

Molly McGuire

From: ECY RE NW SEPA (NWRO) <nwsepa@ECY.WA.GOV>
Sent: Thursday, February 20, 2025 7:46 AM
To: Molly McGuire
Cc: Vik, Kim (ECY)
Subject: ECY SEPA 202500221 - Jason Brothers, Inc. Demo/Rebuild Single Family Residence - Comments
Attachments: 202500221_ECYCommentLetter.pdf

Good morning,

Thank you for the opportunity to comment on the Jason Brothers, Inc. Demo/Rebuild Single Family Residence project (Lead Agency File No(s). SHL24-033 & SEP24-019). Ecology's comments are attached.

[Statewide SEPA Register No. 202500221]

Kelli Price (she/her)
ERTS & SEPA Coordinator
15700 Dayton Ave N | Shoreline, WA 98133
Department of Ecology | Northwest Region
Desk: (206) 594-0014



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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Region Office
PO Box 330316, Shoreline, WA 98133-9716 • 206-594-0000

February 20, 2025

Molly McGuire, Senior Planner
Community Planning and Development Department
City of Mercer Island
9611 SE 36th St
Mercer Island, WA 98040

Re: Jason Brothers, Inc. Demo/Rebuild Single Family Residence
File# SHL24-033 & SEP24-019, Ecology SEPA# 202500221

Dear Molly McGuire:

Thank you for the opportunity to provide comments on the State Environmental Policy Act (SEPA) notice of application utilizing the optional determination of nonsignificance (ODNS/NOA) process for the Jason Brothers, Inc. Demo/Rebuild Single Family Residence project. Based on review of the checklist associated with this project, the Department of Ecology (Ecology) has the following comments:

The proposal includes the demolition of an existing house. The King County database shows the house was built in 1908, during a time when furnaces were commonly fueled by heating oil from heating oil underground storage tanks (USTs). Although King County records show that the heating source for the existing house is gas, based on the age of the house, there is a potential that a former, inactive heating oil UST may be present on the property. If a UST is encountered during demolition activities, it must be decommissioned in accordance with local fire department regulations. In addition, if soil or groundwater contamination is encountered during UST decommissioning, the contamination must be reported, characterized, and cleaned up in accordance with Ecology regulations (WAC 173-340). Ecology strongly recommends working with an environmental professional to assist with UST decommissioning and regulatory compliance requirements.

Ecology reviewed the construction drawings provided with the SEPA Checklist. The Pollution Prevention and Spill Control Plan on Drawing C-1 (Temporary Erosion and Sediment Control [TESC] Plan) states that fueling operations may occur on the property during construction activities. Please note that if a release occurs, or if suspected contaminated soil and/or

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groundwater is encountered during excavation activities, it should be reported to Ecology (<https://ecology.wa.gov/Footer/Report-an-environmental-issue>).

Thank you for considering these comments from Ecology. If you have any questions or would like to respond to these comments, please contact Kim Vik from the Toxics Cleanup Program at (206) 556-5258 or by email at kim.vik@ecy.wa.gov.

Sincerely,

A handwritten signature in cursive script that reads "Kelli Price".

Kelli Price
SEPA Coordinator

Sent by email: Molly McGuire, molly.mcguire@mercerisland.gov

ecc: Kim Vik, Ecology