



SEPA THRESHOLD DETERMINATION Mitigated Determination of Non-Significance (MDNS)

FILE NAME: NELSON PETROLEUM TANK REMOVAL

FILE NUMBER: PWD#1264

LEAD AGENCY: City of Arlington, Community and Economic Development Department

DESCRIPTION: The Applicant is proposing to remove 6 underground tanks;

#1 - 4,000 gallons hydraulic oil;

#2 - 3,000 gallons of hydraulic oil;

#3 - 3,000 gallons of ATF;

#4 - 3,000 gallons of hydraulic oil;

#5 - 4,000 gallons of DEL 400;

#6 - 4,000 gallons of DEL 400.

Site work will include grade and fill operations for the void left by the tanks. Approximately 750 cubic yards of earthwork will be graded.

LOCATION: The project is located at 208 S. West Avenue, Arlington, WA 98223;

Section 11, Township 31, Range 05RT-25;

Tax Parcel ID # 31051100202100 and 31051100202800

APPLICANT: Tim Slotta - Slotta Design and Consulting

STAFF CONTACT: Launa Peterson, ced@arlingtonwa.gov

DATE CHECKLIST PREPARED: March 13, 2018

APPROVALS REQUIRED: City of Arlington: SEPA, Grading/Fill Permit, and Operating Permit.

Department of Ecology: Underground Storage Tank 30 Day Notice

SEPA THRESHOLD DETERMINATION: The City has determined that with the mitigation measures identified herein, this proposal would not have a probable and unavoidable 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. However, we have identified impacts by the proposed project that requires mitigation. In addition to the requirement that the development must comply with all City of Arlington zoning and development regulations, the following conditions of approval of the permit decision apply:

(B)(1) Earth: In order to mitigate for potential earth impacts, the Applicant shall implement Best Management Practices per Department of Ecology for Stormwater Pollution Prevention and TESC Controls to prevent erosion during and after construction. If petroleum impacted soil is encountered it will be disposed of off-site at an approved state permitted facility.

(B)(2) Air: In order to mitigate for potential air impacts, the Applicant shall implement dust control measures to reduce fugitive dust emissions during construction. Dust, potential petroleum hydrocarbon odor. Stockpiles will be covered each evening, and the pavement accessing the site will be swept daily. Potentially petroleum hydrocarbon vapors will be emitted during the excavation and UST decommissioning activities. Air monitoring will be conducted using a photo ionizing detector (PID) to

evaluate vapor emissions from the excavation and stockpiles. If vapor monitoring indicates the presence of organic vapors exceeding threshold values (.5 ppm) the excavation and stockpiles may also be covered with an emission control foam.

(B)(3)(b) Ground Water: In order to mitigate for potential impacts to ground water the Applicant shall utilize Low-Impact Design techniques to manage storm water on-site. If groundwater collects in the excavation, the water will not be disturbed. Ground water will not be discharged from the site.

(B)(3)(c) Water Runoff: In order to mitigate for potential impacts to water runoff the Applicant shall follow DOE requirements of the 2012 Stormwater Management Manual for Western Washington. Runoff will be controlled and stabilized on site which includes installation of catch basin insert filters/silt sox and straw waddles to direct surface water. Potential water disposal options will be arranged with the City of Arlington prior to discharge. The water treatment alternatives include filtration and carbon treatment prior to disposal.

(B)(4)(b) Plants: Does not apply – UST Excavation Only

(B)(7)(b) Noise: The applicant shall comply with the City of Arlington noise standards found in AMC 9.20.060. Specifically, in section 9.20.060(8) noises resulting from any construction activity or the operation of heavy equipment from 7:00am to 7:00pm Monday through Saturday. Sunday and federal holidays shall be prohibited.

(B)(10) Aesthetics: Does not apply – UST Excavation Only

(B)(11)(a) Light and Glare: Does not apply – UST Excavation Only

(B)(12)(c) Recreation: Does not apply – UST Excavation Only

(B)(13) Historic and Cultural Preservation: Unanticipated Discovery Plan (UDP) has been provided by the applicant.

(B)(14)(f) Transportation: Surrounding roads will be kept clean and free of debris and mud associated with site activities, construction vehicles, and equipment. Any sediment tracked onto the pavement will be removed by shoveling or street sweeping. Sediment collected from roadways will be added to the soil excavation. Pavement will only be cleaned by washing down the street after sweeping is ineffective.

(B)(15) Public Services: Does not apply – UST Excavation Only

(B)(16)(a) Utilities: Does not apply – UST Excavation Only

DISCLAIMER: The determination that an environmental impact statement does not have to be filed does not mean there will be no adverse environmental impacts. The City of Arlington codes governing noise control, land use performance standards, construction and improvements of roads, off site road improvement obligations, drainage control, traffic, school, park, stormwater, and utility mitigations, fire protection; and building practices will provide substantial mitigation of the aforementioned impacts.

The issuance of this MDNS should not be interpreted as acceptance or approval of this proposal as presented. The City of Arlington reserves the right to deny or approve said proposal subject to conditions if it is determined to be in the best interest of the city and/or necessary for the general health, safety, and welfare of the public to do so.

DATE OF MITIGATED DETERMINATION OF NONSIGNIFICANCE

COMMENT PERIOD: There is a 14-day comment period for this MDNS. If you would like to comment on this Application or Threshold Determination, written comments must be received prior to 5:00 p.m. on April 3, 2018. The Responsible Official may incorporate any substantial comments into the MDNS. If the MDNS is substantially modified, it will be reissued for further public review.

SEPA Responsible Official: Marc Hayes, Community and Economic Development Director

March 16, 2018 DATE	 SIGNATURE OF SEPA RESPONSIBLE OFFICIAL
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TO APPEAL A DECISION: An agency or person may appeal the City's procedural compliance with WAC Chapter 197-11 (SEPA) for issuance of this MDNS. Appeal of the final MDNS must be made to the Hearing Examiner within 10 days of the date the MDNS is final (see WAC 197-11-390(2) (a)). The MDNS is a final MDNS when the City issues the land use permit. Appeal of the land use permit must be made to the Hearing Examiner within 14 days of the date the permit is issued.