

# OLYMPIC REGION CLEAN AIR AGENCY

2940 Limited Lane NW - Olympia, Washington 98502 - 360-539-7610 – Fax 360-491-6308

## FORM 1- NOTICE OF CONSTRUCTION TO CONSTRUCT - INSTALL - ESTABLISH OR MODIFY AN AIR CONTAMINANT SOURCE

**Form 1 Instructions:**

1. Please complete all the fields below. **This NOC application is considered incomplete until signed.**
2. If the application contains any confidential business information, please complete a Request of Confidentiality of Records ([www.orcaa.org/forms](http://www.orcaa.org/forms)).
3. Duty to Correction Application: An applicant has the duty to supplement or correct an application. Any applicant who fails to submit any relevant facts or who has submitted incorrect information in a permit application must, upon becoming aware of such failure or incorrect submittal, promptly submit supplementary factors or corrected information.

<b>Business Name:</b> TEC EQUIPMENT, INC	<b>For ORCAA use only</b>
<b>Mailing Address:</b> 2800 MARVIN ROAD NE, LACEY, WA 98516	File No: 810 County No: 67 Source No: 135 Application No: 24NOC1685
<b>Physical Address of Project or New Source:</b> 2822 MARVIN ROAD NE, LACEY, WA 98516	Date Received: <span style="color: red; font-weight: bold; font-size: 1.2em;">Received</span> <span style="color: red; font-weight: bold; font-size: 1.2em;">JAN 23 2024</span>  <span style="color: red; font-weight: bold; font-size: 1.2em;">ORCAA</span>
<b>Billing Address:</b> 2800 MARVIN ROAD NE, LACEY, WA 98516	
<b>Project or Equipment to be installed/established:</b>  TRUCK PAINT BOOTH	
Anticipated startup date: 02 / 01 / 24 Is facility currently registered with ORCAA? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
This project must meet the requirements of the State Environmental Policy Act (SEPA) before ORCAA can issue final approval. Indicate the SEPA compliance option: <input checked="" type="checkbox"/> SEPA was satisfied by <u>City of Lacey Community Development Department</u> (government agency) on <u>10/19/20</u> (date) - Include a copy of the SEPA determination <input type="checkbox"/> SEPA threshold determination by _____ (government agency) is pending - Include a copy of the environmental checklist <input type="checkbox"/> ORCAA is the only government agency requiring a permit - Include ORCAA Environmental Checklist <input type="checkbox"/> This project is exempt from SEPA per _____ (WAC citation).	
<b>Name of Owner of Business:</b> David Thompson	<b>Agency Use Only</b>
<b>Title:</b> VP of Development	
Email: dothompson@tecequipment.com	Phone: 503-515-9140
<b>Authorized Representative for Application (if different than owner):</b> Andrew Liu	
<b>Title:</b> Director	
Email: aliu@tecequipment.com	Phone: 971-442-5707
I hereby certify that the information contained in this application is, to the best of my knowledge, complete and correct.	
<b>Signature of Owner or Authorized Representative: (sign in Blue Ink)</b>	
	<b>Date:</b> 971-442-5707
<b>IMPORTANT:</b> Do not send via email or other electronic means. ORCAA must receive Original, hardcopy, signed application and payment prior to processing application.	

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### FORM 1D- Contact Information

<b>Business Name</b> TEC EQUIPMENT, INC	<b>FOR ORCAA USE</b>
<b>Physical Site Address (Street address, city, state, zip)</b>  2822 MARVIN ROAD NE, LACEY, WA 98516	<b>FILE #</b> 810
	<b>CTY #</b> 67
	<b>SRC #</b> 135
<b>Previous Business Name (if applicable)</b>	<b>Date Received</b> <b>Received</b> <b>JAN 23 2024</b>  <b>ORCAA</b>

#### Contact Information

<b>Inspection Contact</b>	
Name Kristen Weise	Title Vice President
Phone 206-859-4310	Email kweise@tecequipment.com
<b>Billing Contact</b>	
Name TEC AP	Title
Phone	Email APDC@tecequipment.com
<b>Emission Inventory Contact</b>	
Name Kristen Weise	Title Vice President
Phone 206-859-4310	Email kweise@tecequipment.com
<b>Complaint Contact</b>	
Name Kristen Weise	Title Vice President
Phone 206-859-4310	Email kweise@tecequipment.com
<b>Permit Contact</b>	
Name Andrew Liu	Title Director
Phone 971-442-5707	Email aliu@tecequipment.com

The **inspection contact** is the on-site person responsible for the everyday operation of the site and is available for inspections.

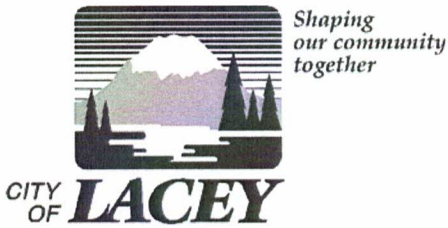
The **billing contact** is the person invoices are sent.

The **emission inventory contact** is the person requests for emissions information and material use information are sent.

The **complaint contact** is the person who receives and responds to complaints received on-site and who is contacted regarding complaints ORCAA receives.

The **permit contact** is the person responsible for filling out permit applications and receiving approval from ORCAA.





Received  
JAN 23 2024  
ORCAA

CITY COUNCIL  
ANDY RYDER  
Mayor  
CYNTHIA PRATT  
Deputy Mayor  
  
LENNY GREENSTEIN  
MICHAEL STEADMAN  
CAROLYN COX  
ED KUNKEL  
MALCOLM MILLER  
  
CITY MANAGER  
SCOTT SPENCE

DETERMINATION OF NONSIGNIFICANCE

SEPA/Case Number: 20-59

**Description of Proposal:** Construction of a truck dealership and service facility on 5.81 acres of a 13-acre parcel. The development will include two buildings totaling 62,486 square feet, an outdoor showroom pavilion, truck display and vehicle staging areas, and parking, landscaping and storm water improvements.

**Proponent:** D. Thompson Properties LLC.

**Location of Proposal:** 2800 Marvin Road Northeast, Lacey, Washington 98516. The parcel number is 11802340100

**Lead Agency:** City of Lacey Community Development Department

Threshold Determination: As provided by RCW 43.21C.240 and WAC 197-11-158, the lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the applicable development regulations and comprehensive plan adopted under Chapter 36.70A RCW and in other local, state, or federal laws or rules. Therefore, this proposal is not likely to have a significant adverse impact upon the environment, an Environmental Impact Statement is not required under RCW 43.21C.030(2)(C), and the City of Lacey will not require additional mitigation measures under SEPA. This decision was made after review of an Environmental Checklist and other information on file with the City. This information is available to the public upon request.

There is no comment period for this DNS.

This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days. Comments must be submitted by

The comment period, pursuant to WAC 197-11-355, was combined with the Notice of Application comment period, using the Optional DNS Process. The comment period closed on August 17, 2020.

### Environmental Conditions:

1. Prior to site disturbing work the soils on site shall be sampled and analyzed for arsenic and lead. The soil sampling results shall be sent to the Department of Ecology (ECY) for review.
2. If lead or arsenic are found at concentrations above the Model Toxics Control Act (MTCA) cleanup levels (WAC 173-340) the owners, potential buyers, construction workers and others shall be notified of their occurrence. The applicant shall also contact the Environmental Report Tracking System Coordinator at the Ecology Southwest Regional Office at (360)407-6300. The MTCA cleanup level for arsenic is 20 ppm and lead is 250 ppm.
3. If lead, arsenic and/or other contaminants are found at concentrations above MTCA cleanup levels, prior to grading permit issuance the applicant shall:
  1. Enter into the Voluntary Cleanup Program with Ecology prior to issuance of any site development or disturbance permits;
  2. Obtain an opinion letter from Ecology stating that the proposed soil remediation will likely result in no further action under MTCA;
  3. Provide the City with written verification from Ecology that development permits are consistent with the cleanup action plan developed under the requirements of the Voluntary Cleanup Program.
4. If soils are found to be contaminated with arsenic, lead or other contaminants, extra precautions shall be taken to avoid escaping dust, soil erosion, and water pollution during grading and site construction. Site design shall include protective measures to isolate or remove contaminated soils from public spaces, yards, and children's play areas.
5. Contaminated soils generated during site construction shall be managed and disposed of in accordance with state and local regulations, including the Solid Waste Handling Standards regulation (WAC 173-350). For information about soil disposal contact the local health department in the jurisdiction where soils will be placed.
6. All mitigation measures volunteered by the applicant/developer and described within each element of the submitted environmental checklist and the traffic impact analysis shall be implemented into the project as part of this environmental determination.

### Findings of Fact:

1. The Washington State Department of Ecology (Ecology) submitted comments dated August 17, 2020 that identify the proposal as being located in an area that may have been contaminated with heavy metals due to the air emissions originating from the old Asarco smelter in Tacoma; and is within a quarter of a mile of several known or suspected contaminated sites.
2. Soil contamination from the former Asarco smelter poses a risk to human health and the environment. Children are at especially high risk from direct exposure to contaminated soil.

Construction workers, landscapers, gardeners, and others who work in the soils are also at risk.

3. Based on information from the Department of Ecology's ongoing Tacoma Smelter Plume Toxics Cleanup Program the Responsible Official has determined that there is potential for soils contaminated with lead and/or arsenic to be located on the subject site. The potential identified probable significant adverse impacts to site development workers and future residents will be mitigated with soil sampling, analysis and a cleanup plan if contamination is found.
4. No other probable significant adverse impacts were identified through the review of the environmental checklist and application materials that would not be addressed and/or governed by the provisions of the Lacey Municipal Code.

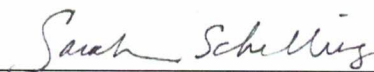
**Assigned Staff Person:** Sarah Schelling, AICP, Senior Planner

**Responsible Official:** Rick Walk, AICP, Director of Community & Economic Development

**Address:** 420 College Street SE, Lacey, WA 98503

**Phone:** (360) 491-5642      **Fax:** (360) 438-2669

**Date:** October 19, 2020

**Signature:**  \_\_\_\_\_

**Appeal Deadline:** 5:00 p.m. on November 2, 2020

NOTE: Pursuant to RCW 43.21.C.075 and Lacey City Code 14.24.170(A), a project denial based upon environmental information, and a conditioned or mitigated Determination of Nonsignificance (DNS) may be appealed by any agency or aggrieved person. Appeals are filed either with the Community Development Department when there is also an underlying governmental action or with the City Council if there is no underlying governmental action. Appeals to the City Council must be filed within fourteen (14) days of the issuance of the written decision (refer to the Lacey City Code for time periods on appeals filed with the Community Development Department).

cc: Department of Ecology