

CITY OF ISSAQUAH
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Description of Proposal: Proposal to remediate contaminated soil resulting from former underground storage tanks. The proposal includes excavating and disposing of an estimated 800 cubic yards of contaminated soil in a 3,600 SF area, collecting and analyzing soil samples during and after completion of remedial excavation, adding an oxygen-releasing compound to aid natural remediation, backfilling and resurfacing the excavation area, and subsequent groundwater sampling to evaluate the effectiveness of the remedial actions. Contaminated soil would be disposed of in a facility licensed to accept such material and replaced with clean fill.

The site is currently developed for commercial use. The contaminated soil area that would be excavated is presently asphalt paved and flat topography.

Proponent: Zipper Geo Associates
19023 36th Ave W, Suite D
Lynnwood, WA. 98036
Attn: Jon Einarsen

Permit Number: SW14-00057

Location of Proposal: 5210 East Lake Sammamish Parkway

Lead Agency: City of Issaquah

Determination: 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 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.

Comment/Appeal Period: This MDNS is issued under WAC 197-11-340(2) and 197-11-680(3)(a)vii. There is a 21-day combined comment/appeal period for this determination, between **September 17, 2014 and October 8, 2014**. Anyone wishing to comment may submit written comments to the Responsible Official. The Responsible Official will reconsider the determination based on timely comments. Any person aggrieved by this determination may appeal by filing a Notice of Appeal with the City of Issaquah Permit Center. Appellants should prepare specific factual objections. Copies of the environmental determination and other project application materials are available from the Issaquah Development Services Department, 1775 12th Avenue NW.

Appeals of this SEPA determination must be consolidated with appeal of the underlying permit, per IMC 18.04.250.

Notes:

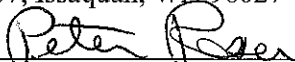
- 1) This threshold determination is based on review of the Remedial Investigation Report (Zipper Geo Associates) dated July 1, 2013; Phase 1 Environmental Site Assessment (Zipper Geo Associates) dated March 27, 2013; environmental checklist received August 20, 2014; and other documents in the file.
- 2) Issuance of this threshold determination does not constitute approval of the permit. The proposal will be reviewed for compliance with all applicable City of Issaquah codes, which regulate development activities, including the Land Use Code, Critical Area Regulations, Building Codes, Clearing and Grading Ordinance, and Surface Water Design Manual.

Findings:

1. The site is currently developed for commercial use; BMC West, a building materials and construction services company. The contaminated soil and remediation area is located in the asphalt paved parking area, approximately 50 feet east of East Lake Sammamish Parkway. The proposed remedial action would not affect current land uses on the subject site or impact adjacent properties.
2. The soil remediation area would be located approximately 350 feet south of Park Hill Creek, a Class 2 stream with salmonids. A Temporary Erosion Sedimentation Control (TESC) Report is required to ensure Best Management Practices (BMPs) are employed to prevent potential erosion, and to include provisions for stockpiling and transport of contaminated soils.
3. Soil contamination shall be removed consistent with the Washington State Model Toxic Control Act (MTCA) requirements. The applicant shall enroll in the State Department of Ecology (DOE) Voluntary Cleanup Program and pursue a No Further Action determination from DOE. A copy of the cleanup reports and subsequent monitoring reports shall be provided to the City of Issaquah.

Mitigation Measures: The Mitigated Determination of Nonsignificance is based on the checklist received August 20, 2014 and supplemental information in the application. The following SEPA mitigation measures shall be deemed conditions of the approval of the licensing decision pursuant to Chapter 18.10 of the Issaquah Land Use Code. All conditions are based on policies adopted by reference in the Land Use Code.

1. A Temporary Erosion Sedimentation Control (TESC) Report is required to ensure Best Management Practices (BMPs) are employed to prevent potential erosion, and to include provisions for stockpiling and transport of contaminated soils. The report shall be approved by the City of Issaquah prior to issuing construction permits.
2. Soil contamination shall be removed consistent with the Washington State Model Toxic Control Act (MTCA) requirements. The applicant shall enroll in the State Department of Ecology (DOE) Voluntary Cleanup Program and pursue a No Further Action determination from DOE. A copy of the cleanup reports and subsequent monitoring reports shall be provided to the City of Issaquah.

Responsible Official: Peter Rosen
Position/Title: Environmental Planner
Address/Phone: P.O. Box 1307, Issaquah, WA 98027-1307 (425) 837-3094
Date: 9/17/2014
Signature: 

cc: Washington State Department of Ecology
Washington State Department of Ecology, Toxics Cleanup Program, attn: Donna Musa
Muckleshoot Indian Tribe
U.S. Army Corps of Engineers
Washington State Department of Fish and Wildlife
Issaquah Development Services Department
Issaquah Public Works Engineering and Parks and Recreation Departments