



City of Puyallup
Development Services
333 S. Meridian
Puyallup, WA 98371
Tel. (253) 864-4165 Fax. (253) 840-6670

SEPA ENVIRONMENTAL CHECKLIST (2015 UPDATED VERSION)

Purpose of Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency whether an EIS is required.

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.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

If you are not already submitting an 8-1/2" x 11" reduction of your project site plan to the city as part of a companion case submittal, please submit a copy as a part of this SEPA application.

Please submit eight (8) copies of the completed SEPA checklist application packet.

A. BACKGROUND

1. Name of proposed project:

Cornforth Building Demolition

2. Name of Applicant:

City of Puyallup

3. Mailing address, phone number of applicant and contact person:

1201 4th St NW, Puyallup, WA 98371
253-841-5561
Ron Clowers, Parks & Facilities Supv

4. Date checklist prepared:

6/29/2021

5. Agency requesting checklist:

City of Puyallup

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

Target date to complete building demolition is August 2021 pending permit approval

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

No

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 or will be prepared related to the demolition of the existing structures.

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 known

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

City of Puyallup Demolition permit
Utility Disconnect Permits

11. Give brief, complete description of your proposal, including 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 or project description).

Demolish the existing structures once known as the Cornforth Building which totals approximately 14,726 sq ft of building area to be removed. Existing utility connections will be cut and capped meeting each utility purveyor requirements. The existing concrete slab foundations are to remain in place after removing the vertical building elements.

12. Location of proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, if any, and section, township, and range, if known. If the proposal would occur over a range of area, provide the range of 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.

115 2nd St SE, Puyallup, WA 98371
Map attached

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site
(circle one): (Flat) rolling, hilly, steep, slopes, mountains, other _____
- b. What is the steepest slope on the site (approximate percent slope)? 5% or less
- 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.

Based on available soil surveys provided by the United States Department of Agriculture, the entire project site consists of Puyallup Fine Sandy Loam. The proposal does not include removing any soils from the project site.

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

No

- e. Describe the purpose, type and approximately quantities of any filling or grading proposed. Indicate source of fill.

No site filling and grading will be completed by this proposal. Once the vertical walls of the existing building are removed, the existing concrete foundation slab will be left in place. Small amounts of excavation will be necessary to complete utility disconnections.

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

Small amounts of erosion could occur during the disconnection of existing underground utilities. The remainder of the site will remain undisturbed.

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

The existing site is composed of 100% impervious surfacing which primarily consists of asphalt/concrete parking areas and buildings. The project will not modify the impervious surface coverages as part of this building demolition project.

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

No measures are proposed to reduce or control erosion during construction. The site will remain nearly 100% stabilized during the building demolition with the exception of the small amount of excavation necessary to disconnect existing utilities to the building. Standard temporary erosion and sediment control (TESC) best management practices (BMPs) will be installed prior to demolition of the building and regularly inspected throughout.

2. **Air**

- 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 project may result in short-term reductions in air quality due to increased emissions from construction equipment, vehicles and dust during construction. The project will not create any long-term source of air emissions.

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

None known

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

During construction, measures will be taken to limit the amount of idling time of construction equipment and vehicles. Dust will be minimized by use of spraying water, if necessary.

3. **Water**

- a. Surface Water:

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 and river it flows into.

No

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.

No

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.

No

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.

No

b. Ground:

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

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.

None

c. Water Runoff (including storm water):

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

The proposal includes removing an existing commercial building previously known as the Cornforth Building. Stormwater runoff for the entire site will continue to be collected within existing onsite catch basins and flow through a series of public drainage pipes and structures until it discharges to the Puyallup River near the intersection of 15th St NW and River Road. The roof downspouts for existing buildings will be cut and capped. The existing concrete slab foundation for the building will remain in place and be allowed to sheet flow onto adjacent parking areas for collection.

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

During construction, equipment and vehicles could potentially emit petroleum waste materials to ground or surface waters as typical with commercial construction activities.

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

No

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

During construction, standard temporary erosion and sediment control (TESC) best management practices (BMPs) will be installed prior to construction and regularly inspected throughout to aid in the prevention of silt laden water from entering stormwater conveyance system.

4. Plants

a. Check or circle types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

pasture

crop or grain

orchards, vineyards or other permanent crops.

wet solid 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?

None

c. List threatened or 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.

None

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

None Known

5. **Animals**

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

Birds: hawk, heron, eagle, songbirds, other _____

Mammals: deer, bear, elk, beaver, other _____

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

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

None Known

- 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

- a. What kind 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.

Not applicable as the proposed project will remove energy needs of the existing commercial building.

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

No

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

None

7. Environmental Health

- 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.

During the demolition of the existing building, there are known asbestos materials that will require removal and disposal in accordance with applicable Federal, State, and Local Regulations. The Asbestos Report has been attached to this SEPA document for reference.

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

The project site is located on a confirmed contamination site from past uses of the Cornforth Campbell Motors known as the Wilen Cornforth Motors 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.

This site is a confirmed contaminated site for both groundwater and soil contamination for the following three contaminants: halogenated organics, non-halogenated solvents, and petroleum (other) due to its previous use for the Wilen Cornforth Motors. The scope of the project is to remove the existing commercial building to the existing concrete slab foundation without disturbing underlying soils that may contain contamination.

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.

None associated with the project

4. Describe special emergency services that might be required.

None

5. Proposed measures to reduce or control environmental health hazards, if any:

Care will taken during the demolition of the existing building to minimize site disturbance during utility disconnections.

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 long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short-term construction noise from the allowable Puyallup Municipal Code working hours of 7:00 am to 10:00 pm (PMC 6.16.060).

3. Proposed measures to reduce or control noise impacts, if any.

Restrict construction to city code relating to hours for construction equipment.

8. Land and Shoreline Use

- 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.

Building is currently utilized for City storage. The site is in the downtown business district. Removal of the building should not impact local businesses in the vicinity.

- 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 non-farm or non-forest use?

No

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

c. Describe any structures on the site.

14726 sq. ft. building that formerly was used by Cornforth Campbell Auto Shop.

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

Entire Wilen Cornforth building.

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

CBD – CORE – Central Business District Core Zone

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

Pedestrian Oriented Commercial Land Use within the Downtown Neighborhood Plan

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

N/A

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

None known

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

0

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

0

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

N/A

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

Future use of the site will be determined by City Council and would be compatible with existing and projected land uses and plans.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing

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

0

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

0

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

0

10. Aesthetics

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

N/A

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

None associated with the demolition of the current building.

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

None at this time.

11. Light and Glare

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

None at this time

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

N/A

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

None at this time.

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

None at this time.

12. Recreation

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

Two city parks, Pioneer Park and Grayland Park, are within a half-mile of the site.

- 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

- 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 located on or near the site? If so, specifically describe.

The current building to be demolished, previously known as the Wilen Cornforth Motors Building, is over 45 years old. The building is not known to be registered on any national, state or local preservation registers.

- 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.

None known. No studies have been completed to date. No underground disturbance will be completed as part of this project with the exception of required utility service disconnects which were previously disturbed to install.

- 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.

Historic Maps, available historic aerial imagery, and GIS data were used to assess the potential impacts to cultural and historical resources on or near the site.

- 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

- 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.

Two existing access points to E. Meeker, an existing single access point to 2nd St SE, and an existing single access point to E Main will remain unchanged as part of this proposal.

- 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, the nearest transit stop is approximately 700 feet north of the project site (Pierce Transit Stop #3985 with service to route 402 and 409).

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

No parking will be added or eliminated as part of this proposal.

- 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).

No

- 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?

None.

- 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 known at this time.

15. Public Services

- 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.

No

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

None at this time

16. Utilities

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

Note: the currently available utilities at the project site will be terminated and capped for the existing building as part of this project.

- b. 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.

None

C. SIGNATURE

I hereby state that I am the owner or authorized agent listed above, and certify that all information contained above and in exhibits attached hereto are true and correct to the best of my knowledge and belief. I understand that the processing of this application may require additional supporting material upon request to City staff.

RIGHT OF ENTRY: By signing this application the applicant grants unto the City and it's agents the right to enter upon the premises for purpose of conducting all necessary inspection to determine compliance with applicable laws, codes, and regulations. This right of entry shall continue until a certificate of occupancy is issued for the property.

Signature of Property Owner: DocuSigned by: Sarah Harris Sarah Harris, Parks & Recreation Director
 Date: 6/30/2021

Signature of Agent: DocuSigned by: [Signature] Drew Young, Civil Engineer
 Date: 6/30/2021

I declare under penalty of perjury of the laws of the State of Washington that the foregoing is true and correct.

Dated: 7/1/2021 in Puyallup, Washington.

(Signature of Applicant) DocuSigned by: Ron Clowers Ron Clowers, Parks & Facilities Supervisor