



City of Puyallup  
Development Services  
333 S. Meridian  
Puyallup, WA 98371  
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## **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:

Cimco Sales

2. Name of Applicant:

Rick Velasquez

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

13615 122nd Street East  
Puyallup, WA 98374

Rick Valesquez: Owner, 253-224-4428

4. Date checklist prepared:

4/6/2023

5. Agency requesting checklist:

City of Puyallup

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

June/July 2023 for initial grading activities and minor improvements to parking and utilities.

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.

On March 20th, 2023 a Wetland and Drainage Corridor Evaluation and Delineation was completed by Beaver Creek Environmental and no Critical Areas were found. Additionally, a geotechnical study and traffic scoping worksheet has been prepared.

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.

No.

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

SEPA determination, building permit, grading permit, and site development.

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).

Construct 4,987 SF pre-fabricated metal storage building to an already developed commercial site for secure covered storage along with minor site development and utility work in support of new building.

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.

The project site is located at 2315 Inter Avenue, Puyallup, WA 98372. More specifically site is on the north side of Inter Avenue approximately 250 feet east of 23rd Street Southeast.

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

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

Map Unit Symbol: 6A  
Map Unit Description: Briscot Loam

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

None Known.

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

Approximately 250 yards will be disturbed over the work area of the site during grading and construction of site improvements and utilities.

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

Slight erosion could occur during site preparation and grading. Once completed, the chance of erosion is negligible.

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

Existing site is at approximately 55% impervious coverage.  
Proposed site will have approximately 60% impervious coverage.

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

During construction an approved temporary erosion & sedimentation control plan will be in place that meets City of Puyallup's requirements. Once construction is complete, hydro-seeding exposed areas and final landscaping will reduce the likelihood of erosion

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.

Typical emissions related to construction activities during development. The emissions to the air will be minimal and will occur only during the actual construction of the development. Following completion of the development, low-level emissions normally associated with commercial use, vehicles, lawn care equipment, etc.

- 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.

Minimal impact, no mitigation proposed.

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.

N/A

4. Will the proposal requires 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.

N/A. The existing site is connected to the City sanitary sewer system for sewage disposal and there are no new bathroom, floor drains or sinks proposed with this proposal.



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.

A small amount of new impervious area is being created from the roof of the new 4,987 s.f. building. The stormwater runoff from the new roof area will be infiltrated in a shallow infiltration trench.

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

No.

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:

As previously mentioned we will be infiltrating the stormwater from the small amount of new impervious area from the roof of the new building in a shallow infiltration trench at the source.

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?

The site will be cleared of vegetation for the construction of the utilities and grading of building pad. Most of the vegetation in the pervious areas of the site consists of yard grass and blackberry's.

c. List threatened or endangered species known to be on or near the site.

None Known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

At this time, additional plantings are proposed to enhance vegetation along the east side of the proposed building, in between the building and the east property line.

- 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

- c. Is the site part of a migration route? If so, explain.

The entire region is known to be part of the Pacific Flyway. However, this site is not known to be used by migratory fowl.

- d. Proposed measures to preserve or enhance wildlife, if any.

Minimal impact, no mitigation proposed.

- e. List any invasive animal species known to be on or near the site.

None Known.

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.

Electrical energy will be the primary power source; natural gas will be made available for heating and other needs.

- 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.

The new building constructed as part of this project will meet or exceed the applicable energy conservation consumption requirements of the City of Puyallup and the applicable Building Codes in effect at the time of construction.

**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.

None known, highly unlikely.

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

None known.

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.

None known.

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.

For the operation of construction equipment, petroleum fuels may be temporarily used on-site during project construction.

4. Describe special emergency services that might be required.

None known.

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

State hazardous materials safety and handling regulations will be followed during construction. Equipment refueling areas will be located in areas spills can be contained and where risk of hazardous materials entering surface water is minimized.

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Similar noise from adjacent commercial properties, light noise from vehicular traffic on adjacent roads and noise from rail traffic approximately 500-ft south and east of the site.

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: noise associated with the use of construction equipment during site development and building construction. Long term: Noise normally associated with typical commercial occupancy.

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

Construction activity will be limited to permitted construction hours and construction equipment will not be allowed to idle for continuous periods of time, which will help to mitigate the impacts of potential construction noise.

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.

The current use of the site is commercial. Adjacent properties are all commercial as well. We do not anticipate that this proposal will affect current land uses on nearby or adjacent properties.

- 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?

None known.

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.

There is an existing 7,500 s.f. commercial building on-site which will remain.

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

No.

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

ML, Limited manufacturing zone

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

LM/W, light Manufacturing/Warehousing.

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.

No

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

Currently there are 2 sometimes 3 employees working at this site. No additional employees are anticipated due to the addition of the secure storage building.

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

None.

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

No impact, no mitigation proposed.

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

The project is surrounded by similar if not more intense uses. All elements of the project will be reviewed for compliance with the City of Puyallup requirement standards.

- 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.

N/A

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

N/A

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

N/A

**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?

Proposed building is 22-feet in height and the principal exterior building material is metal.

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

Views from adjacent properites will be minimally impacted,if at all.

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

The proposed building is located in an isolated part of the existing site and shall be placed behind the existing building near the east property line. A small amount of landscaping is proposed along the east property line.

**11. Light and Glare**

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

Light and glare produced from the project will be typical of a commercial/industrial development. Most light or glare will primarily consist of night time street lighting, security lighting and vehicle headlights entering and exiting the property.

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

No.

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

None of any significance.

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

There will most likely not be any need for additional outside lighting. However, if additional lighting is added it will be in compliance with accepted industry standards.

**12. Recreation**

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

None known.

- 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.

No mitigation proposed.

**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.

None known.

- 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.

- 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.

Since no impacts are expected, no specific measures have been utilized for assessing potential impacts to cultural and historic resources.

- 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.

In the event items of possible cultural or historic significance are encountered during site construction activities, the contractor will immediately contact the City of Puyallup and Washington State Department of Archaeology & Historic Preservation.

#### 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.

The existing site connects to it's frontage road, inter avenue, a City of Puyallup Public road in two locations. No change is proposed to the existing accesses.

- 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?

Yes. There is a public transit bus stop 1,300 feet from the site and approximately 100-ft west of the intersection of 23rd street s.e. and main street northwest of this parcel.

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

None proposed.

- 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).

None anticipated.

- 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?

Per Heath and Associates Transportation & Planning Engineering traffic scoping report dated March 16, 2023, there will be 0.9 PM peak hour trips.

- 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:

Traffic Impact fees will be paid as required by the City of Puyallup.

**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.

We do not anticipate any public services to be impacted by construction and occupancy of a 4,987 square foot secure storage building.

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

Traffic Impact fees will be paid as required by the City of Puyallup. The project has been designed, constructed and will maintain adequate access for emergency vehicles.

**16. Utilities**

- a. Circle utilities currently available at the site:

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

- 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.

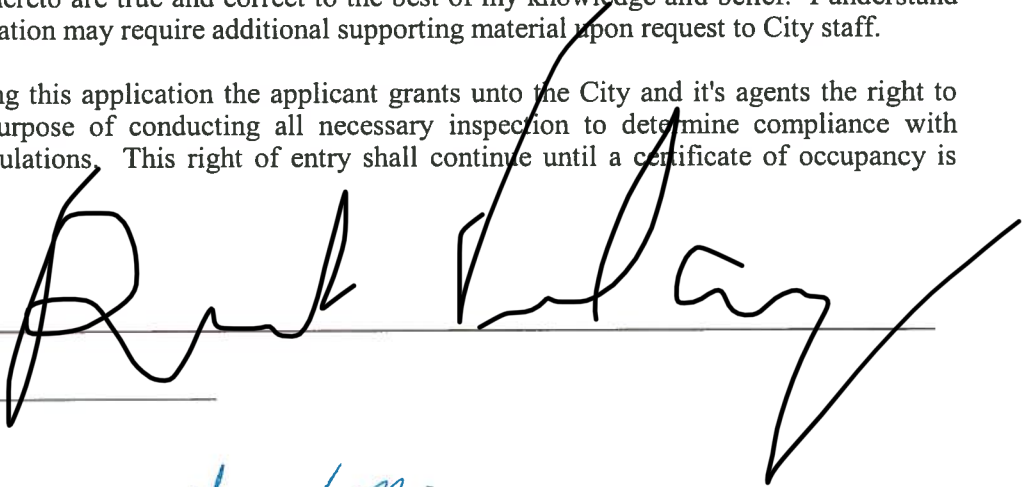
All of the above utilities exist and currently serve this project. PSE provides electrical power and gas, City of Puyallup provides sewer & water, Murray's for refuse and Comcast for phone & internet.

**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:



Date: \_\_\_\_\_

Signature of Agent: \_\_\_\_\_



Date: 4/6/2023

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

Dated: 4/6/2023 in Pierce County, Washington.

\_\_\_\_\_  
(Signature of Applicant) 