



City of Puyallup
Development Services
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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:

E.J. Poultry Inc.

2. Name of Applicant:

2401 Inter, LLC

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

2401 Inter, LLC
P.O. Box 252
Puyallup, WA 98371

Gregory Zetterberg (253)-820-6309

4. Date checklist prepared:

12/19/2022

5. Agency requesting checklist:

City of Puyallup

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

Spring of 2023

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

None included at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Critical Areas Assessment completed by Habitat Technologies on 11/3/2022.
Geotechnical report and winter high water study by Cobalt Geosciences.
Traffic study and scoping worksheet by Heath & Associates on 12/7/2022
All are included with the submittal package.

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.

Site plan approval, Site Development approval, Building permit approval.

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).

The project site is rectangular in shape and approximately 1.86 acres in size. The site will have a 4,800 sq.ft. storage building in the northwest corner of the property. Most of the property will be paved with asphalt for truck storage and parking. The plan proposes a total hard surface area of 60,250 sq.ft. for truck parking. The proposed landscape area is 20,150 sq.ft.

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 site is located at 2401 Inter Ave, Puyallup, WA 98372
A portion of the SW 1/4 of SEC 26, TWP 20N, RGE 4E, W.M.

Parcel # 2105200150
Site plan, vicinity, topography, etc. Submitted with permit package.

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)? 2.0%
- 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.

Soil class ML
Medium stiff, silt with fine granded sand.
See geotechnical report by Cobalt Geosciences dated June 25th 2017.

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

NO

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

Site will be filled to fit StormTech detention system and Contech water quality under the asphalt so as to have more space for truck parking. The project area is 80,586 sq.ft. According to Earthworks estimate, the project will require 11,124 CY of structural fill. Most fill will be imported.

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

No possibility of any significant erosion on site during construction.

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

75%

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

Silt fencing, catch basin inlet protection, construction entrance, etc.

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.

Construction will result in General vehicle emissions along with dust from construction, mitigated by dust control measures - BMP C140 Dust Control Vehicles will not be kept idling.

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

Construction will result in General vehicle emissions along with dust from construction, mitigated by dust control measures - BMP C140 Dust Control Vehicles will not be kept idling.

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

None 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.

Yes, a 636 sq.ft. unregulated wetland at the north end of the property. There is also a bioswale at the north end of the property that will be used for stormwater discharge.

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.

Wetland is to remain onsite undisturbed. The wetland will be submitted to the Army Corp. of Engineers and the State of Washington to receive a "unregulated" confirmation so that it may be paved over in the future.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

4. Will the proposal requires surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.

No surface water withdrawals will be used.

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.

Project will be connected to the City of Puyallup Sanitary Sewer System.

c. Water Runoff (including storm water):

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

The storm water will be collected in a proposed catch basin at the east side of the property, conveyed to a water detention and quality system and ultimately sent to the greater storm system that flows into the Puyallup River.

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.

The site naturally flows to a bioswale on the north side of the property. With the introduction of the impervious pavement, the water will go through quality but ultimately still be directed to the swale.

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

An ADS StormTech detention system will be installed under the pavement to mitigate stormwater flow.

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?

1.85 acres of tall pasture grass will be removed.

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

None.

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

Landscape is proposed around the perimeter of the property to meet all zoning / planning buffer requirements.

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

None.

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 Songbirds

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

Fish: bass, salmon, trout, herring, shellfish, other: None

- 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.

No.

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

The landscaping buffers will be installed and maintained, swale will remain untouched, and undeveloped areas will retain existing groundwater.

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

None.

6. Energy and Natural Resources

- a. What kind of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electrical power will be utilized for the storage building.

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

No.

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

The building will not have conditioned space, energy credits are not required.

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 have been assessed in this proposal.

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

None.

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.

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.

Basic construction fuel, which will be stored in secondary containment.

4. Describe special emergency services that might be required.

None.

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

Standard erosion control measures, SWPPP, TESC weekly inspection, daily monitoring.

b. Noise

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

Standard construction noise and business truck traffic.

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.

Construction will cause some noise from excavation and trucks. Truck traffic after construction will also add noise. The hours will be Mon-Fri from 7am to 9pm; and Sat-Sun and holidays 9am to 9pm

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

Maintain construction equipment and trucks with proper mufflers.
To reduce noise, the hours of construction will be Mon-Fri from 7am to 9pm; and Sat-Sun and holidays 9am to 9pm. Those hours will also be in effect for the trucks using the site after construction.

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.

Single family residential is the current use on-site.
Adjacent properties are commercial sites.
Proposal will modify land use from residential to commercial use.

- 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?

The site was historically used as farmland but not presently and no tax benefit.

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

No affects to surrounding business or residences.

c. Describe any structures on the site.

Existing single family residence approximately 1,350 sq.ft. with detached shed.

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

Yes, existing 1,350 sq.ft. single family residence and detached shed.

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

ML- Limited Manufacturing

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

L- Limited Manufacturing

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

Not Applicable

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

See critical area report from Habitat Technologies.

We have requested the unregulated wetland (according to the city) be covered over by submitting to the Army Corp of Engineers and Department of Ecology, if approved, the owner would purchase mitigation credits through Pierce County when they are available.

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

No persons will work permantly onsite.

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

2

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

None

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

Convert residential property to commercial, matching the surrounding developed areas.

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

None.

9. Housing

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

None.

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

1 Unit

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

None.

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?

The proposed storage building's height will not exceed 32'.
The proposed exterior building materials will be steel & hardiplank lap siding with a metal or arch. composition roofing material.

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

None.

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

Landscaping

11. Light and Glare

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

Street lights along frontage per City of Puyallup and general wall mount lights on storage building.

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?

Vehicle headlights.

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

Landscape screening and directional lighting.

12. Recreation

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

Puyallup River walk, Farm 12 park.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

None.

13. Historic and Cultural Preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

None.

- 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. See Cultural Study that was completed by applicant.

- 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.

See Cultural Study.

- 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.

See Cultural Study.

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.

Adjacent street Inter Ave, single access to site off Inter Ave.

- 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, Route 48 along E Main Ave.

Approximately 1,200 feet from site.

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

Two existing residential spaces would be eliminated.

Ten to Twelve proposed long haul truck parking spaces would be added.

- 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).

Public roadway improvements to Inter Ave, asphalt roadway section including curb, gutter, and 8' sidewalk.

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

Approximately 420 feet south of the property is the Meeker Southern Railroad.

- 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?

See Heath & Associates Traffic Scoping worksheet.

0 trips generated.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

NO.

- h. Proposed measures to reduce or control transportation impacts, if any:

None, see traffic report.

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.

None.

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

N/A

16. Utilities

- a. Circle utilities currently available at the site:

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

Electricity, Natural Gas, Water, Refuse Service, Telephone and Sanitary Sewer.

- 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.

Sewer and Water Service - City of Puyallup
Fire - FPD #006 Central Pierce
Power to Building and Gas stubbed into site - Puget Sound Energy
Refuse - D.M. Disposal
Cable - Comcast / stubbed into property

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: 12/19/2022

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

Dated: 12/19/2022 in Pierce County, Washington.


(Signature of Applicant)