

SEPA Comment Letter

May 27, 2021

Record ID: SR0261606

ATTN RACHAEL BROWN
CITY OF PUYALLUP
333 S MERIDIAN
PUYALLUP WA 98371
RNBROWN@PUYALLUPWA.GOV

RE: SEPA Review, South Hill Business & Technology Center #P-19-0096

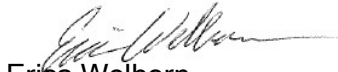
Dear Rachael Brown:

The Tacoma-Pierce County Health Department's Environmental Health Program received the above mentioned checklist on May 20, 2021 and has reviewed your proposal.

There are no comments at this time to the proposal as presented.

Thank you for the opportunity to respond.

Sincerely,



Erica Welborn
Environmental Health Specialist II
Environmental Health Division

From: [Nabila Comstock](#)
To: [Rachael N. Brown](#)
Subject: FW: Notice of Complete Application - Project #P-19-0096 - Binding Site Plan - City of Puyallup
Date: Wednesday, May 26, 2021 8:56:09 AM

From: Shaun Dinubilo <sdinubilo@squaxin.us>
Sent: Wednesday, May 26, 2021 8:55 AM
To: Nabila Comstock <NComstock@PuyallupWA.gov>
Subject: RE: Notice of Complete Application - Project #P-19-0096 - Binding Site Plan - City of Puyallup

CAUTION: This is an External Email. Do not click links or open attachments unless you are expecting them.

Good Morning Ms. Comstock,

Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above listed project for our review and comment. Although the project is within our treaty and traditional area, we recommend you consult with the Puyallup Tribe regarding cultural resource concerns for this project.



Shaun Dinubilo
Archaeologist
Cultural Resource Department
Squaxin Island Tribe
200 S.E. Billy Frank Jr. Way
Shelton, WA 98584
Office Phone: 360-432-3998
Cell Phone: 360-870-6324
Email: sdinubilo@squaxin.us

As per 43 CFR 7.18[a][1] of the Archaeological Resource Protection Act, Section 304 of the National Historic Preservation Act, and RCW 42.56.300 of the Washington State Public Records Act- Archaeological Sites, all information concerning the location, character, and ownership of any cultural resource must be withheld from public disclosure.

From: Nabila Comstock <NComstock@PuyallupWA.gov>
Sent: Thursday, May 20, 2021 8:09 AM
To: A. Clark - Pierce County SEPA official <aclark@co.pierce.wa.us>; Andy Whitener <awhitener@squaxin.us>; Angela Dillon Puyallup Tribe <Angela.Dillon@PuyallupTribe-nsn.gov>;



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 4, 2021

Rachael Brown, Assistant Planner
City of Puyallup
Development Services Department
333 South Meridian
Puyallup, WA 98371

Dear Rachael Brown:

Thank you for the opportunity to comment on the optional determination of nonsignificance/notice of application for the South Hill Business & Technology Center Project (P-19-0096) located at 1015-1023 39th Avenue Southeast as proposed by Barghausen Consulting Engineers. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

TOXICS CLEANUP: Sandy Smith (360) 407-7269

The property addressed in this proposal is a contaminated site that is on Ecology's Confirmed and Suspected Contaminated Sites List, and is currently enrolled the Voluntary Cleanup Program (VCP) – SW1273. The site is Microchip Technology Inc, Facility Site Identification (FSID) 56763887.

Hazardous substances, including Trichloroethene (TCE) and Petroleum Hydrocarbons are present at the site at concentrations likely to affect human health or the environment. Additional site cleanup is necessary under the Model Toxics Control Act as the nature and extent of hazardous substances released to the environment has not yet been adequately determined (WAC 173-340-350). A cleanup action has not yet been selected (WAC 173-340-360) or implemented (WAC 173-340-400). Cleanup standards have not yet been determined (WAC 173-340-700).

Based on TCE concentrations identified at this Site (1,270 micrograms per liter at monitoring well EXW-5; collected on 1/24/17 - applicable cleanup level is 5 micrograms per liter) Ecology is concerned about acute risk posed by TCE to female occupants or workers of child-bearing age at this location. Prior to commencing this project a vapor intrusion evaluation should be completed per Ecology's Vapor Intrusion (VI) Investigations and Short-term Trichloroethene (TCE) Toxicity Implementation Memorandum No. 22

<https://fortress.wa.gov/ecy/publications/documents/1809047.pdf> to evaluate if there is an acute risk posed by TCE at this Site.

In addition, this property is within a quarter mile of another known or suspected contaminated site. The site is PSE Transformer at Walmart South Hill, FSID 12126.

To search and access information concerning these sites see <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites>. If contamination is suspected, discovered, or occurs during future construction proposed by the binding site plan, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily visible, or is revealed by testing, the Department of Ecology must be notified. To notify Ecology, contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407 6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Sandy Smith with the Toxic Cleanup Program at the Southwest Regional Office at (360) 407-7269.

**WATER QUALITY/WATERSHED RESOURCES UNIT:
Jessica Eakens (360) 407-0246**

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:

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:

Rachael Brown

June 4, 2021

Page 3

- 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. For additional information on contaminated construction sites, please contact Carol Serdar at Carol.Serdar@ecy.wa.gov, or by phone at (360) 742-9751.

Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: <https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx>.

The applicant 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

(GMP:202102636)

cc: Sandy Smith, TCP
Jessica Eakens, WQ