



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

*PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300  
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341*

August 2, 2018

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

Dear Ms. Phillips:

Thank you for the opportunity to comment on the determination of nonsignificance for the Black Lake Blvd/US Hwy 101 Comprehensive Plan Amendment and Rezone Project (18-1427, 18-1429, 17-5445) located at 1803 Black Lake Blvd Southwest as proposed by JSRK, LLC. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

**TOXICS CLEANUP: Mohsen Kourehdar (360) 407-6256**

This property is within a quarter mile of two known or suspected contaminated sites. The sites are Shop Fast, FSID #5925 and West Olympia Landfill, FSID#1425. To search and access information concerning these sites 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 SEPA action, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator for 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 Mohsen Kourehdar with the SWRO, Toxics Cleanup Program at (360) 407-6256.

**WATER QUALITY: Chris Montague-Breakwell (360) 407-6364**

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water

Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

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.

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

(MLD:201803938)

cc: Mohsen Kourehdar, TCP  
Chris Montague-Breakwell, WQ  
James Richards, JSRK, LLC (Proponent)

1748 CAMDEN PARK DR SW  
OLYMPIA WA 98512-5523  
2 AUGUST 2018

CITY OF OLYMPIA COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT  
PO BOX 1967

OLYMPIA WA 98507-1967

RE: 18-1427

JOYCE PHILLIPS, SENIOR PLANNER

TIM SMITH AICP

BECAUSE I DO NOT UNDERSTAND THE MATERIALS FOR THE  
6 AUGUST 2018 MEETING VERY WELL, I HAVE SOME CONCERNS.

- 1) I THOUGHT PREVIOUSLY A FILLING STATION HAD BEEN THERE  
AND WAS CONDEMNED FOR 100-BLACK LAKE BLVD INTERCHANGE.  
THE "NO TRESPASSING" SIGN BY D.O.T. SEEMS TO CONFIRM IT  
IS STATE PROPERTY. THERE ARE STILL PLANS ABOUT THE  
INTERCHANGE. SO WHY ALLOW BUILDING AND RE-CONDEMN?
- 2) I DO NOT KNOW IF THE FILLING STATION SITE WAS  
CLEANED UP PREVIOUSLY.
- 3) I HAVE HEARD OF ONE BUSINESS WITH INTEREST IN THE  
PROPERTY (PERMIT APPLIED FOR??). THE REZONE WOULD  
MAKE IT NO DIFFERENCE, BUT ARE THERE OTHER  
BUSINESSES WHOSE PERMIT REQUESTS WOULD BE  
DISALLOWED WITH THE ZONING CHANGE?
- 4) FOR ANY BUSINESS GOING IN THERE I SEE  
A MAJOR ACCESS ISSUE WITH OR WITHOUT  
INTERCHANGE MODIFICATIONS.

YOU HAVE PROBABLY CONSIDERED ALL THIS, BUT IF NOT  
THANK YOU FOR GIVING IT SOME THOUGHT.

YOURS TRULY,

*Patricia L. Ames*

PATRICIA L. AMES

RECEIVED  
AUG 02 2018

COMMUNITY PLANNING  
AND DEVELOPMENT DEPT.