



# CITY OF PUYALLUP

## Development & Permitting Services Department

333 South Meridian

Puyallup, WA 98371

253-864-4165 | [Planning@puyallupwa.gov](mailto:Planning@puyallupwa.gov)

PRELIMINARY\*

### MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

*\*This determination will become final if no formal appeals are filed and/or reconsideration requests are duly received*

for  
**Cornforth-Campbell Building Demolition**  
**Demolition Permit, SEPA Checklist**  
Project # P-21-0057

---

Date of Issuance:	October 14, 2021
Description of Proposal:	Demolish the existing structure, known as the Cornforth-Campbell Building, which totals approximately 14,726 sf ft of building area to be removed. Existing utility connections will be cut and capped meeting each utility purveyor requirements. Following demolition of the existing structures, the site is known to contain contaminated soils which have required remediation/removal. Contaminated soils are being remediated to meet the requirements of Model Toxics Control Act (MTCA) and the Washington State Department of Ecology. After the soil remediation phase is completed, the site frontage will be improved to current City standards.
Location of Proposal:	115 2ND ST SE, Puyallup, WA
Proponent:	Drew Young, on behalf of the City of Puyallup <a href="mailto:dyoung@puyallupwa.gov">dyoung@puyallupwa.gov</a>
Lead Agency Responsible Official:	Katie Baker, AICP City of Puyallup Development & Permitting Services Dept. 333 South Meridian Street Puyallup, WA 98371 (253) 864-4165 <a href="mailto:Planning@PuyallupWA.gov">Planning@PuyallupWA.gov</a>
City of Puyallup Permits:	Demolition Permit, SEPA Stand Alone Permit
Zoning:	Central Business District Core (CBD-CORE)
Comprehensive Plan:	Pedestrian Oriented Commercial (POC)

Shoreline Environment:

N/A Project is not within Shoreline Environment

**A. PROJECT SPECIFIC MATERIALS (INCORPORATION BY REFERENCE – WAC 197-11-635):**

The subject Threshold Determination herein and associated environmental findings are based upon review of the following documents submitted by the applicant and official responses from the city in regard to the underlying permit(s). These documents are incorporated by reference, in accordance with WAC 197-11-635, and are available for public review. Please note, due to the current COVID-19 “Stay Home, Stay Healthy” order, Puyallup City Hall is currently closed to the public. To request access to electronic copies of project materials, please contact [Planning@PuyallupWA.gov](mailto:Planning@PuyallupWA.gov) or (253) 864-4165.

- i. Development Review Team (DRT) letter, dated **September 14, 2021**
  - ii. Updated SEPA checklist dated **July 7, 2021**
  - iii. Site plan, received **June 10, 2021**. Full set of development plans used in making this Threshold Determination available in the project file with the Lead Agency.
  - iv. Dept. of Archaeology + Historic Preservation (DAHP) request to initiate consultation for Governor’s Executive Order 21-02 projects, signed by DAHP **August 10, 2021**.
  - v. Cleanup Action Progress Report, dated **July 7, 2021**.
  - vi. Voluntary Toxic Cleanup Program, Request for Opinion Form, dated **July 9, 2021**.
  - vii. Inadvertent Discovery Plan received **July 27, 2021**
1. Notice of Application (NOA) date, consistent with WAC 197-11-355 (Optional DNS Process)
    - i. Optional DNS notice sent on **July 19, 2021**. Comment period expired **August 3, 2021**.
    - ii. List of recipients, comments received, and copy of NOA materials available in project file. Contact the Lead Agency Responsible Official for further information. Email the Planning Department at [Planning@PuyallupWA.gov](mailto:Planning@PuyallupWA.gov) for full copies.
- 

**B. RESPONSIBLE OFFICIAL FINDINGS OF CONSISTENCY**

The SEPA Responsible Official for the City of Puyallup hereby makes the following findings of consistency based upon a review of the environmental checklist and attachments, other information and studies on file for the project, and the policies, plans, and regulations designated by the City of Puyallup as a basis for the exercise of substantive authority (see PMC 21.04), and under the State Environmental Policy Act (SEPA) pursuant to the Revised Code of Washington (RCW) 43.21C. The following findings of consistency apply to the project and may be referenced in future (final) permit review notes and/or conditions:

**1. EARTH**

- i. Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent storm water runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants that must be controlled with temporary erosion control measures, consistent with Puyallup Municipal Code (PMC) 21.14, Clearing, Filling and Grading, in addition to any and all permits required by other agencies. 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.

- ii. Based on the project geotechnical report, where available, and a review of available topography, LIDAR, mapped soils (NRCS) and geohazard area data (GIS), impacts to geologic hazard areas have not been identified.
- iii. Temporary erosion, sedimentation and construction dust control BMPs will be applied in accordance with City of Puyallup city standard section 500 – Grading, Erosion and Sedimentation Control and all engineering Best Management Practices (BMPs), in accordance with City Engineer approval.

## **2. AIR**

- i. Watering of exposed soils during construction to suppress dust will limit impacts to ambient air quality resulting from the project improvements.
- ii. Building exhaust systems will be equipped with appropriate emission controls, where required by the Puget Sound Clean Air Agency and/or required by the Building Code Official.
- iii. Construction activities and vehicles being driven to and from the city can be anticipated to cause impacts on air quality and produce greenhouse gas emissions; no single point source of emissions that requires specific analysis on air quality and known to be present as a result of the project.
- iv. No known sources of foul or offensive odors are anticipated as a result of the project.

## **3. WATER**

- i. Storm water runoff will be managed and treated in accordance with the currently city-adopted version of the Department of Ecology Stormwater Design Manual (See PMC 21.10.040), all applicable city storm water standards, all applicable NPDES permit requirements, and BMPs/standard engineering practices in accordance with City Engineer approval.
- ii. The applicant shall demonstrate, to the satisfaction of the City Engineer and/or designee, that infiltration of on-site storm water is not feasible before being permitted to use alternative design(s). Where permitted, alternative designs (e.g. collection into a storm water pond and/or vault, retention/detention systems and treatment), shall adhere to all applicable city storm water requirements in city standards, shall conform to all standard engineering practices, and the applicable storm water manual design requirements as administered and approved by the City Engineer and/or designee.
- iii. The project location was not found to contain any hydrophytic vegetation, no field indications of hydric soil conditions, and no location on the project site-maintained hydrology indicative of wetlands. No areas of the project site are shown on the city's critical area maps as identified or suspected wetlands.
- iv. Where projects are shown on the city's critical area maps as being within a critical aquifer recharge area or wellhead protection zone, additional review of impacts to ground water may be triggered, in accordance with standards in the city's critical areas ordinance.
- v. Activities that do not cause degradation of groundwater or significantly impact the recharge of ground water aquifer may be permitted in a critical aquifer recharge area; provided, that the project complies with the city storm water management regulations and other applicable local, state, and federal regulations.
- vi. Groundwater diversions, dewatering activities and/or construction-related ground water withdrawals may occur as a part of this project due to presence of high/perched ground water table/levels at the time of construction. However, any ground water diversions, withdrawals, dewatering, or other forms of ground water management that occur during site construction will be mitigated using engineering BMPs, as stipulated by the city standards manual, NPDES permits,

current Department of Ecology storm water manual (in effect at the time of permitting), and standard engineering practices.

#### **4. PLANTS**

- i. Any significant or heritage designated trees are required to be retained on site, where applicable. Trees and vegetation associated with critical areas, such as wetlands, steep slopes, streams/rivers, or other aquatic resources, and trees important to the overall function of adjacent or on site bird, fish and other terrestrial animals may be required to be retained, where applicable.
- ii. All trees shall be maintained in a manner consistent with accepted pruning and care standards as outlined in applicable ANSI A300 standards.

#### **5. ANIMALS**

- i. No federally listed endangered species, state threatened species or habitat, or state sensitive species are known to inhabit within the project boundaries.

#### **6. ENERGY AND NATURAL RESOURCES**

- i. The project is not anticipated to impact solar access for the subject property or adjacent properties since this project scope is only for the demolition of a building.
- ii. The project is not anticipated to use any forms of energy, since the project scope is for the demolition of a building only. Therefore, it the project is not anticipated to generate a need for power or energy that would necessitate mitigation or specific service provisions not normally anticipated by service providers.

#### **7. ENVIRONMENTAL HEALTH**

- i. The project site is located at a toxic cleanup site where hazardous substances have been released into the environment. The cleanup of this toxic cleanup site is regulated under the Washington Model Toxics Control Act (MTCA), Chapter 70.305 RCW, and implementing regulations contained in Chapter 173-340 WAC. The site has been designated by Ecology as Cornforth Campbell Motors Inc Main Facil, Site Identification 21357393, CSID 5682. The cleanup site is currently enrolled in the Voluntary Cleanup Program [VCP] no. SW0398 and cleanup is ongoing.
- ii. In addition, this property is within about a city block of three other known or suspected contaminated sites. The sites are Puyallup City of Right of Way, Facility Site Identification (FSID) 13122; Cornforth Campbell Motors Inc, FSID 56415898; and Johnsons Jewelry & Gifts, FSID 2220894.
- iii. If soil contamination is suspected, discovered, or occurs during the proposed construction or demolition, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, the Washington State Department of Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office (SWRO) at (360) 407-6300.
- iv. 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). It is the responsibility of the applicant to check with the Tacoma Pierce County Health Department for any permitting requirements that may be required.
- v. The project is not anticipated to contain increased or unusual risks related to fire hazards, explosive materials, toxic chemical storage or manufacture, hazard waste spill risk.
- vi. In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present, such as PCB-containing lamp ballasts,

fluorescent lamps, and wall thermostats containing mercury are removed prior to demolition. PCBs are increasingly being found in caulking and paint. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials. Please review the “Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes,” on Ecology’s website at:

[www.ecy.wa.gov/programs/hwtr/dangermat/demo\\_debris\\_constr\\_materials.html](http://www.ecy.wa.gov/programs/hwtr/dangermat/demo_debris_constr_materials.html).

**8. NOISE**

- i. No significant adverse environmental impacts related to noise are anticipated or known to result due to the project.
- ii. Project construction noise shall be compliant with PMC 6.16 – Noise, including time limitations on construction activities starting and stopping work activities for both weekdays and weekends. Special conditions may apply to the project and additional noise mitigation may be applied by the City Engineer or Code Compliance Department during construction.

**9. LAND USE, COMPREHENSIVE PLAN AND SHORELINE USE**

- i. The project is located in the CBD-Core zone and is generally consistent with the policies adopted in the Comprehensive Plan, Shoreline Master Program, and all other plans, where applicable to the development proposal, and shall be consistent with the zoning code regulations applicable to the project.
- ii. The site is not presently being utilized for working forest or farmland and, as such, is not converting forest farm, agricultural or other resource lands urban land uses not otherwise contemplated in the city’s Comprehensive Plan.
- iii. All demolition work will be compliant with the city’s requirements for demolition approval and will be required to notify the Puget Sound Clean Air Agency prior to demolition work commencing. Asbestos surveys and any required abatement will be required during demolition permitting/actions.
- iv. The project contains the critical areas noted below. The project has been reviewed for consistency with the city’s critical areas ordinance (PMC 21.06).

	<b>CRITICAL AREA</b>
<b>X</b>	Critical aquifer recharge area
	10-year wellhead protection area
	5-year wellhead protection area
	1-year wellhead protection area
	Geologic hazard area – Volcanic hazard area
	Geologic hazard area – Landslide hazard area
	Geologic hazard area – Erosion hazard area
	Geologic hazard area – Seismic hazard areas
	Wetland and wetland buffer
	Fish and Wildlife Conservation Area - Stream and/or stream buffer
	Fish and Wildlife Conservation Area – General habitat area
	Flood prone area – 100-year floodplain
	Shoreline of the State

## **10. HOUSING**

- i. The demolition project and subsequent frontage improvements, once completed, will not result in the construction of a residential project. Future construction undertakings on the site may result in residential construction on the site, where allowed by zoning and consistent with the comprehensive plan.
- ii. The project will not adversely impact existing housing units or affect the development of housing units in the general vicinity of the project area.

## **11. AESTHETICS**

- i. The project will result in the removal of a vacant building which will improve the aesthetics of the streetscape.

## **12. RECREATION**

- i. The project will not disrupt, displace or otherwise adversely impact any existing recreational opportunities in the area.

## **13. HISTORIC AND CULTURAL RESOURCES**

- i. DAHP reviewed the proposal for impacts to historic properties and concluded that there would be no impacts to historic properties as a result of the project.
- ii. In the event that suspected historic artifacts, cultural artifacts, or objects of suspected archaeological value are discovered during site excavation, grading or other forms of site development/construction, all work on site shall stop immediately. This applies to all development activities that involve excavation regardless of exemption from permit requirements outlined in PMC 21.14.190.
- iii. The property owner/developer shall notify the City, the State Department of Archaeology and Historic Preservation (DAHP), the Puyallup Tribe of Indians, and the Muckleshoot Indian Tribe of any such findings. In these cases, the property owner/developer shall be required to provide for a site inspection and evaluation by a professional archaeologist or historic preservation professional, as applicable, in coordination with the state and/or affected tribes.
- iv. The project applicant and/or contractor will be required to complete an Inadvertent Discovery Plan (IDP), to the approval of the city, WA State Department of Archeology and Historic Preservation and affected Tribal governments. The IDP shall be completed in a form supplied by the Department and shall be completed prior to issuance of the civil permit for the site.

## **14. TRANSPORTATION**

- i. The project shall be compliant with all standards contained in PMC title 11, Streets and Sidewalks, including roadway improvements, street trees and street lighting.

## **16. PUBLIC SERVICES**

- i. A resulting need for additional public services, such as police protection, fire protection, library, various other municipal services, etc. is not anticipated from the project scope. This determination does not anticipate that the project will impact city services and utilities in a manner that would reduce the Level of Service (LOS) for the applicable utilities as adopted in the city's Capital Facilities Element.

## 17. UTILITIES

- i. Existing utility connections will be cut and capped meeting each utility purveyor requirements.
- 

Issuance of this threshold determination does not constitute approval of the permit. This proposal will be reviewed for compliance with all applicable City codes that regulate the applicable development activities, including, but not limited to, the International Fire/Building/Residential Codes, City of Puyallup Engineering Standards, Zoning Code, Surface Water Design Manual, Impact Fees, and the Critical Areas Ordinance.

### MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

The responsible official of the lead agency finds that the above-described proposal does not have a probable significant adverse impact on the environment, provided the mitigation measures (attached) are incorporated into the proposal and applied as conditions of permit issuance. The identified mitigation measures include mitigation for potential impacts to the following:

#### A. Transportation, Environmental Health

The full text of the identified mitigation measures appears in Attachment A to this document. The mitigation measures and the project documents upon which this determination was based are available for review at the Puyallup Development Services Center, 333 South Meridian, during normal business hours.

An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c).

This finding is made pursuant to RCW 43.21C, PMC 21.04.120 and WAC 197-11 after reviewing a completed environmental checklist and other information on file with the lead agency as well as considering mitigation measures that the agency or the applicant will implement as part of the proposal. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public upon request.

---

### COMMENTS

Consistent with WAC 197-11-355, the Lead Agency issued a Notice of Application on **July 19, 2021** with a single integrated comment period to obtain comments on the notice of application and the likely threshold determination for the proposal. Therefore, consistent with the optional DNS process outlined in WAC 197-11-355, there is no further comment period for the subject Determination.

### APPEALS

Consistent with WAC 197-11-545 regarding commenting parties and agencies, an appeal the subject MDNS may be filed via a written request with the SEPA Responsible Official by applicable parties and agencies within 10 days of the issuance of this DNS, or by **3:00 pm on Monday, October 25, 2021**

Due to the current COVID-19 restrictions, Puyallup City Hall is currently closed to the public. Appeals will be accepted by mail, or (preferably) by email. Please call the case planner listed below prior to submission of an appeal to make arrangements for submittal of the appeal documents.

- Please mail to: Development & Permitting Services, Attn: Michelle Ochs, 333 S Meridian, Puyallup, WA 98371.
- To an appeal electronically, please send via E-mail to: [Planning@PuyallupWA.gov](mailto:Planning@PuyallupWA.gov) and [PermitCenter@PuyallupWA.gov](mailto:PermitCenter@PuyallupWA.gov) ; and/or contact the case planner below.
- Rachael Brown, Associate Planner, at (253) 770-3363 or [rnbrown@PuyallupWA.gov](mailto:rnbrown@PuyallupWA.gov)

Prior to submittal and payment of the \$650.00 appeal fee, consult PMC 21.04.205 regarding SEPA Appeals or contact the SEPA Responsible Official at [Planning@PuyallupWA.gov](mailto:Planning@PuyallupWA.gov) or (253) 864-4165 to ask about the appeal procedures. Be prepared to make specific factual reasons, rationale, and/or the basis for the appeal. This determination will become final if no formal appeals are filed and/or reconsideration requests are made by the expiration date listed above.

Publication Date: **October 18, 2021**

Notice Published in: Tacoma News Tribune



October 12, 2021

---

Rachael Brown  
Associate Planner

---

Date



October 14, 2021

---

Katie Baker, AICP  
City of Puyallup SEPA Responsible Official

---

Date

Attachments:

- A. Mitigation Measures
- B. Site Plan
- C. Environmental Checklist



## Attachment A

### Mitigation Measures for Project # P-21-0057

---

---

1. **Environmental Health:** The project site is a known contaminated site and is within the vicinity of known contaminated sites. The City's remediation consultant is awaiting a written opinion from the Dept. of Ecology regarding the contamination status of the site. The request for an opinion from the Dept. of Ecology Toxics Cleanup Program was submitted on 7/9/2021. Once received, the applicant shall work with the responsible party to comply with all requirements for further clean up or monitoring (if imposed) from the Dept. of Ecology. No permits for construction will be issued for this site until the Dept. of Ecology has issued a No Further Action determination for this contaminated site. Demolition of the existing building on the site can proceed before a No Further Action determination is issued with the following condition; there shall be no disturbance to the foundation slab and existing hard surfaces (existing seal) over the contaminated soils.