



City of Puyallup
Development Services
333 S. Meridian
Puyallup, WA 98371
Tel. (253) 864-4165 Fax. (253) 840-6670

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:

Washington State Fair Gold Gate Improvements

2. Name of Applicant:

Washington State Fair

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

Marty Mattes, Chief Operations Officer
110 9th Avenue SW
Puyallup, WA 98371
(253) 841-5356

4. Date checklist prepared:

November 2023

5. Agency requesting checklist:

City of Puyallup

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

Construction of the Gold Gate improvements are planned for the spring of 2024, with a completion date before the fall fair 2024.

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

There are no plans for future additions or expansions associated with the project.

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

There is no additional environmental information being prepared for the proposal.

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.

There are no known governmental approvals affecting the proposal property.

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

The proposal requires local permits, included a site civil and building permit through the City of Puyallup.

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 proposal includes a new entry plaza including new pavers, concrete surfaces and a fabric structure to create a new main entry to the fairgrounds and signage identify the campus. Vendors hook-ups will be provided as well as a new water feature.

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 proposal is located at the NE corner of the fairgrounds. The fairgrounds are located at 9th Avenue SW and Meridian in Puyallup. From SR-512, take the 15th Street exit and head north on Meridian to 9th Avenue SW.

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)? None
- 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.

A geotechnical report (Earth Solutions NW, 2023) indicates poorly graded sand with variable fines, silty sand, sandy silt, and silty gravel.

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

There are no surface indications of unstable soils in the vicinity.

Purpose of cut is not defined. Likely the Permeable pavement and infiltration trench excavation, but should be denoted here. [SEPA, Pg 5]

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

The proposal will include approximately 2,000 CY of cut and 132 CY of fill. Suitable soils will be re-used on-site. Any other sources of fill will come from approved suppliers.

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

As with all construction activities, erosion can occur during construction if proper measures are not observed. The site will have a temporary erosion and sediment control (TESC) plan to manage the site and limit erosion risk. The use of the site will not lead to erosion.

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

The site is currently 100% impervious. After construction, the site will be covered in 76.4% impervious surfaces.

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

The proposal will employ Best Management Practices (BMPs) to minimize stormwater flows, prevent soil erosion, capture water-borne sediment from exposed soils, and protect water quality from on-site pollutant sources. These BMPs include an erosion control plan prepared in accordance with City of Puyallup standards and the Stormwater Management Manual for Western Washington. The City of Puyallup Storm and Surface Water Engineering Standards provides guidance to prevent erosion downstream of construction sites. Some measures that may be implemented during construction to manage source control and runoff conveyance and treatment include: road/parking area stabilization, wheel wash, dust control, concrete handling, construction timing, erosion control fencing, outlet protection, silt fencing and sediment traps. Additional devices and methods may be employed to ensure the erosion potential is minimized.

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.

During construction, emissions to the air will be released by construction vehicles and heavy equipment. Construction would temporarily increase dust and vehicle emissions near the construction area. Mitigation will include using BMPs to control dust, covering exposed soils, and requiring idling vehicles to be shut off. The proposal will not emit emissions from normal operation after construction.

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

There are no known off-site sources of emissions or odor that would affect this proposal.

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

Construction vehicles will be fitted with required, factory-installed emission control devices. To reduce the potential of dust, construction accesses will be covered with rock or aggregate. Dust emissions will also be reduced during construction through the use of spray water as necessary during dry weather conditions. Material stockpiles will also be covered or watered as necessary to control dust.

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.

There are no surface water bodies on or in the immediate vicinity of the proposal.

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.

The proposal does not require work over, in or adjacent to any waters.

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.

Not applicable.

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

The proposal will not require surface water withdrawals or diversions.

5. Does the proposal lie within a 100-year floodplain. If so, note location on the site plan.

According to FEMA Firm Panel 530144 (2017), the proposal area lies outside of 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.

No discharges of waste materials to surface waters are proposed for this project.

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 groundwater will be withdrawn and no discharge to groundwater is proposed for this project.

The infiltration trench is designed with perforated pipe and is therefore a UIC well per Ecology definition. This counts as a discharge into the groundwater. [SEPA, Pg 8]

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.

No waste material discharge is proposed for this project.

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.

Stormwater runoff will be managed on-site with an underground infiltration gallery and permeable pavement. The canopy and a portion of the pavers' runoff will be collected and conveyed to the infiltration gallery. The remaining pavers' runoff will surface flow to the permeable pavement and infiltrate.

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

It is not anticipated that waste materials will enter ground or surface waters associated with this proposal. As with all projects, there is a possibility of waste materials entering ground or surface waters during construction. A TESC plan will be in place to reduce the likelihood of this occurring.

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:

Not applicable.

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 is currently 100% impervious and no vegetation to remove.

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

There are no threatened or endangered species known to be 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.

There is no existing vegetation on-site. Any landscaping in the proposal area will be in raised planters.

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

There are no noxious weeds or invasive species known to be on or near the site.

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.

Yes, however, most of Western Washington is generally located in the Pacific Flyway for migratory waterfowl.

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

None proposed.

- 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.

The proposal will use electricity for lighting of the canopy structure as well as pedestrian-scale lighting in the plaza and bollards near the 9th Avenue SW/Meridian intersection.

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

The proposal does not affect the potential use of solar energy by adjacent properties. Properties to the immediate north (across 9th Avenue) will not be impacted as the height of the improvements and distance to the properties does not impact their potential solar use. After construction, the height of the improvements will be similar to the existing heights of buildings on the north side of the fairgrounds at 36' tall.

- 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 proposal will use LED lighting for energy conservation and efficiency.

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.

There are no known environmental health hazards on-site. As with all sites, there may be a risk of spills during construction. To minimize this risk, the contractor will employ proper safety techniques and comply with the site's National Pollutant Discharge Elimination System (NPDES) Permit to be obtained from the Washington State Department of Ecology.

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.

There is no toxic or hazardous chemical storage, usage or production associated with the proposal.

4. Describe special emergency services that might be required.

No special emergency services will be required.

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

No measures are proposed as the proposal will have no impacts.

b. Noise

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

No noise in the area will affect the proposal. The site has normal noise associated with fair activities and traffic. These uses will not impact the proposal.

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.

The proposal will not create additional noise from traffic or operations. Temporary noise during construction will have limited impacts.

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

Motorized construction equipment will be properly fitted with mufflers to reduce engine noise associated with short-term construction noise and construction will be limited to daytime hours. There are no long-term noise impacts associated with this proposal.

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 site is within the FAIR overlay zoning and used for exhibitions and entertainment. Nearby properties will not be affected by the proposal as it is in line with existing uses.

- 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 project is within the Washington State Fairgrounds, which has been used for amusement for the last 120+ years. The use of the site prior to fairgrounds use is unknown.

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.

The existing site has fencing and turn-styles, a water feature and old foundations from a previous structure that was removed several years ago.

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

The existing fencing, turn-styles, old building foundations and water feature will be removed as part of the proposal.

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

The site is zoned FAIR.

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

This proposal site is designated as FAIR in the city's comprehensive plan.

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.

No.

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

The proposal does not include any residences and no people would reside or work in the completed project.

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

The proposal will not displace any people.

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

Not applicable.

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

This Proposal is compatible with the City of Puyallup's Comprehensive Plan and the Washington State Fair's Master Plan. Alignment with these plans ensures compatibility with existing and projected land use plans.

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

Not applicable.

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.

Not applicable.

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

No measures are proposed as there are no housing impacts associated with the proposal.

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 new structure with canopy will be 36' tall. The materials are architecturally detailed concrete column supports, with factory finished steel tubes supports and a white, tensile-fabric canopy.

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

No views will be impacted or obstructed from the proposal.

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

The proposal will be a welcoming entrance and aesthetic improvement from the existing condition of fencing and turn-styles.

11. Light and Glare

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

The new canopy structure will feature LED up-lighting to produce an indirect glow to the fabric roof and steel. In addition, LED down-lighting with direct glare cut-off design will direct light directly downward to the pedestrian paths. The proposal will also provide integrated path lighting from selected bollards on the outer plaza towards the intersection of 9th Avenue SW and Meridian.

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

No safety hazards or view impacts are anticipated. The lighted bollards will provide additional safety lighting for pedestrians traveling from the 9th Avenue SW/Meridian intersection.

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

None.

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

The canopy structure will shield site lighting from above. Down-lighting will have cut-off shields to direct light down to pedestrian areas and reduce light pollution in the area.

12. Recreation

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

The fairgrounds are an amusement facility. No other recreation opportunities exist in the immediate vicinity.

- 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.

Not applicable.

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.

The Washington State Department of Archaeology and Historic Preservation online GIS map tool indicates the fair itself, The Grand Old Fair, is inventoried on the historical register as well as the Roller Coaster. There are no other places or objects listed on any register outside of the fairgrounds within the immediate vicinity of the project site.

- 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.

No.

- 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.

The applicant searched the Washington State Department of Archaeology and Historic Preservation GIS map tool.

- 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.

There will be no impacts or disturbance to historic resources. If any signs of historic disturbance, such as human remains, are found during excavation, the construction will stop and perform an analysis of historic impacts in accordance with applicable laws and regulations.

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 project site is generally served by State Route 520 and Meridian Street to the east and southeast, Fairview Drive to the west, 15th Avenue SW to the south and 9th Avenue SW to the immediate north. Access will remain the same with the Gold Gate public entrance at 9th Avenue SW/Meridian Street.

- 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?

The nearest transit stop is at 402 15th Avenue SE (Good Samaritan Hospital), which is served by Pierce Transit Route 425. The transit stop is approximately one mile from the project sites.

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

The project will not eliminate or create any parking spaces.

- 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).

No.

- 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?

None.

- 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:

Not applicable.

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.

No.

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

None.

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, telephone, sanitary sewer are all available within the fairgrounds campus.

Stormwater is a utility. [SEPA, Pg 23]

- 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.

Electricity will be used to provide site lighting for the proposal. Water, sewer and stormwater will be extended to the site for vendor hook-ups and stormwater conveyance.

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.

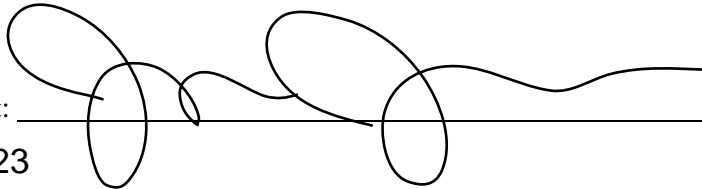
RIGHT OF ENTRY: By signing this application the applicant grants unto the City and it's agents the right to enter upon the premises for purpose of conducting all necessary inspection to determine compliance with applicable laws, codes, and regulations. This right of entry shall continue until a certificate of occupancy is issued for the property.

Signature of Property Owner:

Marty Matter

Date: 11/16/2023

Signature of Agent:



Date: 11/15/2023

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

Dated: 11/15/2023 in Pierce County, Washington.

(Signature of Applicant)