



City of
Lakewood

**COMMUNITY & ECONOMIC DEVELOPMENT
DETERMINATION OF NONSIGNIFICANCE #7106**

PROJECT NAME: Arco Fueling Facility

SITE ADDRESS: 8327 S Tacoma Way (APN#0319064050; 0319064049; 0319061030)

ACTION: Issuance of a DNS for the construction of a new Arco fueling facility with associated convenience store, quick service restaurant and double car wash.

PROJECT APPLICANT: Star LLC

PROPERTY OWNER: Star LLC

PROJECT DESCRIPTION

A SEPA Review application was submitted by Star LLC for the new construction of a new Arco fueling facility on a 1.09acre site located at 8327 S Tacoma Way (APN#0320312110) which is located in the Commercial 2 (C2) zoning district. The proposed fueling facility will have a 2,929sf convenience store with an attached 1,623sf quick service restaurant; a 4,610sf fuel canopy with six (6) multi product dispensers (fuel pumps); a 2,229sf double car wash; and, two (2) underground storage tanks (20,000-gallon tank and a 12,000-gallon split-tank). Site improvements associated with the new development include new asphalt paving, 23 surface parking stalls, four (4) electrical vehicle parking stalls, four (4) vacuum spaces, a trash enclosure, an air/water unit, exterior lot lighting, stormwater improvements, and perimeter/interior landscaping.

The project submittal includes the following environmental information:

1. SEPA Checklist prepared by Barghausen Consulting Engineers
2. Project plans prepared by Barghausen Consulting Engineers
3. Trip Generation Assessment prepared by Heath & Associates
4. Geotechnical Report prepared by Earth Solutions NW
5. Hydrogeologic Assessment prepared by Cobalt Geosciences

PUBLIC NOTICE AND AGENCY COMMENTS

Pursuant to Lakewood Municipal Code 18A.20.330, a Notice of Application was issued on May 31, 2023, with a 28-day comment period. The City did not receive any public comments about the proposal.

As part of the SEPA process, the City of Lakewood issued a Notice of Application and contacted other agencies and City departments to determine if the proposal would have impacts on existing environmental conditions, service levels or would need additional review. The City received agency comments from Washington State Department of Ecology and City of Lakewood Public Works Engineering Department, which are summarized below:

1. Comments from Washington State Department of Ecology dated June 28, 2023 indicate that this property is within a quarter mile of one contaminated site. The site is Blue Tick Inc Facility Site ID (FSID) 43517. To search and access information concerning this site, see <http://www.ecy.wa.gov/fs/> and <https://fortress.wa.gov/ecy/gsp/SiteSearchPage.aspx>. If contamination is suspected, discovered, or occurs during the proposed construction of a new cemetery support building and septic system, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by sampling, the Department of Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360)407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Sandy Smith with the Toxics Cleanup Program at the Southwest Regional Office at (360) 999-9588.
2. Comments from the City of Lakewood Public Works Engineering Department dated May 22, 2023 indicate that the following are conditions of approval for the proposal:

Site development (LMC 12A.10)

A Site Development Permit and plans will be required.

- The submittal requirements can be found in LMC12A.04.040 and 12A.10.080 and the ESM. The Site Development Permit will be issued concurrent with building permit(s).
- Survey and construction site controls must be clearly indicated on the plans and on site during construction.
- A pre-construction meeting shall be conducted on-site prior to ground breaking.

Record (As-Built) Drawings (LMC 12A.06.010)

Record drawings shall be required in digital AutoCAD format and shall contain the information required by LMC 12A.06.010.

FINDINGS OF FACT

The Responsible Official of the City of Lakewood hereby makes the following findings and conclusions based upon a review of the environmental checklist and attachments, other information on file with the City of Lakewood, and the policies, plans and regulations designated by the City as a basis for the exercise of substantive authority under the Washington State Environmental Policy Act pursuant to RCW 43.21C.060:

1. The subject site is currently vacant and zoned Commercial 2 (C2) per the City of Lakewood Zoning Map and designated as Industrial per the City of Lakewood Comprehensive Plan.
2. The proposed use, 'Gas Station', is considered a primary permitted use in the C2 zone.
3. The proposal includes a new 2,929sf convenience store with an attached 1,623sf quick service restaurant; a 4,610sf fuel canopy with six (6) multi product dispensers (fuel pumps); a 2,229sf double car wash; and, two (2) underground storage tanks (20,000-gallon tank and a 12,000-gallon split-tank).
4. The site is generally flat with less than a 5% slope.
5. According to the SEPA Checklist, there will be an estimated 3,000 cubic yards of cut/fill activity. Approximately 1,300 cubic yards will be cut and the remainder will be fill.
6. Soil type on site is gravelly out-wash sand and gravel.
7. Erosion control measures shall be in place prior to construction.
8. Upon project completion, the site will be covered in approximately 83% impervious surfaces which is compliant with development standards for the C2 zone.
9. There are no known endangered species on or near the subject site. The subject site is not considered a critical area per the City of Lakewood Critical Areas Ordinance.
10. The application/developer shall work with all outside agencies necessary to provide utilities to the subject site for the project.
11. The City of Lakewood has utilized the optional DNS process outlined in WAC 197-11-355 to provide public notice for this project. This threshold determination will be final upon issuance, and no additional comment period will be provided.

STANDARD MITIGATION MEASURES

1. The applicant shall abide by agency comments provided by Washington State Department of Ecology and City of Lakewood Public Works Engineering.
2. The applicant shall obtain all necessary permits required for the proposal prior to construction activities. These permits include, but are not limited to, Design Review, Site Development, Building Permits (including plumbing and mechanical). Additional permitting through outside agencies may be required.

CONCLUSIONS OF RESPONSIBLE OFFICIAL

The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures will be adequately addressed by the City's development regulations and other applicable local, state or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. The City of Lakewood will not require any additional mitigation measures under SEPA. Pursuant to WAC 197-11-340 (1), a Determination of Non-Significance (DNS) may be issued. This conclusion is based on staff review of the environmental checklist and application materials. The DNS is supported by plans, policies, and regulations adopted by the City of Lakewood for the exercise of substantive authority under SEPA. No comment period is being provided for this DNS.

EXHIBITS

- A. SEPA Checklist
- B. Plan Set

Lead Agency: City of Lakewood
Community Development Department
6000 Main Street SW
Lakewood, WA 98499-5013

Date of Issue: September 21, 2023
Appeal Deadline: October 5, 2023

SEPA Responsible Official:
Jessica Olson
Development Services/Planning Manager

9/21/2023
Date

NOTE: This DNS will become final on the Date of Issuance. Pursuant to RCW 43.21C.075, and LMC 1.36; 1.38, decisions of the Responsible Official may be appealed for a fee of \$450.00 to the City of Lakewood Hearing Examiner. The decision of the Hearing Examiner in any such appeal will be final. A written notice identifying the grounds for the appeal must be filed within 14 days of the date the Determination of Non-Significance becomes final. Appeals shall be filed with the Lakewood City Clerk.

NOTE: The issuance of this Determination of Non-Significance does not constitute project approval. The applicant must comply with all other applicable requirements of outside agencies, City of Lakewood Departments and/or the Hearing Examiner prior to beginning construction.