



**CITY OF SULTAN
DETERMINATION OF NON-SIGNIFICANCE (DNS)**

Project: DCC Propane Tank

Applicant Name: Darryl McPherson, DCC Propane

Location of Proposal: 32633 149th Ave SE, Sultan WA 98294, parcel No. 27080400202100

Description of Proposal: The applicant, DCC Propane, has applied for a new 30,000-gallon storage tank for propane and associated site improvements. The site was previously used as vehicle storage and is partially paved with compacted gravel.

Lead Agency: City of Sultan

Threshold Determination:

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) **IS NOT** required under RCW 43.21C.030(2)(c). This decision was made after reviewing the proposal. This information is available to the public for review upon request at Sultan City Hall, 319 Main Street, Sultan, WA 98294 between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday, excluding holidays. This information is also available online at <https://www.ci.sultan.wa.us/167/Land-Use-Planning-Projects>

This Determination of Non-significance is issued using the DNS process in WAC 197-11-340; there is a comment period and an appeal period on the DNS.

() There is no comment period for the DNS.

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

Date of Determination and Issuance: November 20, 2020

Deadline for Submitting Comments/Appeals: 5:00 P.M. on December 4, 2020

Responsible Official:

Andy Galuska, Planning Director
Planning Department
319 Main Street, Suite 200
PO Box 1199
Sultan, WA 98294
360.793.1311
andy.galuska@ci.sultan.wa.us

Signature: _____ *Andy Galuska*

Comment Period:

There is a fourteen-calendar day comment period for this Determination of Non-significance. (**Comment deadline: 5:00 p.m., December 4, 2020**). Comments on the DNS addressing environmental issues shall be submitted to the City of Sultan Planning Department at the address below.

Appeals:

Appeals to the above Determination of Non-Significance must be filed with the City of Sultan within fourteen calendar days of the date of issuance above (**Appeal deadline: 5:00 p.m., December 4, 2020**). Appeals must be filed in writing with the City of Sultan Planning Director at the address below. Appeals must be filed in accordance with SMC 17.04.240 "Appeals". Appeals shall set forth the specific reason, rationale, and/or basis for the appeal.

Published: November 20, 2020

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

DCC Propane Sultan Plant

2. Name of applicant:

DCC Propane, LLC

3. Address and phone number of applicant and contact person:

DCC Propane, LLC
204 N State Route 54
Roberts, IL 60962

Darryl McPherson
253-753-4111

4. Date checklist prepared:

10/1/2020

5. Agency requesting checklist:

City of Sultan

6. Proposed timing or schedule (including phasing, if applicable):

Construction to begin in late Nov. 30 days to complete the project.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

None at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

No environmental information has been prepared. A site plan and all the information required by the City of Sultan will be submitted with the building permit application.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None.

10. List any government approvals or permits that will be needed for your proposal, if known.

City of Sultan Building Permits. Labor and Industry Electrical Permit.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this

page. (Lead agencies may modify this form to include additional specific information on project description.)

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

32633 149th Ave SE, Sultan WA 98294
Tax Parcel 27080400202100

B. Environmental Elements [\[HELP\]](#)

1. **Earth** [\[help\]](#)

a. General description of the site:

The property is 1.36 acres of flat ground. The previous owners erected a fence on three sides of the property and covered the entire area of the property with a gravel/rock base. Portions of the property have had grass and blackberries grow up thru the rock base.

(circle one): Flat rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

The property slopes 4-6" over 169' or 0.3%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Ask City of Sultan?

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None

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.

The surface area of the property is approximately 59,000 sqft.

Surface grass and blackberries will be removed and deposited of at local recycling/landfill sites.

4-6" of 1 ¼ minus gravel will be brought to the site and distributed across the entire surface area. This material will be purchased from local aggregate providers.

The purpose of the fill added to the site is to establish a stable and year round work surface for material storage and vehicle access/parking.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No as there will be no changes to grades or removal of existing soils. We will only be top coating the existing gravel base in place at the property.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Two concrete runners = 210 sq ft

Percent covered = $210/59,000 = 0.4\%$

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

None

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

The only emissions during construction would be those due to exhaust from equipment and vehicles used during grading or construction.

The only emission after construction and during operations would be exhaust from employee and company vehicles accessing the property. 6-12 vehicular trips per day is estimate normal use.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

NONE

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Snohomish river is located 0.25 mile away.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

None

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

None

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

None

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No water will be withdrawn from a well. No water will be discharged to groundwater.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

NO WASTES OR WASTE WATER WILL BE DISCHARGED AT THE SITE.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The only sources of runoff would be from rain or storms. As the property contains a very small percentage of impervious surfaces, this will flow into the ground water system by filtration thru the gravel yard surface.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No waste materials that could enter the ground water table will be stored onsite.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

There will be no changes to grade or addition of impervious surfaces that would effect rain or storm water run off or drainage patterns in the area.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None

4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other [Three Immature vine maples.](#)
 evergreen tree: fir, cedar, pine, other
 shrubs
 grass
 pasture
 crop or grain
 Orchards, vineyards or other permanent crops.
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

The vegetation to be removed will be grass growing in the gravel, blackberries imbedded in the chainlink fence and three immature deciduous maple trees growing into the fence.

- c. List threatened and endangered species known to be on or near the site.

None

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

A screen border of 12 new shrubs will be planted across the front of the property.

- e. List all noxious weeds and invasive species known to be on or near the site.

None

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

Small local birds and rodents (squires, mice, etc.). The fenced property and surrounding fenced properties make access by larger species unlikely.

- b. List any threatened and endangered species known to be on or near the site.

None

- c. Is the site part of a migration route? If so, explain.

No

- d. Proposed measures to preserve or enhance wildlife, if any:

NONE

- e. List any invasive animal species known to be on or near the site.

None

6. **Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity to operate a pump, lights and some utility outlets.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

High efficiency 3PH 240 volt pump. LED yard lights.

7. **Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe.

- 1) Describe any known or possible contamination at the site from present or past uses.

Previous owners stored cars/contruction vehicles and trucks on the site.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Storage of 30,000 gallons of propane (1075) in an onsite storage tank and company owned delivery trucks parked on site (2-3 3200G delivery trucks).

- 4) Describe special emergency services that might be required.

Local fire districts are notified of propane storage gallons per DOT and local fire regulations so they are aware of the size and nature of hazardas chemicals stored onsite.

Site signage would include phone number for company emergency responders.

Incidents at the site would be reported to our company reponders who would in trun notify local emergency contacts.

- 5) Proposed measures to reduce or control environmental health hazards, if any:
- Site signage indicating materials stored (propane 1075) onsite and emergency contacts numbers.
 - Use of NFPA and Industry certified Propane Storage Tanks and Delivery Vehicles
 - Use of explosion compliant electrical facilities and emergency electrical shutoff switches

- d. Use of flow regulated automatic Internal valves, pneumatic heat activated emergency shutoff valves and manual emergency shutoff devices.
- e. Dawn to dusk security lighting
- f. Collision barriers and/or bollards protection for Propane Storage tank.
- g. Multiple egress paths from the property for foot traffic.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Any noise during construction will be associated with construction equipment (dump trucks delivery gravel, grading equipment, etc.).

In operation, any noise will be from vehicular traffic from employee car and company delivery trucks. This involves 3-10 trips per day. Operation hours are 7AM to 6PM.

- 3) Proposed measures to reduce or control noise impacts, if any:

A screen border of 12 new shrubs will be planted across the front of the property.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Current land use in adjacent sites is manufacturing; Saw mill, Steel Fabrication, Concrete Fabrication, Mini Storage.

There will be no effect on current or nearby properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides,

tilling, and harvesting? If so, how:

No

c. Describe any structures on the site.

No permanent structures; one portable 10'x25' work trailer used as an office and removed by the previous owner.

d. Will any structures be demolished? If so, what?

No, work trailer was on wheels and was removed.

e. What is the current zoning classification of the site?

Manufacturing

f. What is the current comprehensive plan designation of the site?

Ask City of Sultan

g. If applicable, what is the current shoreline master program designation of the site?

Not Applicable

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No

i. Approximately how many people would reside or work in the completed project?

2-3 people working for 2-4 hours per day.

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

NONE

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The intended use complies with city zoning and adjacent property use.

Our project will acquire and comply with building permits for the city of Sultan and/or any directions resulting from the SEPA Checklist process.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None, not applicable.

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any:

None

10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Storage tank height – approx. 12'. No buildings proposed. Storage tank is steel painted white.

b. What views in the immediate vicinity would be altered or obstructed?

None

b. Proposed measures to reduce or control aesthetic impacts, if any:

A screen border of 12 new shrubs will be planted across the front of the property.

11. Light and Glare [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The project will contain 2 area lights (277V LED yard lights) to allow safe operations in low light conditions and general security during the evening. Lights will operate dawn to dusk.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

c. What existing off-site sources of light or glare may affect your proposal?

None, off site lighting includes street lights and security lighting at adjacent businesses.

d. Proposed measures to reduce or control light and glare impacts, if any:

Downward facing LED yard lights with side shrouds to reduce light falling outside the intended area of our property.

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

Hiking, walking, river access and use.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None

13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

No

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Current land use on adjancet properties, current state of the property as a gravel lot, past use as a storage yard.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The property is serviced by 149th Ave in Sultan WA. West Steven Ave (nearest highway) is reached via Sultan Basin Road. The existing gravel road (149th Ave) will be accessed from the property via a 24' wide private gravel access road.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No Public Transportation. Nearest Public transportation is 25-30 miles away.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

6 addition gravel parking spaces will be added.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

NONE

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

6-10 vehicular trips per day. 50% employee private vehicles, 50% company delivery trucks. Trips will occur between 7-9am and 3-6pm.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

h. Proposed measures to reduce or control transportation impacts, if any:

None

15. Public Services [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

None

b. Proposed measures to reduce or control direct impacts on public services, if any.

None

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

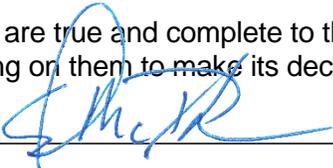
Electricity

c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Installation of a 200 amp 3PH service by Sanomish County PUD. The service will enter the property on an overhead pole and continue underground to a customer owned pole containing the service panel.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____ 

Name of signee ___Darryl McPherson_____

Position and Agency/Organization ___Regional Manager, DCC Propane, LLC_____

Date Submitted: ___10/4/2020_____

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.