



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

April 9, 2026

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

Re: Chancellor Single-Family Residence
File# CAO26-004 & SEP26-003, Ecology SEPA# 202600915

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 Chancellor 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 construction of a new house on an existing vacant property. It was noted that the former structure on the property has been demolished, but the foundation slab and walls are still present on the property. It is likely that the former structure may have been built during a time when furnaces fueled by heating oil underground storage tanks (USTs) were common. 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 or construction activities, the contamination must be reported to Ecology (<https://ecology.wa.gov/Footer/Report-an-environmental-issue>), 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 with regulatory compliance requirements should soil or groundwater contamination be encountered. The Washington Pollution Liability Insurance Agency (PLIA) assists tank owners, operators, and property owners with petroleum-related Site cleanup under their [Technical Assistance Program \(TAP\)](#).

Molly McGuire

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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