighttime

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:

Lighting will be directed - site and use sprcific

12. **Recreation**

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

None

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. **Historic and Cultural Preservation**

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

NO

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None

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

N/A

14. Transportation

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

Yakima Valley Hwy - Highland Rd- New petroleum outlet to access directly on to Yakima Valley Hwy.

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

NO

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

6 0

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.

150

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

Impact is negligible/ current existing public facilities (roads) use is far below design capacity.

OK

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.

Fire protection.

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.

CITY WATER AND SEWER REQUIRED to be EXTENDED for ANY SITE development.

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

Public water and sewer - City of Grandview provider.

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: Tom Biehl

Date Submitted: Jan. 9, 1998

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   Proposed measures to avoid or reduce such increases are:

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

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

   Proposed measures to protect or conserve energy and natural resources are:

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

   Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

   Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

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

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Appendix C

Emissions Calculations

Table C-1

Criteria Pollutant Summary

Valley Wide Cooperative

Grandview, Washington

Pollutant	Pre-Project (TPY)	Post-Project (TPY)	Change In Emissions (TPY)
PM10 =	0.00	0.00	0.00
NOX =	0.00	0.00	0.00
CO =	0.00	0.00	0.00
SOX =	0.00	0.00	0.00
VOC =	3.30	13.27	9.97

Notes:

TPY = tons per year