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820.01 Introduction

This chapter reviews the environmental issues to be addressed when WSDOT is considering disposal of real property. Procedures are given in the *Right of Way Manual* (M 26-01), Chapter 11, Property Management.

WSDOT may determine that a real property owned and under the jurisdiction of WSDOT is no longer required for transportation purposes. If it is in the public interest, WSDOT may dispose of the property by sale or exchange to entities listed in the *Right of Way Manual*, or as detailed in RCW 47.12.063.

Region Real Estate Services (RES) offices periodically review the properties they manage and determine if any should be declared surplus by preparing and circulating a disposal review package through various disciplines of WSDOT, including the Region environmental staff. The Region environmental staff review the property for consideration of the environmental issues listed in **Section 820.02**. If the Region review results in a recommendation to dispose of the property, the Region RES office submits the disposal package to the Headquarters Real Estate Services Office. The package is then routed to the Environmental Services Office (ESO) and other Headquarters Offices for review, approval, and comments.

820.02 Environmental Considerations in Surplus Real Property Disposal

The Regional Office review of property considered for disposal includes completion of an Environmental Checklist (**Exhibit 820-1**). Property is not appropriate for disposal if:

- It is suitable for retention to restore, preserve, or improve the scenic beauty adjacent to the highway. See **Chapter 459** for background on scenic quality.
- It is suitable for inclusion in WSDOT's wetlands inventory. See **Chapter 431** for background on wetland requirements.

*Web sites and navigation referenced in this chapter are subject to change. For the most current links, please refer to the online version of the EPM, available through the WSDOT Environmental Services Office (ESO) home page: <http://www.wsdot.wa.gov/environment/>

- It is needed for a park and ride lot, flyer stop, or similar facility to accommodate high occupancy vehicles.
- Hazardous material is present on the site or any necessary cleanup has not been completed. See **Chapter 447** for background on hazardous material requirements.

If any of these environmental uses for the property become evident during the regional office review, Headquarters does not become involved. If the property is not suitable for these uses and the Region recommends disposal, the Environmental Checklist and other documents listed in the *Right of Way Manual*, Chapter 11, are submitted to Headquarters by Real Estate Services.

Disposal of Pit Sites

If the property to be disposed of is or was a pit site, the following additional documentation needs to be included in the disposal review package:

- Pit Evaluation Report (DOT Form 350-023)
- Reclamation Plan
- Hazardous Materials Assessment and Remediation Reports. Any suspected hazardous materials on WSDOT property should be reported to the Area Maintenance Superintendent (inside the operating right of way), Region Real Estate Services Manager (outside the operating right of way), and/or Capital Facilities Manager. Areas of responsibility may overlap, but these managers maintain close lines of communications and will make sure the ESO and Attorney General's office are consulted for assessment, remediation, and determination of liability. See **Section 447.05** for background technical guidance.

820.03 Non-Road Project Requirements

Procedural requirements for property used by ferry, aviation, and rail facilities are the same as described above for highways.

820.04 Exhibits

Exhibit 820-1 Environmental Checklist for Surplus Property Disposals



**Washington State
Department of Transportation**

**Environmental Checklist for
Surplus Property Disposals**

I.C. Number	Project	Date
<p>1. Type of Review <input type="checkbox"/> Field <input type="checkbox"/> Office</p> <p>2. Past or Recent Land Use <input type="checkbox"/> Pasture/Crop <input type="checkbox"/> Pit/Stock Piles <input type="checkbox"/> Other <input type="checkbox"/> Residential/Business <input type="checkbox"/> Undeveloped Roadside</p> <p>Describe Use _____</p>		
3. Describe existing vegetation at the site (including type and size of trees if known) _____		
4. Describe the topography of the site (Flat, gently or steeply sloping, hummocky, etc.) _____		
5. Is surface water present on or near the property? <input type="checkbox"/> Yes <input type="checkbox"/> No What Type? (River, lake, pond etc.) _____ How close? _____		
6. Is there wetland on or adjacent to this site? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Sure Describe _____		
7. Does it appear that the site holds surface water at any time during the year? <input type="checkbox"/> Yes <input type="checkbox"/> No Describe _____		
8. Does the site have potential as a future wetland mitigation site? <input type="checkbox"/> Yes <input type="checkbox"/> No Describe _____		
9. Is there evidence of potential hazardous materials? (Fuel tanks, dump sites, asphalt waste, etc.) <input type="checkbox"/> Yes <input type="checkbox"/> No Describe _____		
10. Could this site be used for future storm water treatment or storage needs? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Describe _____		
11. Could this site have potential for reducing or maintaining reduced traffic noise levels? <input type="checkbox"/> Yes <input type="checkbox"/> No		

Recommendation and Review

Do You Recommend Disposal?

Yes Explain _____

No Explain _____

See Attached _____

Recommendation By _____ Date _____
Title _____

Specialty Review By _____ Date _____
Title _____

Specialty Review By _____ Date _____
Title _____

DOT Form 220-015 EF
9/97

