

Bill Eastman
13111 SE 258th St.
Kent, WA 98030

June 6, 2016

RECEIVED

City of Buckley Building & Planning
Attn: Kathy James
PO Box 1960
Buckley, WA 98321

JUN - 9 2016

Re: Comments on the Notice of Developmental Application –
CarbCom – File No. SPR-3151

Dear Ms. James,

My wife and I received a copy of the Notice of Developmental Application dated June 1, 2016 and please find our comments to the proposed development below. We own the two adjacent tax parcels immediately to the east of this proposed development (tax parcel 5665000390 and tax parcel 5665000170). We understand that this development is currently commercially zoned as "GC" and have no issues with this type of business that may occupy the premises.

In reviewing the proposed application and associated environmental checklist it states under section B. Environmental Elements; 1. Earth; section e. as follows:

e. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate source of fill.

Approximately 4940 cubic yards of fill will be imported to raise and level the building footprint areas, level the parking area and build the berm for the proposed detention pond. The combined (Proposed and future) building area is approximately 37,440 square feet. The project will adhere to requirements concerning invasive species in transported fill.

Our concern would be for the increased runoff from the site being elevated above our parcels creating a water retention issue on our properties, thus resulting in an increase amount of water pooling on our parcels impeding any flow of waters during heavy rains. We realize that this subject property will be creating a internal storm water runoff system where water will be collected in catch basins and the storm water will be carried via a pipe to a detention pond at the north end of the property. But we are very concerned that proposed fill will create issues for us in the future, when we decide to develop our property.

We want to ensure that no additional runoff is added to our property and that the any erosion is adequately controlled and mitigated. We would also like to recommend that sufficient landscaping is included in the plan to enhance the area and to provide a natural screening of the adjacent properties.

Thanking you in advance for your attention into this matter. If you have any questions please feel free to contact me at the address above.

Sincerely,


Bill Eastman



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

June 15, 2016

Kathy James, City Planner
City of Buckley
Planning Department
PO Box 1960
Buckley, WA 98321

Dear Ms. James:

Thank you for the opportunity to comment on the optional determination of nonsignificance/notice of application for the CarbCom Project (File # SPR-3151) located at 28484 and 28443 SR 410 as proposed by CarbCom Properties LLC. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

HAZARDOUS WASTE & TOXICS REDUCTION: Tara Davis (360) 407-6275

The applicant is a producer of marijuana. The applicant should adequately address the disposal and management of waste if/when generated.

Waste with 10% Tetrahydrocannabinol (THC) or greater could designate as a toxic Dangerous Waste (DW). Application should address the disposal and management of waste with 10% THC or greater.

The application should include the list of any chemicals used in the processing of the marijuana. This will assure that proper management and disposal of hazardous waste containing these chemicals are handled in accordance with the Dangerous Waste Regulation (Chapter 173-303 WAC).

WASTE 2 RESOURCES: Beth Gill (360) 407-6380

If greater than 250 cubic yards of inert, demolition, and/or wood waste is used as fill material, a Solid Waste Handling permit may be required (WAC 173-350-990). Check with your local jurisdictional health department for any permitting requirements that may be required.

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

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

(SM:16-2857)

cc: Tara Davis, HWTR
Beth Gill, W2R
Chris Montague-Breakwell, WQ
CarbCom Properties LLC (Proponent)

Buckley City Planner

From: Devon Boyle <dboyle@cityofbuckley.com>
Sent: Monday, July 18, 2016 11:13 AM
To: Kathy James Thompson
Subject: FW: please post the DNS

From: Sporseen, Art [<mailto:SporseA@wsdot.wa.gov>]
Sent: Monday, July 18, 2016 10:53 AM
To: Devon Boyle
Cc: Severson, Dale
Subject: RE: please post the DNS

Devon,

Thank you for the opportunity to review this proposal. WSDOT has no concerns with this project, access permitting is within the City's jurisdiction.

Art Sporseen
360-357-2706

From: Devon Boyle [<mailto:dboyle@cityofbuckley.com>]
Sent: Monday, July 18, 2016 9:00 AM
To: Department of Ecology; WA DSHS; Fritzel, Anne; Department of Natural Resources; OR-SEPA-Review; Pierce Transit; Pierce County Health Dept.; Pierce County SEPA Official; Muckleshoot Tribe; Muckleshoot Tribe; Walter, Karen; Muckleshoot Tribe; Puget Sound Energy; Cascade Water Alliance; Cascade Water Alliance; City of Sumner; City of Enumclaw; Puget Sound Water Quality Action Team
Subject: FW: please post the DNS

Attached is the Determination of Non-Significance for the CarbCom Site Plat Review. If you have any questions or comments, please send them to cityplanner@cityofbuckley.com.

Thank you,
Devon

Devon Boyle

Permit Tech/Public Works Clerk
PO Box 1960
Buckley WA 98321

360-761-7810
dboyle@cityofbuckley.com

I don't believe you have to be better than everybody else. I believe you have to be better than you ever thought you could be.

Buckley City Planner

From: Devon Boyle <dboyle@cityofbuckley.com>
Sent: Tuesday, July 26, 2016 10:32 AM
To: Kathy James Thompson
Subject: FW: please post the DNS

From: Tina Vaslet [<mailto:tvaslet@piercetransit.org>]
Sent: Tuesday, July 26, 2016 9:46 AM
To: Devon Boyle
Subject: RE: please post the DNS

Good Morning Devon,

Thank you for the opportunity to review this proposal. Since Pierce Transit does not currently provide service to this area, we have no comments.

Regards,
Tina Vaslet, Planner II | T: 253.983.2706 | C: 253.255.8521
3701 96th St. SW, Lakewood, WA 98499 | piercetransit.org



From: Devon Boyle [<mailto:dboyle@cityofbuckley.com>]
Sent: Monday, July 18, 2016 9:00 AM
To: Department of Ecology; WA DSHS; Department of Commerce; Department of Natural Resources; Department of Transportation; Tina Vaslet; Pierce County Health Dept.; Pierce County SEPA Official; Muckleshoot Tribe; Muckleshoot Tribe; muckleshoot tribe; Muckleshoot Tribe; Puget Sound Energy; Cascade Water Alliance; Cascade Water Alliance; City of Sumner; City of Enumclaw; Puget Sound Water Quality Action Team
Subject: FW: please post the DNS

Attached is the Determination of Non-Significance for the CarbCom Site Plat Review. If you have any questions or comments, please send them to cityplanner@cityofbuckley.com.

Thank you,
Devon

Devon Boyle
Permit Tech/Public Works Clerk
PO Box 1960
Buckley WA 98321

360-761-7810
dboyle@cityofbuckley.com

I don't believe you have to be better than everybody else. I believe you have to be better than you ever thought you could be.

Ken Venturi



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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August 2, 2016



Kathy Thompson, City Planner
City of Buckley
Planning Department
PO Box 1960
Buckley, WA 98321

Dear Ms. Thompson:

Thank you for the opportunity to comment on the determination of nonsignificance for the CarbCom Properties Commercial Site Project (SRP-3151) located at 28484 and 28443 SR 410 as proposed by BC Grimm, CarbCom Properties LLC. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

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

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
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 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
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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

Kathy Thompson, City Planner
August 2, 2016
Page 2

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

(SM:16-3891)

cc: Chris Montague-Breakwell, WQ
BC Grimm, CarbCom Properties LLC (Proponent)

August 05, 2016

Devon Boyle
City of Buckley
dboyle@cityofbuckley.com



RE: **SPR-3151; SR0200490**
28484 -28443 SR 410

Dear Devon Boyle:

The Tacoma-Pierce County Health Department's Environmental Health Program received the above mentioned checklist on June 07, 2016 and has reviewed your proposal.

There are no objections to the proposal as presented.

Thank you for the opportunity to respond. If you have further questions, please contact me at (253) 798-2851 or by e-mail at bharp@tpchd.org.

Sincerely,



Brad D. Harp
Environmental Health Division

BDH:kv

