



City of Puyallup
Development Services
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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:

Centeris Data Center

2. Name of Applicant:

Leonard Ruff, AIA
Cascade Mission Critical, LLC

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

6210 - 36th Ave. N.E.
Seattle, WA 98115
(206) 294-1288

4. Date checklist prepared:

February 2, 2024

5. Agency requesting checklist:

City of Puyallup

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

Construction to start February 2024 or as soon as applicable permits are issued.

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

None under this application

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

Wetlands Report by Soundview Consultants.
Acoustical Study by Coffman Engineers.

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.

None are known to be pending to our knowledge.

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

SEPA Decision by City of Puyallup
Building Permits by City of Puyallup
Grading Permit by City of Puyallup
Site Development Permit by City of Puyallup
Mechanical Permits by City of Puyallup
Electrical Permits by the Washington Department of Labor & Industries

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 will consist of developing new mechanical and electrical infrastructure to support new data center tenant loads for this facility and will include new medium voltage feeder from existing PSE sub-station to the existing data center building and the addition of new cooling and electrical equipment including a new 1500 sf switch gear building near the southwest corner of site. The work includes ten new diesel generators, removal of two existing generators, six new chiller units, eight new hybrid fluid coolers and new exhaust fan systems. (refer to the detailed project description and preliminary site plan for additional project detail and location of improvements)

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 the NE1/4, SE1/4, NW1/4 & SW1/4 of SE1/4, Section 3, T19N, R4E, W.M.

Data Center Site Address: 1023 39th Ave SE
Pierce County Assessor's Parcel Number: 0419034037

Switchgear Building Site Address: None Assigned
Pierce County Assessor's Parcel Number: 0419034036

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site
(circle one): Flat, rolling, hilly, steep, slopes, mountains, other _____
- b. What is the steepest slope on the site (approximate percent slope)? Avg 15%, greatest 50%
- 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.

Per the USDA Web Soil Survey, on-site soils consist of 13B; Everett very gravelly sandy loam, 0 to 8% slopes, 18C; Indianola loamy sand, 5 to 15% slopes, 19B; Kaposin gravelly ashy loam, 0 to 6% slopes and 19C; Kaposin gravelly ashy loam, 6 to 15% slopes.

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

None are known to exist.

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

Approximately 370 cubic yards of cut and approximately 1,400 cubic yards of fill will be needed for site preparation of the generator pads and, chiller units and switch gear building. Source of fill is unknown at this time but will be from an approved source. Approximately 1,500 cubic yards of cut and fill will be required for the installation of the new Medium Voltage electrical feeder from the sub-station to the existing data center building.

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

Depending on weather at time of construction, some erosion could occur.

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

Approximately 70 percent of the overall is currently impervious. The proposed project would add approximately 21,400 square feet of new impervious area to the existing developed site.

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

A temporary erosion control plan will be prepared in accordance with City of Puyallup standards to reduce and control erosion. Erosion control measures will be in place during the construction phase of project.

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.

Emissions from construction equipment would be present during construction portion of the project.
Normal emissions from the generators (when in operation) would occur after project completion.

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

Other than normal emissions from existing businesses and traffic, none are known to exist to our knowledge.

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

Construction equipment will meet local and state emission standards. Standby generators will be Tier II rated per EPA standards.

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.

Four existing surveyed wetland areas have been identified on the site and Bradley Lake is located to the west 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.

A portion of the proposed work will be completed within 200-feet of wetlands.

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.

No fill or dredge material will be placed in or removed from wetlands.

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

No surface water withdrawals or diversions are anticipated.

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

The site is not located within a 100-year flood plain per FIRM Map Panel 53053C0342E dated March 7, 2017.

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 waste will be discharged to surface waters under the proposal.

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 under the proposal.

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 will be discharged to the ground under 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.

The source of runoff would be rainfall from new building or new impervious surfaces. Storm water runoff from the project will be routed to existing storm systems after detention.

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

No waste materials will enter groundwater under this proposal.

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Discharge from the proposed project will continue to drain to the existing downstream system.

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

Storm water runoff from the small building and generator pads will be routed to a detention system prior to discharging to the existing storm system on site to control impacts.

4. Plants

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder maple aspen, other cottonwood, willow, cherry
- 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 horse tails, blackberry, salmonberry, soft brush, hard hack
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Some evergreen trees, shrubs and grasses will be removed as part of the project.

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

None are 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.

New landscaping, if required, will enhance vegetation on the site.

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

None are known to exist.

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 raccoon, coyote, possum _____

Fish: bass, salmon, trout, herring, shellfish, other: _____

- b. List any threatened or endangered species known to be on or near the site.

None are known to exist to our knowledge.

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

The site is part of the Pacific Flyway for Migratory Birds.

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

No specific measures are proposed.

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

None are known to exist to our knowledge.

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.

New electrical infrastructure is proposed to serve a proposed new tenant as described in the project description and as shown on the site plan. Electrical power will be used to operate information technology equipment, lighting and the cooling systems for the data center spaces.

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

It is not anticipated that the project would affect an adjacent property's use of solar energy.

- 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 cooling systems will be equipped with economizer features for energy 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.

Diesel fuel associated with installation and use of 10 new generators will be located on the site. The risk of fire, spill or explosion from the diesel fuel is considered low. The new generators will be equipped with above ground UL 142 listed integral fuel storage tanks. Refer to the attached site plan for a summary of the amounts of diesel fuel storage proposed.

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

Prevoius remediation approved by DOE resulting from National Semicondutor's operations was completed many years ago.

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.

Williams Gas Pipeline crosses the site.

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.

During construction, fuel associated with construction equipment would be on the site. Upon project completion, fuel associated with new diesel generators will be stored on the site in above ground UL base fuel storage tanks.

4. Describe special emergency services that might be required.

Other than fire, medical and police services already available in the area, no new services are anticipated.

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

A spill pollution prevention plan will be in place to address storage of diesel fuel on the site.

b. Noise

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

Noise from vehicular traffic on area roadways would be present but would not affect the project.

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.

Noise from construction equipment would be present during construction phase. Noise from use of new generators could be present and each generator will be installed within a self contained acoustical weather proof enclosure.

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

Acoustical weather proof enclosures and exhaust mufflers will be used to reduce noise from the generators.

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 currently in use as a business park. Bradley Lake is to the west. Residential uses are located north and east and office uses are located south and west.

- 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?

Not to our knowledge.

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:

There are no farms or forest lands on or near the site.

c. Describe any structures on the site.

Three existing office and warehouse buildings totaling approximately 330,000 sf of building are located on the project site.

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

No structures will be demolished.

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

MP - Business Park

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

B/IP - Business/Industrial Park

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.

Four existing regulated wetlands are located on the site.

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

Approximately 500 to 600 persons are estimated to work at the site.

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

No persons will be displaced.

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

No measures are needed or proposed.

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

The proposed use is allowed within the current zoning and comprehensive plan designations.

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

No farm or forest lands are located on or near the site.

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?

The tallest height of the proposed switch gear building will be approximately 18 to 20 feet. The principal exterior building material will be metal.

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

It is not anticipated that any views would be obstructed as a result of the proposed project.

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

No specific measures are proposed.

11. Light and Glare

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

Light from vehicular traffic to and from the site could be present during daylight hours.

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

No new light or glare is anticipated to be created by the proposed development.

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

None is known to exist to our knowledge.

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

No specific measures are proposed.

12. Recreation

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

Bradley Lake Park is located to the west of the project site.

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

No recreational uses will be displaced.

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

No specific measures are 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.

No buildings over 45 years of age are located on the 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.

None are known to exist. No studies have been completed to date.

- 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.

No specific methods are proposed based on the proposed improvements since the site is currently developed.

- 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.

No specific measures are proposed.

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.

Access to the site is via 39th Ave. SE.

- 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?

Pierce Transit serves the site on 39th Ave SE with route 425 & 4. That service connects to South Hill Mall Transit Center and the South Transit Station in Puyallup.

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

No new parking is 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).

No new roadway improvements are proposed.

- 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?

No new vehicular trips will be generated by the project.

- 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, there are no farm or forest lands on or near the site.

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

No specific measures are proposed.

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.

It is not anticipated that the project would create an increased need for public services.

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

No specific measures are proposed.

16. Utilities

- a. Circle utilities currently available at the site:

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

- 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 - Puget Sound Energy
Natural Gas - Puget Sound Energy
Storm - City of Puyallup
Water - City of Puyallup
Sewer - City of Puyallup

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 its 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: 2/2/2024

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

Dated: 2/2/24 in Seattle, Washington.

(Signature of Applicant)