

## Kenneth Haner

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**From:** Kenneth Haner  
**Sent:** Monday, May 06, 2019 9:06 AM  
**To:** Nicole Floyd  
**Subject:** FW: City of Olympia - Notice of Land Use Application and Public Meeting - 19-1636 Intercity Transit North Parcel Expansion

FYI

Ken Haner  
Program Assistant  
City of Olympia  
PO Box 1967 | 601 4th Avenue | Olympia WA 98507  
Phone: (360) 753-8735  
Email: [khaner@ci.olympia.wa.us](mailto:khaner@ci.olympia.wa.us)

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**From:** Rhonda Foster <[rfoster@squaxin.us](mailto:rfoster@squaxin.us)>  
**Sent:** Friday, May 03, 2019 10:51 AM  
**To:** Kenneth Haner <[khaner@ci.olympia.wa.us](mailto:khaner@ci.olympia.wa.us)>  
**Cc:** Rhonda Foster <[rfoster@squaxin.us](mailto:rfoster@squaxin.us)>  
**Subject:** RE: City of Olympia - Notice of Land Use Application and Public Meeting - 19-1636 Intercity Transit North Parcel Expansion

### External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above listed project for our review and comment. We have no specific cultural resource concerns for this project. However, if DAHP recommends a survey, or any other additional recommendations, we concur with DAHP's recommendations. We would prefer to receive an electronic copy by email once completed. If any archaeological or cultural resources are uncovered during implementation, please halt work in the area of discovery and contact DAHP and the Squaxin Island Tribe's Cultural Resource Director, Rhonda Foster at [rfoster@squaxin.us](mailto:rfoster@squaxin.us).

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**From:** Kenneth Haner [<mailto:khaner@ci.olympia.wa.us>]  
**Sent:** Thursday, May 2, 2019 10:47 AM  
**Cc:** Nicole Floyd <[nfloyd@ci.olympia.wa.us](mailto:nfloyd@ci.olympia.wa.us)>  
**Subject:** City of Olympia - Notice of Land Use Application and Public Meeting - 19-1636 Intercity Transit North Parcel Expansion

The City of Olympia has issued the following **Notice of Land Use Application and Public Meeting** for the project known as **Intercity Transit North Parcel Expansion** located at **526 Pattison St SE**.

PROJECT: **19-1636**

See the above attachments for further details.

Please forward questions and comments you may have regarding this project to the staff contact listed below:

- **Nicole Floyd, Senior Planner, 360.570.3768, [nfloyd@ci.olympia.wa.us](mailto:nfloyd@ci.olympia.wa.us)**

Ken Haner  
Program Assistant  
City of Olympia  
PO Box 1967 | 601 4th Avenue | Olympia WA 98507  
Phone: (360) 753-8735  
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**Nisqually Indian Tribe  
4820 She-Nah-Num Dr. S.E.  
Olympia, WA 98513  
(360) 456-5221**

August 19, 2019

Nicole Floyd, Senior Planner, AICP  
City of Olympia  
Community Planning & Development  
601 4<sup>th</sup> Ave E  
Olympia, WA 98501

Dear Ms. Floyd,

The Nisqually Indian Tribe thanks you for the opportunity to comment on:

**Re: 19-1636 Intercity Transit North Parcel Expansion**

The Nisqually Indian Tribe has reviewed the report you provided for the above-named project. The Nisqually Indian Tribe has no further information or concerns at this time. Please keep us informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.

Sincerely,

Brad Beach  
THPO Department  
360-528-0680  
360-456-5221 ext 1277  
[beach.brad@nisqually-nsn.gov](mailto:beach.brad@nisqually-nsn.gov)

Annette "Nettsie" Bullchild  
THPO Department  
360-456-5221 ext 1106  
[bullchild.annette@nisqually-nsn.gov](mailto:bullchild.annette@nisqually-nsn.gov)

Jeremy "Badoldman" Perkuhn  
THPO Department  
360-456-5221 ext 1274  
[badoldman.jp@nisqually-nsn.gov](mailto:badoldman.jp@nisqually-nsn.gov)

## Kenneth Haner

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**From:** Amy Head <amy.head@scjalliance.com>  
**Sent:** Monday, August 26, 2019 9:46 AM  
**To:** lauren.whybrew@orcaa.org  
**Cc:** Nicole Floyd; Wood, Eric; Martin, Jonathan B. (DES); Tammy Ferris; Steve Krueger; Eric Phillips  
**Subject:** SEPA Review Comment Response

### External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Lauren:

Thank you for talking with me last week about the SEPA review comments for the Intercity Transit Pattison Expansion (SEPA #20104663). Per our discussion, this project is in preliminary design seeking a Conditional Use Permit from the City of Olympia. We have not yet begun final project design or project permitting. We anticipate it will be about 6 months before we start the permitting process. Thank you for the information you have provided on future potential permits we may need with ORCAA for the project. Per our discussion, we understand that ORCAA's review and approval of project elements will take time and we will build that time into our planned schedule. Thank you for extending the offer to contact you with questions as we move forward. I am sure the design team will be availing ourselves of that offer as our designs are developed. We look forward to working with you on this project should ORCAA permitting be triggered. In addition, I wanted to respond to your specific comments. I have done so in red in your email below.

Greetings,

I recently reviewed the Environmental Checklist for SEPA #201904663 (Intercity Transit Pattison Expansion). Olympic Region Clean Air Agency (ORCAA) has the following comments for the applicant:

Section 6 of the checklist notes the use of a back-up generator, of an unspecified size. The generator may have to undergo permitting with ORCAA, depending on the size of the generator. Stationary internal combustion engines with a rated capacity of 500 hp or greater, and used for standby emergency power, require approval by ORCAA through a Notice of Construction application. **If the generator is greater than 500 HP, please submit a Notice of Construction application to ORCAA no later than September 19, 2019.** If you require assistance, please call our office directly at 360-539-7610 or visit our website. **If the generator is less than the applicable horsepower rating listed above, please notify ORCAA by the deadline so that we can close out the file.** The current plan is to use the existing generator at the IT site for this project. The existing generator is about 750 HP. We are currently investigating whether this generator has the required ORCAA permits. We may have questions and will certainly contact you should they arise. If a permit is needed, we will submit with the understanding of the timelines that are necessary for permit receipt.

The project description states construction of a 24,801-sf (1 story) fuel, wash, and facilities building will be constructed. If the "fuel" portion of this project is referencing an additional gasoline dispensing facility, a permit from may be required prior to commencing construction. Gasoline dispensing facilities with a facility-wide storage capacity of 10,000 gallons or more require ORCAA's review prior to beginning

construction. **In order to make an applicability determination, please respond to ORCAA with the what the total facility-wide gasoline storage capacity will be (in gallons) no later than September 19, 2019.** Storage tanks for the new fuel and wash facility have already been installed as part of previous construction project. It is also anticipated that existing dispensing equipment may be used. If that is case, we will determine whether this equipment has the required ORCAA permitting. If it does not or if we decide to use new equipment, we will be contacting you regarding permit requirements as we move further on with our design.

The project proposal in Question 11 includes demolition of the existing administration building. **ORCAA regulations require an asbestos survey for all demolition projects.** Demolition projects by definition also include renovations performed to load-bearing structural members on the current building as part of a remodel. Prior to any demolition project, the following must be completed:

A good faith asbestos survey must be conducted on the structure by a certified Asbestos Hazardous Emergency Response Act (AHERA) building inspector;

If asbestos is found during the survey, an Asbestos Removal Notification must be completed and all asbestos containing material must be properly removed prior to the demolition; and,

If the structure is 120 sq. ft. or greater, a Demolition Notification must be submitted regardless of the results of the asbestos survey. There is a mandatory 14-day waiting period for the notification, so we recommend the applicant apply for the Demolition Notification as soon as possible.

If you have any questions or concerns regarding the process, please feel free to contact a member of our compliance team at 360-539-7610.

The building demolition that is mentioned is for a future project phase and is actually not part of the project that is currently under SEPA review. The demolition is mentioned for context. Demolition of this structure is likely 1.5-3 years in the future and will be part of a separate SEPA action. We will be sure to coordinate with you regarding requirements for asbestos etc. as mentioned when we start that looking into the design and permitting of that future project.

Please do not hesitate to contact our office if you have any questions about any of the items outlined above.

Cheers,

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Lauren Whybrew, Engineer I

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**Olympic Region Clean Air Agency - "Clean Air is Everyone's Business!"**

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2940 Limited Lane NW  
Olympia, WA 98502  
(360) 539-7610 x 107  
www.orcaa.org

Please take notice that any records or communications with ORCAA are subject to public disclosure under the Public Records Act (RCW 42.56) unless exempt under applicable law.

*Please consider the environment before printing this email.*

Thank you again for helping me out today and our design team looks forward to working with your team on this project. Have a great day.

**Amy Head, PE, LEED AP BD+C**

**SCJ Alliance**

*Principal*

o. 360.352.1465

m. 360.584.7692

[www.scjalliance.com](http://www.scjalliance.com)

*This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.*



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 29, 2019

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

Dear Nicole Floyd:

Thank you for the opportunity to comment on the determination of nonsignificance for the Intercity Transit Pattison Expansion / North Site Development Project (19-1636) located at 526 Pattison Street Southeast as proposed by Intercity Transit. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

**TOXICS CLEANUP: Eva Barber (360) 407-7094**

This property is within a quarter mile of three contaminated sites. The sites are Performance Corner, Facility Site ID (FSID) 39211944, Stacey Property, FSID 9745, and US West Martin Way Soc, FSID 88728931. 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 construction of a new administration and operation building, 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 Eva Barber with the Toxics Cleanup Program at the Southwest Regional Office at (360) 407-7094.

**SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287**

All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department for proper management of these materials.

**WATER QUALITY/WATERSHED RESOURCES UNIT:  
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.

Construction Stormwater General Permit:

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.



Nicole Floyd  
August 29, 2019  
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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:201904663)

cc: Eva Barber, TCP  
Derek Rockett, SWM  
Chris Montague-Breakwell, WQ