



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Southwest Region Office
PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

January 28, 2026

Nabila Comstock, Associate Planner
City of Puyallup
Development Services Department
333 South Meridian
Puyallup, WA 98371

Dear Nabila Comstock:

Thank you for the opportunity to comment on the optional determination of non-significance/notice of application for the Seasons on Meeker Townhomes & Market Hall Project (PLPSP20250105) located at 115 2nd Street Southeast as proposed by Chris Davidson. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

HAZARDOUS WASTE & TOXICS REDUCTION: Garret Peck (564) 669-0836

The applicant proposes to demolish an existing structure(s). 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. 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," posted at Ecology's website, <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Dangerous-waste-guidance/Common-dangerous-waste/Construction-and-demolition>. The applicant may also contact Katy Harvey of Ecology's Hazardous Waste and Toxics Reduction Program at katy.harvey@ecy.wa.gov for more information about safely handling dangerous wastes and demolition debris.

SOLID WASTE MANAGEMENT: Derek Rockett (360) 995-3176

All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department or Department of Ecology for proper management of these materials.

TOXICS CLEANUP: Sandy Smith (360) 999-9588

The proposed project is located at a toxics cleanup site where hazardous substances have been released to the environment. The cleanup of this toxic cleanup site is regulated under the Washington Model Toxics Control Act (MTCA), Chapter 70A.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, Facility Site Identification 21357393, CSID 5682, which received a no further action for the cleanup under Voluntary Cleanup Program (VCP) no. SW0398. A second cleanup site impacts the proposed project area is currently enrolled in the Voluntary Cleanup Program [VCP] no. SW0397 and cleanup is ongoing. Available electronic copies of cleanup documents are at: <https://apps.ecology.wa.gov/gsp/CleanupSiteDocuments.aspx?csid=5682>. The Ecology cleanup project manager is Tim Mullin. 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. To search and access information concerning these sites see <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites>. Ecology recommends that pollution in the environment be cleaned up in compliance with WAC 173-340 and WAC 173-303 (as applicable). Contaminated soils with concentrations of hazardous substances exceeding the reuse criteria under section 12 (table 12.1) in Ecology publication No, 10-09-057, Guidance for Remediation of Petroleum Contaminated Sites, revised June 2016, are recommended to be disposed of at a permitted facility. The environmental consultant for the VCP customer team is Farallon Consulting, LLC (425-295-0800). For questions, please contact Ecology's VCP cleanup project manager Aaren Fielder at aaren.fiedler@ecy.wa.gov.

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

(JKT:202600104)

cc: Garret Peck, HWTR
Derek Rockett, SWM
Sandy Smith, TCP