



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300
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November 9, 2015

Cari Hornbein, Senior Planner
City of Olympia
Community Planning and Development
PO Box 1967
Olympia, WA 98507-1967

Dear Ms. Hornbein:

Thank you for the opportunity to comment on the determination of nonsignificance for the Acme Fuel Bulk Plant 305 Project (Project No. 15-0120) located at 303 Thurston Avenue Northeast as proposed by Acme Fuel Company. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

HAZARDOUS WASTE & TOXICS REDUCTION: Ron Kaufmann (360) 407-6362

The applicant proposes to demolish an existing structure. In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present, such as PCB-containing lamp ballasts and caulking, fluorescent lamps, and wall thermostats containing mercury, are removed prior to demolition. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials.

Please review the “Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes,” posted at Ecology’s website, http://www.ecy.wa.gov/programs/hwtr/dangermat/demo_debris_constr_materials.html. The applicant may also contact Rob Rieck of Ecology’s Hazardous Waste and Toxics Reduction Program at (360) 407-6751 for more information about safely handling dangerous wastes and demolition debris.

TOXICS CLEANUP: Thomas Middleton (360) 407-7273

The facility addressed in this proposal is a suspected contaminated site that is listed on Ecology’s Confirmed and Suspected Contaminated Sites List. Hazardous substances may be

present at the site in amounts and/or concentrations likely to affect human health or the environment. Site cleanup may be required in the future by Ecology under the Model Toxics Control Act. If contamination is currently known or discovered during construction, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily visible, or is revealed by testing, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office (SWRO) at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Nnamdi Madakor with the Toxic Cleanup Program at Headquarters at (360) 407-7244.

UNDERGROUND STORAGE TANKS: Brett Manning (360) 407-6268

Tank Removal: A notice of intent to close tanks must be filed with Ecology at least 30 days prior to decommissioning.

The on-site supervisor, providing tank closing services, must be licensed by passing an exam administered by the International Code Council (ICC). Within 30 days after closing, a permanent closure checklist form must be provided to Ecology by the owner. The checklist must be signed by the certified supervisor that was on-site during the closure.

A site assessment to determine whether contamination has occurred must be completed by a professionally qualified person certified by the ICC. Ecology's minimum requirements for sampling for contamination in the excavation area are outlined in a published guidance document. This document, forms, and regulations are available from Ecology by calling 1-800-826-7716. Within 30 days after completion, the person that performed the site assessment must provide Ecology a site assessment checklist and results of the testing.

If contamination of soil or ground water is readily visible, or is revealed by sampling, Ecology must be notified within 24 hours by the owner and within 72 hours by the service providing supervisor. Contact the Environmental Tracking System Coordinator at the SWRO at (360) 407-6300.

Ecology requires the results of the site assessment be maintained for five years after completion of permanent closure or change-in-service. We recommend that the records be kept in the property file indefinitely for any future property owners to fulfill liability requirements under the Washington Model Toxics Control Act (MTCA).

Under the Uniform Fire Code (UFC), other local permits may be required for the closure of underground storage tanks. The local official charged with administration of the UFC should be contacted regarding the permit requirements. Tank Installation: Installation of new underground storage tanks (USTs) must meet the requirements of the state UST regulations (Chapter 173-360 WAC). Copies of these requirements and required forms are available from the Ecology by calling (360) 407-7202, or toll-free in state 1-800-826-7716.

Tank Installation: A notice of intent to install tanks must be filed with Ecology at least 30 days prior to installation. Within 30 days after coming into service, the tanks must be registered with Ecology on a state notification form.

The supervisor on-site during the installation must be licensed by passing an exam administered by the ICC.

New tanks and any connected product piping must be double-walled and protected from corrosion by either a cathodic protection system, or by being constructed or coated with a non-corrosive material such as fiberglass. Interstitial monitoring must be employed as the release detection method for the double-walled tanks and lines. Under dispenser containment must be installed. The UST system must be equipped with spill prevention and overfill protection equipment.

Stage 1 vapor recovery equipment is required on all new gasoline dispensing facilities with a total gasoline nominal storage capacity greater than 10,000 gallons. Also, a certified Stage II vapor recovery system may be required for these facilities in all Western Washington counties (Chapter 173-491 WAC).

UFC, other local permits may be required for the installation of underground storage tanks. The local official charged with administration of the UFC should be contacted regarding the permit requirements.

REVIEWER: Sonia Mendoza

WATER QUALITY: Deborah Cornett (360) 407-7269

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
 - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

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If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted.

You may apply online or obtain an application from Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - [Application](#).

Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(SM:15-5546)

cc: Deborah Cornett, WQ
Ron Kaufmann, HWTR
Josh Klimek, HQ/WQ
Brett Manning, UST
Thomas Middleton, TCP
Nnamdi Madakor, TCP
Acme Fuel Company (Proponent)
Associated Environmental Group, LLC (Representative)