

## 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:*** [\[help\]](#)

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:***

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:*** [\[help\]](#)

Please complete 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. ADDITION, complete the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). For nonproject actions.

#### A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

USG Interiors Puyallup Site Cleanup Action

2. Name of applicant: [\[help\]](#)

USG Interiors, LLC

3. Address and phone number of applicant and contact person: [\[help\]](#)

USG Corporation

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Chicago, Illinois 60661-3676

Attention: Nizar Hindi 312-436-5345

NHindi@USG.com

4. Date checklist prepared: [\[help\]](#)

August 25, 2017

5. Agency requesting checklist: [\[help\]](#)  
 Washington State Department of Ecology

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)  
 From Initiation of Agreed Order:

Task	Schedule to Submit to Ecology
Inadvertent and Unanticipated Discovery Plan	45 days from the effective date of Agreed Order
Submit Draft EDR and compliance monitoring and construction operating and maintenance plans	120 days from the effective date of Agreed Order
Submit final EDR and compliance monitoring and operating and maintenance plans	60 days after Ecology comments on the draft EDR.
Submit draft construction plan and specifications	90 days after finalizing the EDR
Submit final construction plan and specifications	30 days after Ecology comments on the draft
Begin Contractor Procurement	60 days after receiving Ecology approval of final construction plans and specifications
Begin cleanup action – Soil/Fill Hot-Spot Solidification	180 days after Ecology’s approval of the final construction plan and specifications
Submit a draft pilot study work plan to determine effective oxidant for groundwater treatment along with ferrous iron injection	60 days after conclusion of Soil/Fill Hot-Spot Solidification
Submit a final pilot study work plan to determine effective oxidant for groundwater treatment along with ferrous iron injection	30 days after Ecology’s comment on the draft pilot study work plan.
Begin pilot study (includes one year of performance groundwater monitoring)	30 days after receiving Ecology approval of the final pilot study work plan
Submit pilot testing report	60 days after conclusion of pilot study
Draft construction plans and specifications, draft operating and maintenance plan – groundwater treatment with oxidant and ferrous iron (Figure 5 of Cleanup Action Plan)	90 days after the pilot study approval

Final construction plans and specifications, draft operating and maintenance plan – groundwater treatment with oxidant and ferrous iron (Figure 5 of Cleanup Action Plan)	30 days after draft construction plans and specifications, draft operating and maintenance plan– groundwater treatment with oxidant and ferrous iron approval
Begin Contractor Procurement	45 days after receiving Ecology approval of final construction plans and specifications, draft operating and maintenance plan– groundwater treatment with oxidant and ferrous iron
Begin cleanup action – groundwater treatment with oxidant and ferrous iron (hot spot treatment, construction ferrous iron introduction trench, and performance monitoring)	90 days after receiving Ecology approval of construction plans and specifications, draft operating and maintenance plan– groundwater treatment with oxidant and ferrous iron
Draft sediment excavation work plan	120 days after the start of the Groundwater ISCO treatment
Final sediment excavation work plan	60 days after Ecology’s comment on the draft sediment excavation work plan
Begin Cleanup Action - Puyallup River Sediment	To be determined by results of Groundwater ISCO Performance Monitoring, Construction will depend on allowable in-water work period
Prepare long term groundwater and sediment monitoring and operating and maintenance plans	360 days after the start of Groundwater ISCO treatment
Submit recorded environmental restrictive covenants	360 days after the start of Groundwater ISCO treatment
Submit construction completion report	120 days after completion of remedial action

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

Confirmational groundwater monitoring will continue after the active remedial construction elements of the remedy have been completed.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

- a. *Draft Cleanup Action Plan, USG Interiors Puyallup Site, Puyallup, Washington.* The Washington State Department of Ecology. March 3, 2014.

- b. CDM Smith. 2007. *Soil and Groundwater Quality Assessment, Source Evaluation Report, USG – Puyallup Site, 925 River Road, Puyallup, Washington*. January 31, 2007.
- c. CDM Smith. 2011. *Remedial Investigation Report, USG Interiors Puyallup Site, Puyallup, Washington*. June 13, 2011.
- d. CDM Smith. 2012. *Bench-Scale Treatability Study, USG Interiors Puyallup Site, 925 River Road, Puyallup, Washington*. April 11, 2012.
- e. CDM Smith. 2013. *Supplemental Bench-Scale Treatability Testing, USG Interiors Site, Puyallup, Washington*. July 11, 2013.
- f. CDM Smith. 2013. *Feasibility Study, USG Interiors Puyallup Site, Puyallup, Washington*. December 4, 2013.

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. [\[help\]](#)

No.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

The cleanup action at the USG Puyallup site will be conducted under an Agreed Order with the Washington State Department of Ecology; therefore, the cleanup action is exempt from the procedural requirements of certain laws and all local permits (WAC 173-340-710[9][a]) but must comply with the substantive requirements of these laws and permits. The exemption from procedural requirements applies to:

- Washington Clean Air Act (RCW 70.94)
- Solid Waste Management Act (RCW 70.95)
- Hazardous Waste Management Act (RCW 70.105)
- Construction Projects in State Waters (RCW 75.20)
- Water Pollution Control Act (RCW 90.48); the Shoreline Management Act (RCW 90.58)

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

USG’s Puyallup property consists of 1.58 acres located between River Road and the Puyallup River in Puyallup, Washington (**Figure 1**). Prior to 1971 through the early 1970s, industrial waste from USG’s Tacoma, Washington plant was used as fill at the site. The USG Tacoma plant used ASARCO slag as a raw material for mineral fiber production. ASARCO slag was produced as a result of lead and copper ore smelting and was later found to contain high concentrations of arsenic. The industrial waste generated by USG through use of this slag also contained high concentrations of arsenic.

In the early 1980s, USG became aware of the association between ASARCO slag and arsenic contamination. USG conducted a source removal action in 1985 and excavated approximately 25,536 tons of industrial waste fill and underlying soil from the site for offsite disposal. USG conducted post-remediation groundwater

monitoring. In 2006, USG conducted a site assessment of their property and surrounding area (**Figure 2**). The assessment showed that arsenic concentrations at the site exceeded the Washington State Model Toxics Control Act (MTCA) Method A cleanup levels of 20 milligrams per kilogram (mg/kg) in soil and 5 micrograms per liter (µg/L) in groundwater.

USG is proposing to remediate arsenic in soil and groundwater at the site by conducting the following activities:

- Remediate arsenic in groundwater by the in-situ application of ferrous iron and chemical oxidant via direct-push technology (DPT) borings, wells, and an introduction trench.
  - A pilot test will be performed to verify that ferrous iron and oxidant injections will be effective under field conditions.
  - Full-scale application, such as shown on **Figure 3**, will then be implemented using a DPT drill rig. The ferrous iron introduction trench would be constructed during this phase.
- Soil containing arsenic at concentrations exceeding approximately 90 mg/kg will be solidified using a vertical auger and a cement-bentonite-iron solidification reagent.
- A stormwater infiltration gallery will be constructed after soil solidification to promote precipitation of iron-arsenic oxyhydroxides from groundwater.
- The monitoring well network will be re-installed and performance monitoring will commence. The in-situ groundwater treatment will follow an adaptive management approach with subsequent treatment based on performance monitoring results.
- A limited area of arsenic-impacted sediment will be excavated from the Puyallup River for off-site disposal.
- Performance monitoring will continue after the sediment remedy to determine the course of in-situ groundwater treatment and assess the effectiveness of the remedy.

The USG property is currently vacant. There is currently no proposed future land use. Used car dealerships—Market Place Auto and Bonney Lake Used Cars, are located to the east and west, respectively, of the USG property and portions of both of these properties are included in the project site (**Figure 2**). Market Place Auto's auto lot has encroached into the USG property adjacent to River Road. An Inter-County River Improvement Right-of-Way (ICRI-ROW), administered by Pierce County Public Works and Utilities, runs between the property and the Puyallup River and is considered part of the site. The ICRI-ROW includes a levee. A paved path, known as the Riverwalk Trail, is located on the ICRI-ROW and extends along the top of the south bank of the Puyallup River.

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. [\[help\]](#)

The site is located between River Road and the Puyallup River in Puyallup, Washington (**Figures 1 and 2**) in Section 21, Township 20N, Range 04E. The site includes USG's property, a portion of the Bonney Lake Used Cars property to the west, a portion of the Market Place Auto property to the east, and a portion of Pierce

County's Inter-County River Improvement Right-of-Way that extends along the Puyallup River and includes a paved path (**Figure 2**). USG's property is located at 1005 River Road in Puyallup, Washington and consists of four tax parcels: Parcel 0420213033, Parcel 0420213022, Parcel 4920200050, and Parcel 4920200020. The last two parcels are not within the area of contamination. Part of the site is situated on the eastern side of the Bonney Lake Used Cars property identified as tax parcel number 0420213023. Part of the site is situated on the western side of the Market Place Auto property identified as tax parcel number 0420213034.

## **B. ENVIRONMENTAL ELEMENTS** [\[help\]](#)

### **1. Earth**

a. General description of the site [\[help\]](#)

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

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

10%

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 prime farmland. [\[help\]](#)

Fill - Silt, silty sand, poorly graded sand

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. [\[help\]](#)

No filling is proposed. Soil containing arsenic at concentrations exceeding approximately 90 mg/kg will be solidified using a vertical auger. A cement-bentonite-iron solidification reagent will be mixed with the soil using the auger to a depth of approximately 14 feet below ground surface (bgs). Approximately 11,460 cubic yards of soil will be treated in an area approximately 25,000 square feet (0.6 acre).

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Vegetation in the soil solidification area will need to be removed to access soil containing arsenic at concentrations exceeding approximately 90 mg/kg. This will impact an approximately 0.6 acre area and may cause more surface water runoff. However, the remediation method uses in-situ remedial methods that minimize

the potential for erosion. It should be noted also that the northern portion of the soil solidification area is a low spot and water will tend to pond in this area (i.e., during heavy rain and/or flooding). Soil solidification will occur over a three-month period and is intended to be timed to occur over the drier mid-Summer through Fall months.

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

The soils underlying approximately 25% of the project area will have been stabilized/solidified as a result of the remedial action. Topsoil will be brought in to re-establish the plant growth across the area.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Best Management Practices (BMPs) such as silt fences and hay bales will be used during construction to minimize erosion. A stormwater infiltration gallery, constructed in a topographically and hydraulically downgradient location to the soil solidification area will not only serve to maintain oxidizing groundwater conditions (to minimize arsenic mobility), but will also serve to reduce stormwater runoff.

## 2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Dust may be generated during vertical augering, during installation of the ferrous iron introduction trench, during construction of the stormwater infiltration gallery, and during excavation of impacted sediment from the Puyallup River. Emissions will be generated by the equipment used to implement the remedial actions. Spray water will be used to suppress dust during remedial action implementation.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Spray water will be used to control dust during construction as needed. Unnecessary idling of the equipment will be discouraged.

## 3. Water

- 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. [\[help\]](#)

The Puyallup River is located at the north end of the site.

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. [\[help\]](#)

Yes. Soil solidification will occur within 200 feet of the Puyallup River. Arsenic-impacted sediment will be removed from the riverbank. A stormwater infiltration gallery will be constructed within 200 feet of the Puyallup River. The proposed areas where these actions will occur are shown on **Figure 3**.

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. [\[help\]](#)

It is estimated that 82,000 cubic yards of soil/sediment will be excavated from the riverbank area to a point 3 feet below the water table. Approximately 28,100 cubic yards will be landfill disposed of, based on profiling analyses. Excavated areas above the water table will be backfilled with the remaining clean excavated soils and imported fill. Excavated areas below the water table will be backfilled with quarry spalls.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No surface water withdrawals or diversions are planned for this project. Curtains to contain turbidity will be installed in the river before excavating arsenic-impacted sediment from the riverbank.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

Yes, portions of the site are within the 100-year floodplain.

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. [\[help\]](#)

No.

b. Ground Water:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Minimal quantities of groundwater will be periodically withdrawn during monitoring well purging and sampling as part of the remedy to monitor performance (i.e., determine if arsenic concentrations are decreasing in 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. [\[help\]](#)

Waste material will not be discharged into the ground. The remedial action does involve injecting ferrous iron into the groundwater as well as introduced through a subsurface trench. Up to 55 ferrous iron injection points are proposed as shown on **Figure 3**. A chemical oxidant will also be injected into groundwater. The exact chemical oxidant to be injected will be determined through a bench-scale treatability study and pilot test. Twenty injection points are proposed as shown on **Figure 3**.

The remedial action also involves mixing a cement-bentonite-iron reagent into the subsurface using a vertical auger.

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. [\[help\]](#)

There will be no new sources of runoff. In fact, stormwater runoff will be reduced. A stormwater infiltration gallery will be constructed at the downgradient edge of the property, between the area of contamination and the Puyallup river. This is part of the groundwater treatment methodology in which infiltrating oxygenated stormwater will help to maintain the redox gradient in the groundwater. This causes the precipitation of iron-arsenic oxyhydroxides, which will remove dissolved arsenic from the groundwater.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

The groundwater treatment methodology involves injection of ferrous iron and an oxidant. There is some risk of these entering the Puyallup river. However, soil oxidant demand testing will be conducted to select the most effective oxidant. This will be followed by a pilot test to verify the effectiveness and dosing of the chemical injections before implementing the injections full scale. Ongoing groundwater monitoring will be conducted to evaluate the effectiveness of the treatment and identify any potential issues.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: [\[help\]](#)

All applicable best management practices to control runoff during construction (silt fencing, straw wattles, and/or straw bales etc.) will be implemented to minimize the potential of sediment runoff with stormwater. Vegetation will be re-established on the site beginning immediately after completion of construction activities.

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

- a. Check or circle types of vegetation found on the site: [\[help\]](#)

X deciduous tree: alder, maple, aspen, cottonwood, other

- X evergreen tree: fir, cedar, pine, other
- X shrubs
- X grass
- pasture
- crop or grain
- X wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- X water plants: water lily, eelgrass, milfoil, other
- X other types of vegetation

A minor portion of the site is asphalt-paved. The majority of the site is unpaved and vegetated with areas of grass, trees (alder, aspen, cottonwood, fir, etc.), blackberries, etc. There is a riparian corridor along the Puyallup River on the northern portion of the site. On the steep river banks, the canopy is dominated by medium sized alder and some large cottonwood trees. The understory is composed of a mix of native and non-native shrubs including snowberry, Indian plum, salmonberry, Japanese knotweed, Himalayan blackberry and English ivy.

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

All vegetation will be temporarily removed from an approximately 0.6-acre area where the underlying soil will be augered and solidified.

c. List threatened or endangered species known to be on or near the site. [\[help\]](#)

No threatened or endangered plant species are known to occur on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Topsoil/mulch will be placed across disturbed areas as necessary to re-establish vegetation. Disturbed areas will be immediately hydroseeded and revegetated with native species.

## 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: [\[help\]](#)

X birds- several species are likely to use the riparian corridor along the river: hawks, herons and other wading birds, bald eagles may occur, osprey may occur, many species of songbirds likely occur

X mammals: deer and beaver may occur, along with small mammals such as opossum, raccoon, squirrel, field mice

X fish: several species of salmon, also cutthroat and bull trout are known to occur in the Puyallup River. Likely other species such as bass and sunfish also occur in the river.

X Reptiles (turtles and lizards) and amphibians (chorus frogs, salamanders) also are likely to occur along the river.

- b. List any threatened or endangered species known to be on or near the site. [\[help\]](#)

The following species can occur in the Puyallup River:

Chinook salmon (*Oncorhynchus tshawytscha*), federally threatened and designated critical habitat, state species of concern

Steelhead (*Oncorhynchus mykiss*), federally threatened (and proposed critical habitat)

Bull trout (*Salvelinus confluentus*), federally threatened, state species of concern

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Yes, the Puyallup River is a migratory route for salmonid species, and likely provides a movement corridor for other aquatic and terrestrial species.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Recommend conducting any vegetation removal near the river outside of breeding bird season (March-August). If large trees are to be removed along the river during the nesting season, recommend conducting nesting bird surveys prior to the work.

Disturbed areas will be revegetated with native species to replace any wildlife habitat disturbed during the project.

## 6. Energy and natural resources

- 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. [\[help\]](#)

No energy will be required to meet the completed project's energy needs.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No, the project will not affect the potential use of solar energy by adjacent properties as no structures will be constructed aboveground.

- 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: [\[help\]](#)

No energy conservation measures are necessary for the completed proposal as it requires no energy. The remedial action that is to be implemented is effectively more energy efficient than other potential remedial alternatives, such as dig and haul or pump and treat.

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

No new environmental health hazards will occur as a result of this proposal. Arsenic is present in soil and groundwater at concentrations that exceed MTCA Method A cleanup levels. The project's purpose is to remediate the contamination. Project workers may be exposed to arsenic-contaminated soil and groundwater during project construction.

- 1) Describe special emergency services that might be required. [\[help\]](#)

Ambulance service may be needed if an accident occurs during construction (i.e., during auguring, drilling, excavation, re-grading, etc.).

- 2) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

Construction workers and oversight staff will be HazWoper trained and certified, will wear appropriate personal protective equipment while working at the site, and will follow proper decontamination procedures.

## b. Noise

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

Existing noise in the area will not affect this project.

- 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. [\[help\]](#)

On a short-term basis, noise will be generated by the drill rig while advancing borings, and by excavators used to install the introduction trench and stormwater infiltration gallery, and to excavate contaminated sediment from the Puyallup River. The work will occur during normal weekdays and normal working hours, unless conditions require alternate hours/days.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

No proposed measures to reduce the short-term noise impacts. The project is located in a commercial area that is already subject to various background noises.

## 8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? [\[help\]](#)

The USG property is currently vacant. The adjacent properties to the west and east are currently occupied by used car dealerships. An Inter-County River Improvement Right-of-Way extends along the Puyallup River at the north end of the site and includes a paved bike path.

b. Has the site been used for agriculture? If so, describe. [\[help\]](#)

No.

c. Describe any structures on the site. [\[help\]](#)

There are currently no structures on the site.

d. Will any structures be demolished? If so, what? [\[help\]](#)

No.

e. What is the current zoning classification of the site? [\[help\]](#)

The site is currently zoned CG - General Commercial.

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

The comprehensive plan designation for the site is AOC – Auto Oriented Commercial.

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

The current shoreline master program designation of the site is Urban Shoreline Environment.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. [\[help\]](#)

Yes, Puyallup River shoreline and 100-year floodplain.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

No people would reside or work in the completed project.

j. Approximately how many people would the completed project displace? [\[help\]](#)

The completed project will not displace anyone.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Not applicable; the project will not displace anyone.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The current land use will be maintained after the project is completed – it is not developed now and currently there are no plans to the develop the property.

## 9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

No housing units will be constructed by this project.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

No housing units will be eliminated by this project.

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

Not applicable as the project will not construct or eliminate any housing units.

## 10. Aesthetics

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

No aboveground structures will be constructed as a result of this project. An aboveground ferrous iron solution mixing tank will be kept onsite temporarily during groundwater treatment.

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

No views will be obstructed by the project.

c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Not applicable as no aboveground structures will be constructed by the project.

## 11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Drilling and auguring work during construction will occur during daylight hours and no artificial lights will be used. No light or glare will be generated by the completed project (i.e., no permanent lights will be installed).

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No light or glare will be generated by the completed project.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

The existing lighting from the two adjacent used car dealerships will not affect the project.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Not applicable as no lights will be installed under this project.

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

A paved bike path is located at the northern end of the site on Pierce County's Inter-County River Improvement Right-of-Way that runs along the Puyallup River.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No, the completed project will not displace any existing recreational uses. It is, however, possible that the bike path will need to be temporarily closed for a portion of the duration of the construction work to for safety purposes.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

Not applicable; the completed project will not displace any existing recreational uses. If it is necessary to temporarily close the bike path, signage of such a closure will be placed in advance to notify the public. The duration of the closure will be minimized to the extent possible.

## 13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. [\[help\]](#)

No.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. [\[help\]](#)

According to the Department of Archeology and Historic Preservation (DAHP), in a September 18, 2014 letter response to our submittal of an EZ-1 form, DAHP has no concerns regarding the project. The project area

vicinity has been surveyed by a professional archeologist for the Puyallup River Trail Project. (Log 091814-18-PI)

- c. Proposed measures to reduce or control impacts, if any: [\[help\]](#)

N/A

#### 14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

River Road services the site. Access to River Road will be through driveways on USG's property.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

The site is not currently served by public transit. The nearest transit stop is a Pierce Transit Route 400 stop located on W. Stewart Avenue approximately 0.6 mile south from the site.

- c. How many parking spaces would the completed project have? How many would the project eliminate? [\[help\]](#)

No parking spaces will be completed or eliminated through this project.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

No.

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

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. [\[help\]](#)

No additional vehicular trips per day will be generated by the completed project.

- g. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Not applicable as the completed project will not generate additional vehicular trips.



**15. Public services**

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

No.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Not applicable; no additional public services will be needed as a result of this project.

**16. Utilities**

a. Circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_

Currently, there are no utilities onsite.

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. [\[help\]](#)

No new utilities are proposed.

**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 \_\_\_Pamela J Morrill\_\_\_\_\_

Position and Agency/Organization \_\_\_Project Manager\_\_\_\_\_

Date Submitted: \_\_\_4/11/18\_\_\_\_\_

**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 in .

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?

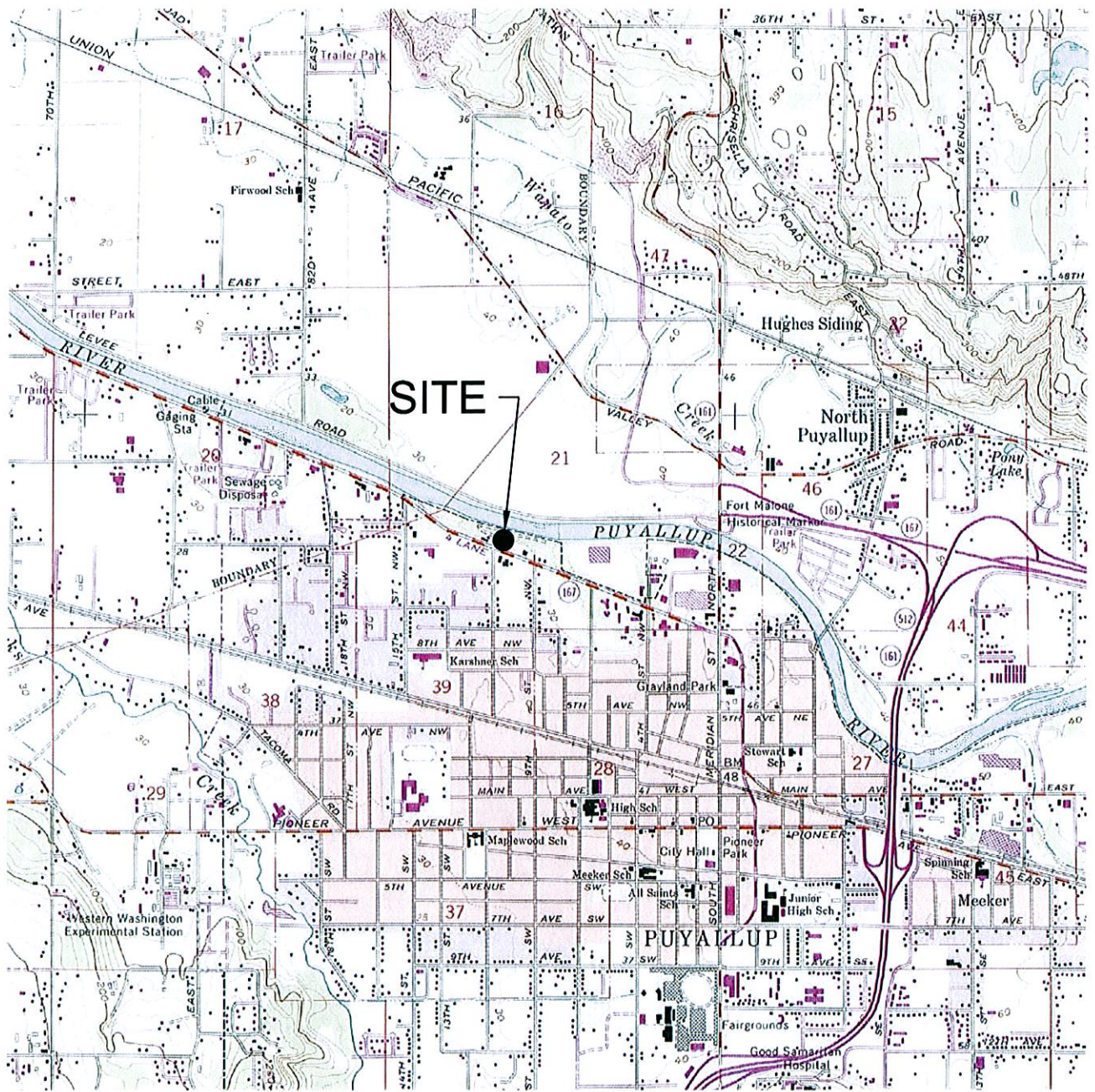
Proposed measures to avoid or reduce shoreline and land use impacts are:

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

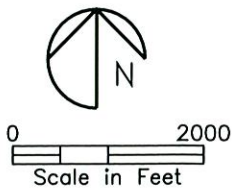
Proposed measures to reduce or respond to such demand(s) are:

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

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Source: USGS Puyallup, Wash. 7.5' Quadrangle, 1981

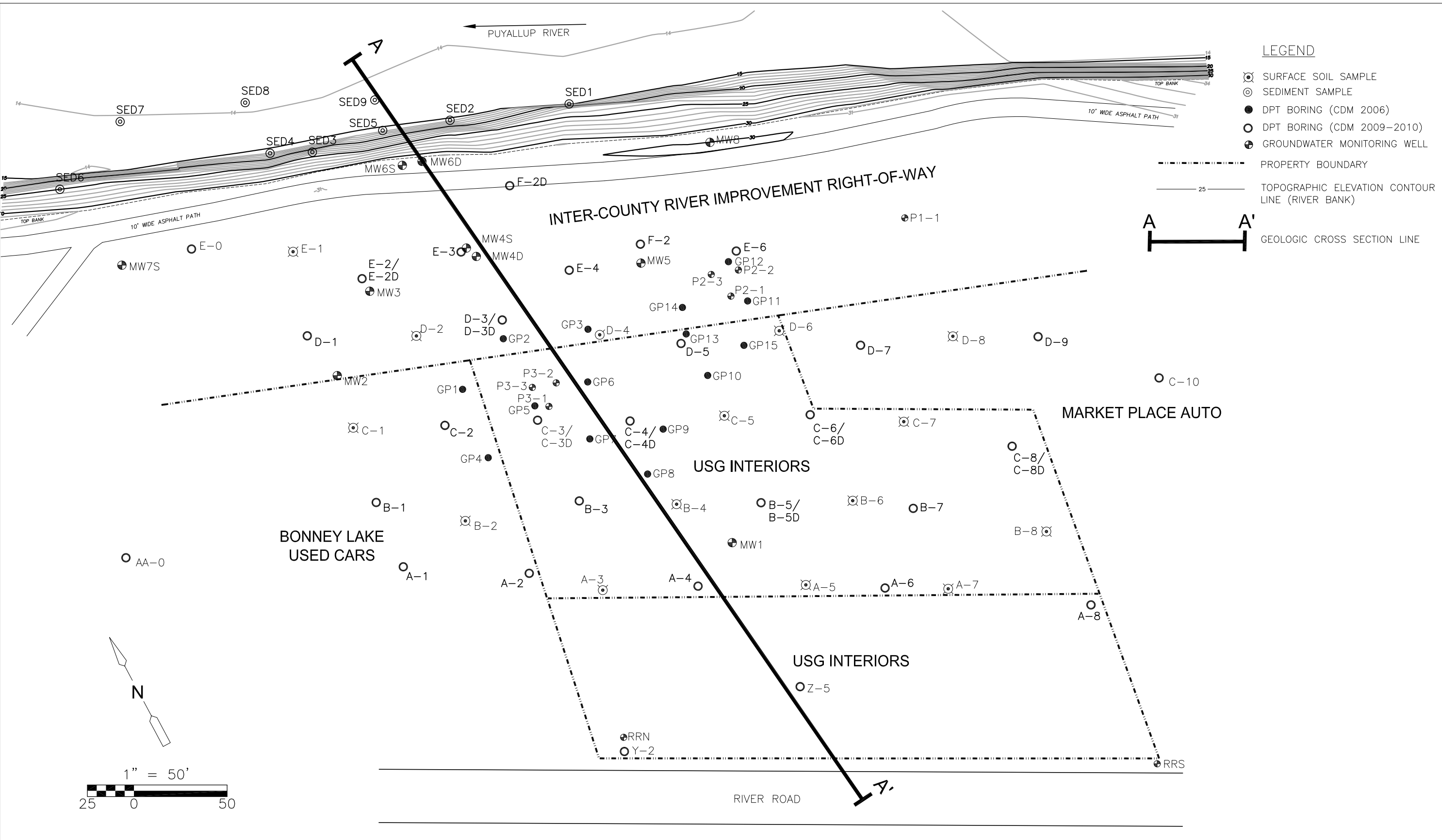


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Figure No. 1  
 Vicinity Map



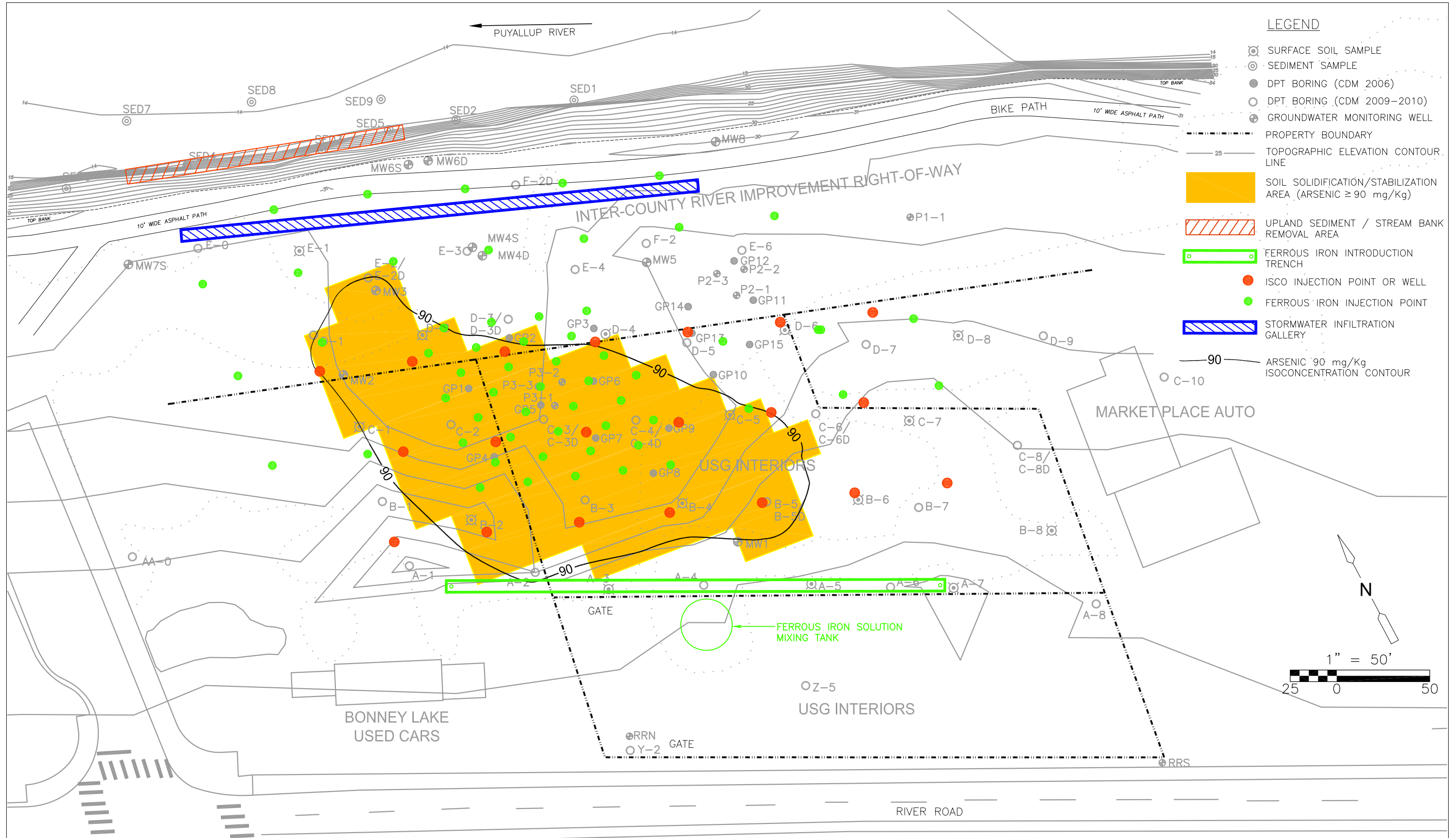
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Figure No. 2  
 Site Map and Sample Locations

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Figure No. 3  
 Remedial Action Alternative No. 2A

