



City of Puyallup  
**Planning Division**  
333 S. Meridian, Puyallup, WA 98371  
(253) 864-4165  
www.cityofpuyallup.org

PRELIMINARY\*

## DETERMINATION OF NON-SIGNIFICANCE (DNS)

*\*This determination will become final if no formal appeals are filed and/or reconsideration requests are duly received*

for  
**Centeris Voltage Park Infrastructure Upgrades**  
**SEPA Standalone, SEPA Checklist**  
Project # PLSSP20240018  
[Online Permit File](#)

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Date of Issuance:	March 22, 2024
Description of Proposal:	Site development and infrastructure improvements to existing data center site including construction of a new 1,330 square foot utility switchgear building, installation of a new underground medium voltage electrical feeder to the data center, removing 2 diesel generators, installation of 10 new standby diesel generators with approximately 81,000 gallons of net diesel fuel storage, installation of new exterior mechanical equipment including air cooled chillers and fluid coolers, plus installation of various exterior electrical equipment.
Location of Proposal:	1019 39TH AVE SE, PUYALLUP, WA 98374; 1021 39TH AVE SE, PUYALLUP, WA 98374; 1015 39TH AVE SE, PUYALLUP, WA 98374; 1023 39TH AVE SE, PUYALLUP, WA 98374;
Proponent: Lead Agency Responsible Official:	Leonard Ruff Meredith Neal City of Puyallup Planning Division 333 S. Meridian Puyallup, WA 98371 (253) 864-4165 www.cityofpuyallup.org
City of Puyallup Permits:	SEPA Checklist, Clear, Fill, & Grade, Civil Construction, Mechanical, and Building.
Zoning:	MP – Business Park
Comprehensive Plan:	B/IP - Business/Industrial Park
Shoreline Environment:	N/A

## **A. PROJECT SPECIFIC MATERIALS (INCORPORATION BY REFERENCE – WAC 197-11-635):**

The subject Threshold Determination herein and associated environmental findings are based upon review of the following documents submitted by the applicant and official responses from the city in regard to the underlying permit(s). These documents are incorporated by reference, in accordance with WAC 197-11-635, and are available for public review on [the City's online permit portal](#).

- ◆ Final Development Review Team (DRT) letter, March 22, 2024
  - ◆ Site Plan, received February 05, 2024
  - ◆ Final Wetland Report, dated December 2020
  - ◆ SEPA Project Checklist, received February 05, 2024
  - ◆ Critical Areas Report Checklist, received February 06, 2024
  - ◆ Wetland Report Third Party Review, dated December 9, 2021
  - ◆ Noise Study, dated January 2024
- I. Notice of Application (NOA) date, consistent with WAC 197-11-355 (Optional DNS Process)
- i. Optional DNS notice sent on February 15, 2024 Comment period expired February 29, 2024
  - ii. List of recipients, comments received, and copy of NOA materials available on [the City's online permit portal](#).

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## **B. RESPONSIBLE OFFICIAL FINDINGS OF CONSISTENCY**

The SEPA Responsible Official for the City of Puyallup hereby makes the following findings of consistency based upon a review of the environmental checklist and attachments, other information and studies on file for the project, and the policies, plans, and regulations designated by the City of Puyallup as a basis for the exercise of substantive authority (see PMC 21.04), and under the State Environmental Policy Act (SEPA) pursuant to the Revised Code of Washington (RCW) 43.21C. The following findings of consistency apply to the project and may be referenced in future (final) permit review notes and/or conditions:

### **I. EARTH**

- i. Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent storm water runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants that must be controlled with temporary erosion control measures, consistent with Puyallup Municipal Code (PMC) 21.14, Clearing, Filling and Grading, in addition to any and all permits required by other agencies. Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.
- ii. Based on the project geotechnical report, where available, and a review of available topography, LIDAR, mapped soils (NRCS) and geohazard area data (GIS), impacts to geologic hazard areas have not been identified

- iii. Temporary erosion, sedimentation and construction dust control BMPs will be applied in accordance with City of Puyallup city standard section 500 – Grading, Erosion and Sedimentation Control and all engineering Best Management Practices (BMPs), in accordance with City Engineer approval.

## **2. AIR**

- i. Watering of exposed soils during construction to suppress dust will limit impacts to ambient air quality resulting from the project improvements.
- ii. Building exhaust systems will be equipped with appropriate emission controls, where required by the Puget Sound Clean Air Agency and/or required by the Building Code Official.
- iii. Construction activities and vehicles being driven to and from the city can be anticipated to cause impacts on air quality and produce greenhouse gas emissions; no single point source of emissions that requires specific analysis on air quality and known to be present as a result of the project.
- iv. No known sources of foul or offensive odors are anticipated as a result of the project.

## **3. WATER**

- i. Storm water runoff will be managed and treated in accordance with the currently city-adopted version of the Department of Ecology Stormwater Design Manual (See PMC 21.10.040), all applicable city storm water standards, all applicable NPDES permit requirements, and BMPs/standard engineering practices in accordance with City Engineer approval.
- ii. The applicant shall demonstrate, to the satisfaction of the City Engineer and/or designee, that infiltration of on-site storm water is not feasible before being permitted to use alternative design(s). Where permitted, alternative designs (e.g. collection into a storm water pond and/or vault, retention/detention systems and treatment), shall adhere to all applicable city storm water requirements in city standards, shall conform to all standard engineering practices, and the applicable storm water manual design requirements as administered and approved by the City Engineer and/or designee.
- iii. The project is located on a property, or adjacent to lands containing known wetlands, streams, and/or other regulated aquatic resources. The project file contains a wetland report and supporting application materials show the extent of those known, regulated critical areas and associated buffers. The project shall be reviewed in accordance with all applicable critical area standards and requirements to ensure the project does not result in significant adverse impacts to listed wetlands, streams, and/or other aquatic resources. Special mitigation may be required, in accordance with local, state and federal authority, and the applicant may be required to consult with local tribal governments. The City's third-party review reviewed the critical area report against Puyallup Municipal Code Critical Area Ordinance and generally agrees with the report findings.
- iv. Where projects are shown on the city's critical area maps as being within a critical aquifer recharge area or wellhead protection zone, additional review of impacts to ground water may be triggered, in accordance with standards in the city's critical areas ordinance. Activities that do not cause degradation of groundwater or significantly impact the recharge of ground water aquifer may be permitted in a critical aquifer recharge area; provided, that the project complies with the city storm water management regulations and other applicable local, state, and federal regulations.
- v. All developments in the 100-year floodplain are required to meet the standards of PMC 21.07, flood control ordinance, and any other required state and/or federal standards. Applicants are encouraged to consult with FEMA region X regarding their project if located in the regulated (100-year) floodplain.
- vi. Groundwater diversions, dewatering activities and/or construction-related ground water withdrawals may occur as a part of this project due to presence of high/perched ground water table/levels at the time of construction. However, any ground water diversions, withdrawals,

dewatering, or other forms of ground water management that occur during site construction will be mitigated using engineering BMPs, as stipulated by the city standards manual, NPDES permits, current Department of Ecology storm water manual (in effect at the time of permitting), and standard engineering practices.

#### **4. PLANTS**

- i. The project will meet PMC 20.58 Landscaping Requirements and will be consistent with the city's Vegetation Management Standards manual (PCD-5-1 I).
- ii. Any significant or heritage designated trees are required to be retained on site, where applicable. Trees and vegetation associated with critical areas, such as wetlands, steep slopes, streams/rivers, or other aquatic resources, and trees important to the overall function of adjacent or on site bird, fish and other terrestrial animals may be required to be retained, where applicable.
- iii. All trees shall be maintained in a manner consistent with accepted pruning and care standards as outlined in applicable ANSI A300 standards.

#### **5. ANIMALS**

- i. No federally listed endangered species, state threatened species or habitat, or state sensitive species are known to inhabit within the project boundaries.
- ii. The project is not near aquatic resources that support listed species of salmonids.

#### **6. ENERGY AND NATURAL RESOURCES**

- i. The project will be compliant with the Washington State Energy code and all applicable regulations in the latest edition of the applicable version of the Building Code, as adopted by the city applicable to the project construction type.
- ii. The project is not anticipated to impact solar access for the subject property or adjacent properties.
- iii. The project is anticipated to use various forms of energy, such as local electric power, natural gas, solar, and is not anticipated or known to generate a need for power or energy that would necessitate mitigation or specific service provisions not normally anticipated by service providers.

#### **7. ENVIRONMENTAL HEALTH**

- i. The property address, Facility Site Identification 56763887, is the location of two contaminated sites that are on Ecology's Confirmed and Suspected Contaminated Sites List. The Microchip Technology Inc, Contaminated Site Identification (CSID) 6308 is currently enrolled in the Voluntary Cleanup Program (VCP) – SW1273 and the South Hill Business Technology Center CSID 16737 which is not currently enrolled in the VCP. During site investigation and monitoring of the Micro Microchip Technology Inc, CSID 6308 petroleum release cleanup, halogenated solvent impacts to ground water was identified. A new contaminated site listing (South Hill Business Technology Center CSID 16737) was created because it is believed at the time that the halogenated solvent contamination is unrelated to the petroleum release. Per the South Hill Business Technology Center Initial Investigation, the site contamination is in the approximate location with the Microchip Technology Inc (CSID 6308) contamination which is located at the northwest corner of site between the existing buildings and the storm water pond. The proposed project is located away from the approximate contaminated location. In meetings with Ecology staff, it was determined that the proposal was unlikely to disturbed the soil and/or groundwater contamination based on the distance from the project and depth of groundwater and that following the standard state requirements regarding soil contamination would suffice for the proposal.
- ii. if soil contamination is suspected, discovered, or occurs during the proposed construction, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater

is readily apparent, or is revealed by testing, the Washington State Department of Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office (SWRO) at (360) 407-6300.

- iii. If greater than 250 cubic yards of inert, demolition, and/or wood waste is used as fill material, a Solid Waste Handling permit may be required (WAC 173-350-990). It is the responsibility of the applicant to check with the Tacoma Pierce County Health Department for any permitting requirements that may be required.
- iv. The project is not anticipated to contain increased or unusual risks related to fire hazards, explosive materials, toxic chemical storage or manufacture, hazard waste spill risk, nor is the project anticipated or known to increase the risk of health hazards to the environment.

## **8. NOISE**

- i. The applicant submitted a Noise Study prepared by Coffman Engineers dated January 2024. The report analyzed the noise for the six proposed chillers and fluid coolers and ten new generators. The report included measuring the existing sound emission levels of the subject property in December 2023. Per PMC 6.16.030, the subject property is designated as a Class C EDNA noise source. PMC 6.16 adopts by reference WAC 173-60. Under WAC 173-60, the day/night noise limits noise impact from Class C EDNA on Class A EDNA properties (residential properties) to 60 A-weighted decibel (dBA) / 50 dBA and the day/night noise limits and Class C EDNA impacts on Class B EDNA properties (commercial properties) is 65 dBA / 65 dBA. The proposed noise levels to Class A EDNA receiving properties would be limited to 53 DBA / 50 dBA. proposed noise level to Class B EDNA receiving properties impacts would be limited to 60 dBA / 64 dBA. The Noise Study further clarifies that the noise levels provided are the worse-case results as it assumes that all equipment is operating at 100% at the same time, which isn't expected for typical northwest climate conditions. As such, it is anticipated that average day noise levels will be below the proposed noise levels provided above which are already meeting noise level standards.

The Noise Study further analyzed the potential for significant noise impact due to noise level increases. Neither PMC 6.16 nor WAC 173-60 provide criteria regarding noise level increase unless they exceed the maximum noise levels. Washington Department of Transportation (WSDOT) has specific criteria in determining if the noise level increase is a significant noise impact even if below the maximum noise limits. WSDOT considers an increase of 10 dBA or more to a residential property as significant noise impact. Per the Noise Study, the proposed noise level increase for residential land use is less than 10 dBA. While there are noise increases at least 14 dBA at the nearest non-residential property line, WSDOT criteria does not consider noise increase at an unoccupied location as a noise impact. As such, no significant adverse environmental impacts related to noise are anticipated as a result of the project.

- ii. Noise from emergency equipment, include emergency standby equipment, is exempt from the WAC 173-60 noise limits (PMC 6.16.060.1.c)
- iii. Project construction noise shall be compliant with PMC 6.16 – Noise, including time limitations on construction activities starting and stopping work activities for both weekdays and weekends. Special conditions may apply to the project and additional noise mitigation may be applied by the City Engineer or Code Compliance Department during construction.

## **9. LAND USE, COMPREHENSIVE PLAN AND SHORELINE USE**

- i. The project is located in the zone and the B/IP comprehensive plan designated area and is generally consistent with the policies adopted in the Comprehensive Plan, Shoreline Master Program, and all other plans, where applicable to the development proposal, and shall be consistent with the zoning code regulations applicable to the project.

- ii. The site development construction plans (civil, building, etc.) shall follow all applicable codes in effect at the time of final construction permit submittal and shall conform to all applicable conditions outlined in the “Final Development Review Team (DRT) letter” available in the project case file.
- iii. The site is not presently being utilized for working forest or farmland and, as such, is not converting forest farm, agricultural or other resource lands urban land uses not otherwise contemplated in the city’s Comprehensive Plan.
- iv. All demolition work will be compliant with the city’s requirements for demolition approval and will be required to notify the Puget Sound Clean Air Agency prior to demolition work commencing. Asbestos surveys and any required abatement will be required during demolition permitting/actions.
- v. The project contains the critical areas noted below. The project has been reviewed for consistency with the city’s critical areas ordinance (PMC 21.06).

<b>CRITICAL AREA</b>	
<b>X</b>	Critical aquifer recharge area
<b>X</b>	10-year wellhead protection area
<b>X</b>	5-year wellhead protection area
<b>X</b>	1-year wellhead protection area
	Geologic hazard area – Volcanic hazard area
	Geologic hazard area – Landslide hazard area
	Geologic hazard area – Erosion hazard area
	Geologic hazard area – Seismic hazard areas
<b>X</b>	Wetland and wetland buffer
	Fish and Wildlife Conservation Area - Stream and/or stream buffer
	Fish and Wildlife Conservation Area – General habitat area
	Flood prone area – 100-year floodplain
	Shoreline of the State

**10. HOUSING**

- i. The project will not adversely impact existing housing units or affect the development of housing units in the general vicinity of the project area.

**11. AESTHETICS**

- i. The project will be consistent with the height limitation outlined in the applicable zone district, as stipulated by the Puyallup Municipal Code (title 20, zoning). No view corridors were identified to be impacted as a result of the project.

**12. LIGHT AND GLARE**

- i. Exterior lighting fixtures shall be shielded from above in such a manner that the bottom edge of the shield shall be below the light source. Said lighting shall be shielded so that the direct illumination shall be confined to the property boundaries of the light source. Ground-mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise.

**13. RECREATION**

- i. The project will not disrupt, displace or otherwise adversely impact any existing recreational opportunities in the area.

**14. HISTORIC AND CULTURAL RESOURCES**

- i. In the event that suspected historic artifacts, cultural artifacts, or objects of suspected archaeological value are discovered during site excavation, grading or other forms of site development/construction, all work on site shall stop immediately. This applies to all development

activities that involve excavation regardless of exemption from permit requirements outlined in PMC 21.14.190.

- ii. The property owner/developer shall notify the City, the State Department of Archaeology and Historic Preservation (DAHP), the Puyallup Tribe of Indians, and the Muckleshoot Indian Tribe of any such findings. In these cases, the property owner/developer shall be required to provide for a site inspection and evaluation by a professional archaeologist or historic preservation professional, as applicable, in coordination with the state and/or affected tribes.
- iii. The project applicant and/or contractor may be required to complete an Inadvertent Discovery Plan (IDP), to the approval of the city, WA State Department of Archeology and Historic Preservation and affected Tribal governments. The IDP shall be completed in a form supplied by the Department and shall be completed prior to issuance of the civil permit for the site.

## **15. TRANSPORTATION**

- i. Staff has reviewed and approved the traffic impact analysis or traffic scoping worksheet and adequacy of sight distance in relation to the project. The project case file contains applicable reports; all reports submitted shall be reviewed by the Traffic Engineer and City Engineer, for consistency with the municipal code and city standards. In accordance with city policy, Traffic review staff shall analyze vehicular impacts to surrounding intersections which will receive more than 25 PM peak hour vehicle trips for changes to the level of service standards and/or operational impacts; special mitigation, proportionate with the project impacts, may apply to the proposal.
- ii. Per PMC 21.20.130, the applicant is required to pay a traffic impact fee (in the amount required by ordinance at the time of adoption) at the time of building permit issuance for the subject project.
- iii. The project shall be compliant with all standards contained in PMC title 11, Streets and Sidewalks, including roadway improvements, street trees and street lighting.
- iv. The project shall be compliant with the Comprehensive Plan Transportation Element and implementing Active Transportation Plan. Right of way width to accommodate the future addition of pedestrian and bicycle facilities.
- v. The project shall comply with PMC 20.55 – off-street Parking Regulations.

## **16. PUBLIC SERVICES**

- i. The project shall comply with the applicable school impact fee, consistent with the currently adopted fee amount at the time of building permit issuance, per PMC 21.20.140.
- ii. The project shall comply with the applicable parks impact fee, consistent with the currently adopted fee amount at the time of building permit issuance, per PMC 21.20.140.

## **17. UTILITIES**

- i. Domestic water will be provided by the water purveyor serving the site. The applicant shall provide a water availability letter/documentation to ensure adequate water can be supplied to the project.
- ii. Sanitary sewer service shall be provided to the development in accordance with city standards.
- iii. Electricity, natural gas, refuse/recycling collection, internet and landline telephone service is provided by private utilities; property owner and/or applicant to determine availability of those private utilities to be provided on site.

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Issuance of this threshold determination does not constitute approval of the permit. This proposal will be reviewed for compliance with all applicable City codes that regulate the applicable development activities,

including, but not limited to, the International Fire/Building/Residential Codes, City of Puyallup Engineering Standards, Zoning Code, Surface Water Design Manual, Impact Fees, and the Critical Areas Ordinance.

### **DETERMINATION OF NON-SIGNIFICANCE (DNS)**

Upon review of applicable documentation, the responsible official of the lead agency hereby finds that this proposed permit action would not result in a probable significant adverse impact on the environment. The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA.

An Environmental Impact Statement (EIS) is not required, under RCW 43.21C.030 (2) (c). This finding is made pursuant to RCW 43.21C, PMC 21.04.120 and WAC 197-11 after reviewing a completed environmental checklist and other information on file with the lead agency. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public upon request.

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### **COMMENTS**

Consistent with WAC 197-11-355, the Lead Agency issued a Notice of Application on February 15, 2024 with a single integrated comment period to obtain comments on the notice of application and the likely threshold determination for the proposal. Therefore, consistent with the optional DNS process outlined in WAC 197-11-355, there is no further comment period for the subject Determination.

### **APPEALS**

Consistent with WAC 197-11-545 regarding commenting parties and agencies, an appeal the subject DNS may be filed via a written request with the SEPA Responsible Official by applicable parties and agencies within 10 days of the issuance of this DNS, or by **3:00 pm** on April 8th, 2024

Appeals will be accepted by mail, or (preferably) by email. Please call the case planner listed below prior to submission of an appeal to make arrangements for submittal of the appeal documents.

- Please mail to: Development Services Department, Attn: Michelle Ochs, 333 S Meridian, Puyallup, WA 98371.
- To submit an appeal electronically, please send via E-mail to : [Planning@PuyallupWA.gov](mailto:Planning@PuyallupWA.gov) and [PermitCenter@PuyallupWA.gov](mailto:PermitCenter@PuyallupWA.gov) ; and/or contact the case planner below.
- Rachael N. Brown, Associate Planner at (253) 770-3363 or [RNBrown@PuyallupWA.gov](mailto:RNBrown@PuyallupWA.gov)

Prior to submittal and payment of the \$650.00 appeal fee, consult PMC 21.04.205 regarding SEPA Appeals or contact the SEPA Responsible Official at [Planning@PuyallupWA.gov](mailto:Planning@PuyallupWA.gov) or (253) 864-4165 to ask about the appeal procedures. Be prepared to make specific factual reasons, rationale, and/or the basis for the appeal. This determination will become final if no formal appeals are filed and/or reconsideration requests are made by the expiration date listed above.

Publication Date: March 29<sup>th</sup>, 2024

Notice Published in: Tacoma Weekly



Rachael Brown

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Rachael N. Brown  
Associate Planner

March 22, 2024

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Date

Meredith Neal

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Meredith Neal  
City of Puyallup SEPA Responsible Official

March 22, 2024

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Date

Attachments:

- A. Site Plan
- B. Environmental Checklist



SITE INFORMATION

# Appendix A

PARCEL NO. 0419034036  
ADDRESS: 1019 - 1021 39TH AVENUE S.E.  
PARCEL AREA: 61.28 ACRES

LEGAL DESCRIPTION  
Section 03 Township 19 Range 04 Quarter 42 LOT 1 OF BLR 2022-03-22-5003 A POR OF BLR 2019-05-22-5002 LY IN CY OF PUYALLUP MORE PARTICULARLY DESC AS FOLL COM AT STONE MON MARKING S 1/4 COR OF SEC SD STONE MON LIES N 86 DEG 31 MIN 42 SEC W 2621.06 FT FROM SE COR OF SD SEC 3 TH N 00 DEG 00 MIN 24 SEC E ALG W LI OF SE 1/4 OF SD SEC 3 43.08 FT TO PT OF BEG TH CONT ALG W LI OF SD SE 1/4 N 00 DEG 00 MIN 24 SEC E 2556.43 FT TH S 87 DEG 44 MIN 17 SEC E 496.53 FT TH S 00 DEG 04 MIN 00 SEC W 132.96 FT TH S 16 DEG 29 MIN 57 SEC E 15.96 FT TH S 00 DEG 00 MIN 36 SEC E 335.82 FT TH S 52 DEG 49 MIN 01 SEC E 132.81 FT TH S 89 DEG 15 MIN 41 SEC E 28.82 FT TH S 82 DEG 14 MIN 13 SEC E 58.63 FT TH S 53 DEG 48 MIN 38 SEC E 13.69 FT TH S 37 DEG 10 MIN 59 SEC W 232.64 FT TH S 00 DEG 15 MIN 12 SEC E 225.75 FT TH S 89 DEG 59 MIN 00 SEC W 80.33 FT TH S 00 DEG 00 MIN 36 SEC W 489.86 FT TH N 89 DEG 59 MIN 00 SEC E 547.26 FT TH N 00 DEG 00 MIN 36 SEC E 860.97 FT TH S 89 DEG 41 MIN 48 SEC E 381.02 FT TH S 33 DEG 03 MIN 35 SEC E 199.54 FT TH S 00 DEG 13 MIN 45 SEC W 1645.13 FT TH N 86 DEG 31 MIN 42 SEC W 295.47 FT TH S 00 DEG 13 MIN 45 SEC W 332.49 FT TH N 87 DEG 01 MIN 38 SEC W 580.68 FT TH N 00 DEG 52 MIN 42 SEC E 677.52 FT TH N 89 DEG 59 MIN 36 SEC W 125.03 FT TH S 45 DEG 04 MIN 35 SEC W 283.07 FT TO A NON-TANG CURVE CONCAVE TO W HAVING A RAD OF 205 FT RAD PT OF WHICH BEARS N 87 DEG 53 MIN 38 SEC W TH SLY ALG ARC OF SD CURVE THRU A CIA OF 33 DEG 00 MIN 39 SEC FOR 118.11 FT TH S 32 DEG 19 MIN 16 SEC W 41.17 FT TH S 45 DEG 04 MIN 35 SEC W 113.76 FT TO A C TO L HAVING A RAD OF 254 FT TH ALG ARC OF SD CURVE THRU A CIA OF 18 DEG 36 MIN 33 FOR 82.50 FT TH S 25 DEG 10 MIN 59 SEC W 11.39 FT TH S 19 DEG 13 MIN 48 SEC W 41.03 FT TH S 13 DEG 32 MIN 58 SEC W 10.80 FT TO A NON-TANG CURVE CONCAVE TO E HAVING A RAD OF 254 FT RAD PT OF WHICH BEARS S 77 DEG 48 MIN 15 SEC E TH SLY ALG ARC OF SD CURVE THRU A CIA OF 06 DEG 43 MIN 28 SEC FOR 29.81 FT TH S 87 DEG 01 MIN 38 SEC E 27.68 FT TH S 02 DEG 58 MIN 22 SEC W 33.74 FT TH N 87 DEG 38 SEC W 28.12 FT TH S 03 DEG 27 DEG 46 SEC W 10.16 FT TH N 87 DEG 01 MIN 38 SEC W 59.99 FT TH S 47 DEG 58 MIN 22 SEC W 29.08 FT TH N 86 DEG 31 MIN 42 SEC W 12.85 FT TH N 00 DEG 00 MIN 24 SEC E 69.13 FT TH N 86 DEG 31 MIN 42 SEC W 58.60 FT TH S 45 DEG 04 MIN 35 SEC W 23.32 FT TH S 00 DEG 00 MIN 24 SEC W 55.66 FT TH N 86 DEG 31 MIN 42 SEC W 28.05 FT TO POB EASE OF REC OUT OF 04-19-03-4-031, 4-032 & 4-034 SEG 2019-0472 05/30/19 JP 20190652DC 03/31/22 JP

PARCEL NO. 0419034037  
ADDRESS: 1023 39TH AVENUE S.E.  
PARCEL AREA: 15.77 ACRES

LEGAL DESCRIPTION  
Section 03 Township 19 Range 04 Quarter 42 LOT 2 OF BLR 2022-03-22-5003 A POR OF BLR 2019-05-22-5002 LY IN CY OF PUYALLUP MORE PARTICULARLY DESC AS FOLL COM AT STONE MON MARKING S 1/4 COR OF SEC 3 SD STONE MON LIES N 86 DEG 31 MIN 42 SEC E 2621.06 FT FROM SE COR OF SD SEC 3 TH N 00 DEG 00 MIN 24 SEC E 2599.51 FT TH S 87 DEG 44 MIN 17 SEC E 496.53 FT TO POB TH S 00 DEG 04 MIN W 132.96 FT TH S 16 DEG 29 MIN 57 SEC E 15.96 FT TH S 00 DEG 00 MIN 36 SEC E 335.82 FT TH S 52 DEG 49 MIN 01 SEC E 132.81 FT TH S 89 DEG 15 MIN 41 SEC E 28.82 FT TH S 82 DEG 14 MIN 13 SEC E 58.63 FT TH S 53 DEG 48 MIN 38 SEC E 78.9 FT TH S 89 DEG 41 MIN 48 SEC E 655.79 FT TH S 83 DEG 08 MIN 36 SEC E 199.54 FT TH N 00 DEG 13 MIN 45 SEC E 602.4 FT TH N 87 DEG 44 MIN 17 SEC W 1118.01 FT TO POB EASE OF REC OUT OF 04-19-03-4-031 & 4-034 SEG 2019-0472 05/30/19 JP 20190652DC 03/31/22 JP

OVERALL SCOPE OF WORK

**SUB-STATION AREA (PARCEL 0419034036)**  
CONSTRUCT NEW 1,350 SF MEDIUM VOLTAGE (MV) SWITCHGEAR BUILDING

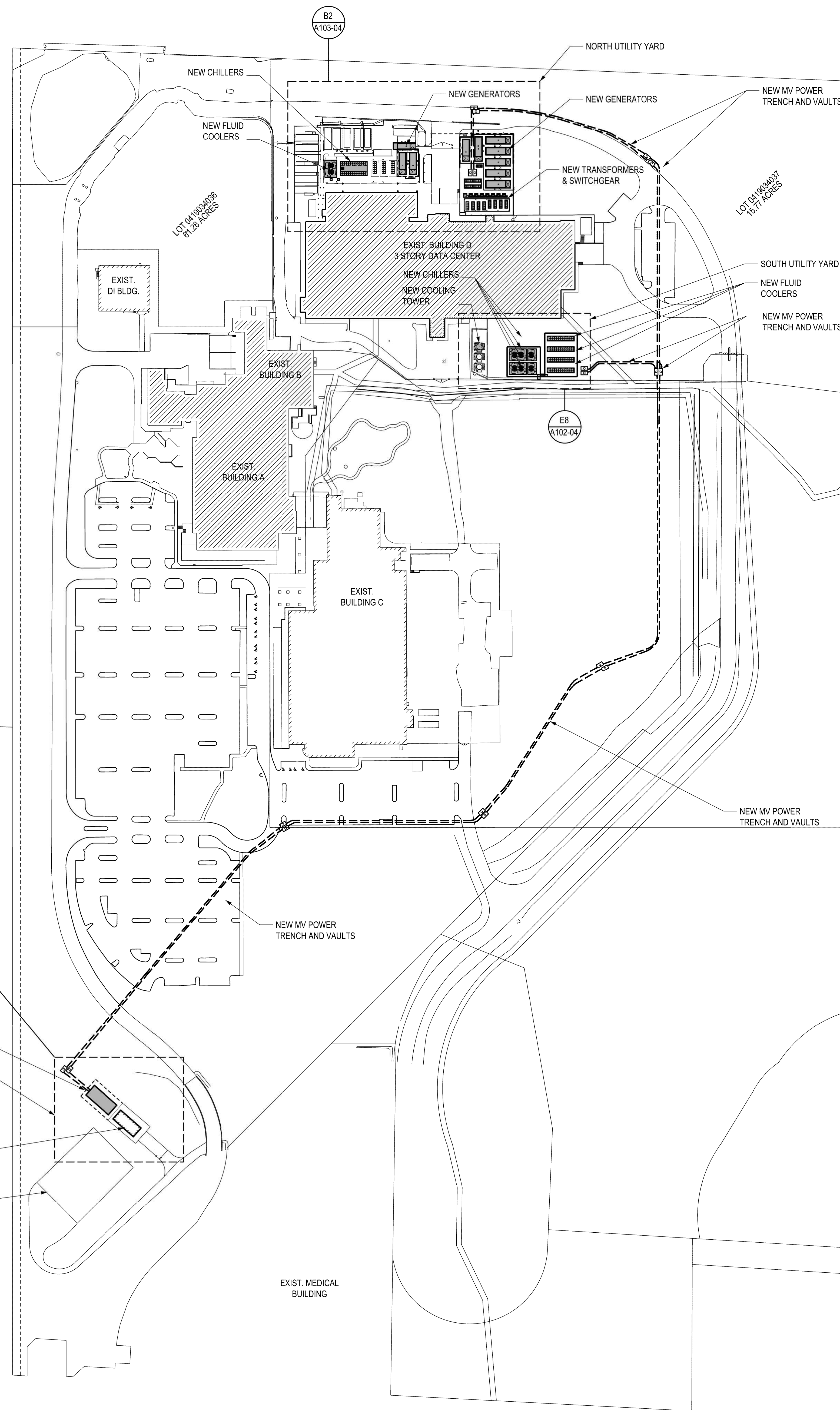
**SUB-STATION AREA & DATA CENTER SITE (PARCELS 0419034036 & 0419034037)**  
INSTALL NEW MEDIUM VOLTAGE UNDERGROUND ELECTRICAL FEEDER FROM SWITCHGEAR BUILDING TO EXISTING DATA CENTER

**SOUTH UTILITY YARD (PARCEL 0419034037)**  
INSTALL 4 NEW AIR COOLED CHILLERS & PUMPS  
INSTALL 1 NEW COOLING TOWER  
INSTALL 3 NEW HYBRID FLUID COOLERS

**NORTH UTILITY YARD (PARCEL 0419034037)**  
REMOVE 2 EXISTING DIESEL GENERATORS  
INSTALL 10 NEW DIESEL GENERATORS  
INSTALL NEW MV SWITCHES  
INSTALL 7 NEW PAD MOUNTED TRANSFORMERS  
INSTALL 7 NEW SETS OF EXTERIOR SWITCHGEAR  
INSTALL 2 NEW AIR COOLED CHILLERS & PUMPS  
INSTALL 1 NEW HYBRID FLUID COOLER

DIESEL FUEL QUANTITIES*	
EXISTING FUEL STORAGE	
BULK STORAGE TANK OR GENERATOR	EXISTING QUANTITY (GAL)
<b>BELLY TANK</b>	
FUEL OIL STORAGE TANK NO. 1	25,000
FUEL OIL STORAGE TANK NO. 2	25,000
FUEL OIL STORAGE TANK NO. 3	25,000
FUEL OIL STORAGE TANK NO. 4	25,000
<b>GENERATOR</b>	
GENERATOR NO. A-1	1,500
GENERATOR NO. A-2	1,500
GENERATOR NO. A-3	1,500
GENERATOR NO. B-1	2,000
GENERATOR NO. B-2	2,000
GENERATOR NO. B-3	2,000
GENERATOR NO. C-1	1,500
GENERATOR NO. C-2	1,500
GENERATOR NO. C-3	1,500
<b>TOTAL EXISTING FUEL STORAGE</b>	<b>115,000</b>
NEW OR MODIFIED FUEL STORAGE	
BULK STORAGE TANK OR GENERATOR	PROPOSED QUANTITY (GAL)
<b>BELLY TANK</b>	
REMOVE GENERATOR NO. A-1	(1,500)
REMOVE GENERATOR NO. A-2	(1,500)
NEW GENERATOR 1-GSS-1	8,400
NEW GENERATOR 2-GSS-1	8,400
NEW GENERATOR 3-GSS-1	8,400
NEW GENERATOR 4-GSS-1	8,400
NEW GENERATOR 5-GSS-1	8,400
NEW GENERATOR 6-GSS-1	8,400
NEW GENERATOR 7-GSS-1	8,400
NEW GENERATOR 8-GSS-1	8,400
NEW GENERATOR 9-GSS-1	8,400
NEW GENERATOR 10-GSS-1	8,400
<b>TOTAL FUEL STORAGE</b>	<b>196,000</b>
<b>TOTAL NET NEW FUEL STORAGE ADDED</b>	<b>81,000</b>

\*NOTE: ALL FUEL STORAGE IS IN ABOVE GROUND FUEL STORAGE TANKS.



D1  
A102-04

NEW SWITCHGEAR BUILDING

SUB-STATION AREA

EXIST. SWITCHGEAR BUILDING

EXIST. PSE SUB-STATION

N  
A6 OVERALL SITE PLAN  
SCALE: 1" = 100'

OWNER:  
BENAROYA CAPITAL, LLC  
Centeris Data Centers  
9675 SE 36th St, Suite 115  
Mercer Island, WA 98040  
+1.253.200.4120

CONSULTANT:  
5538 REGISTERED ARCHITECT  
LEONARD A. HUFF  
STATE OF WASHINGTON

CASCADE MISSION CRITICAL, LLC  
Data Center Consulting and Design  
6210 36th Avenue N.E., Seattle, WA 98115  
P: 206-294-1288 www.cascadecritical.com

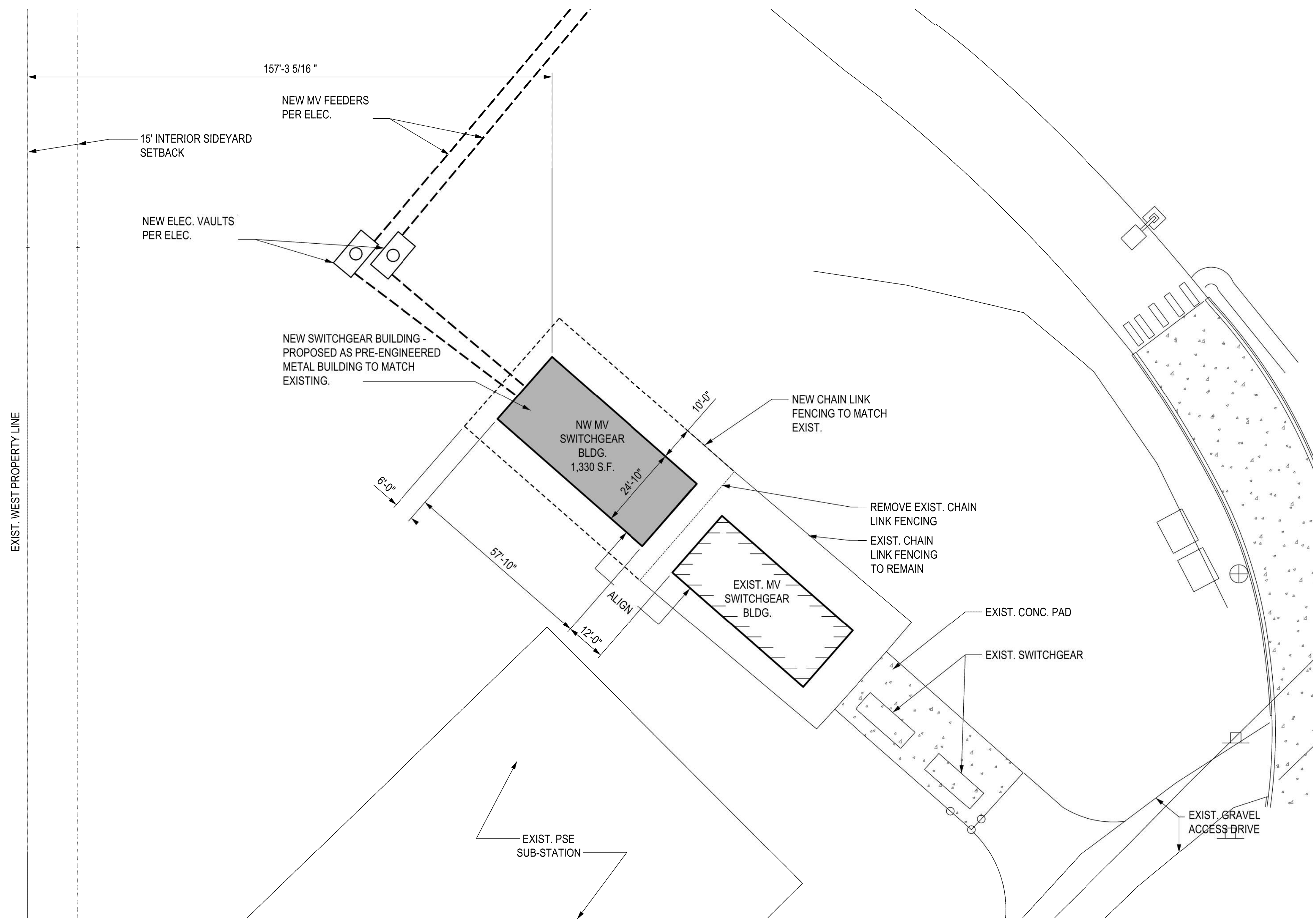
CENTERIS VOLTAGE PARK  
1023 39th Avenue South East  
Puyallup, WA 98374-2121  
SITE PLAN & SEPA SUBMITTAL

ISSUED/REVISED DATE  
SEPA SUBMITTAL 2/2/24

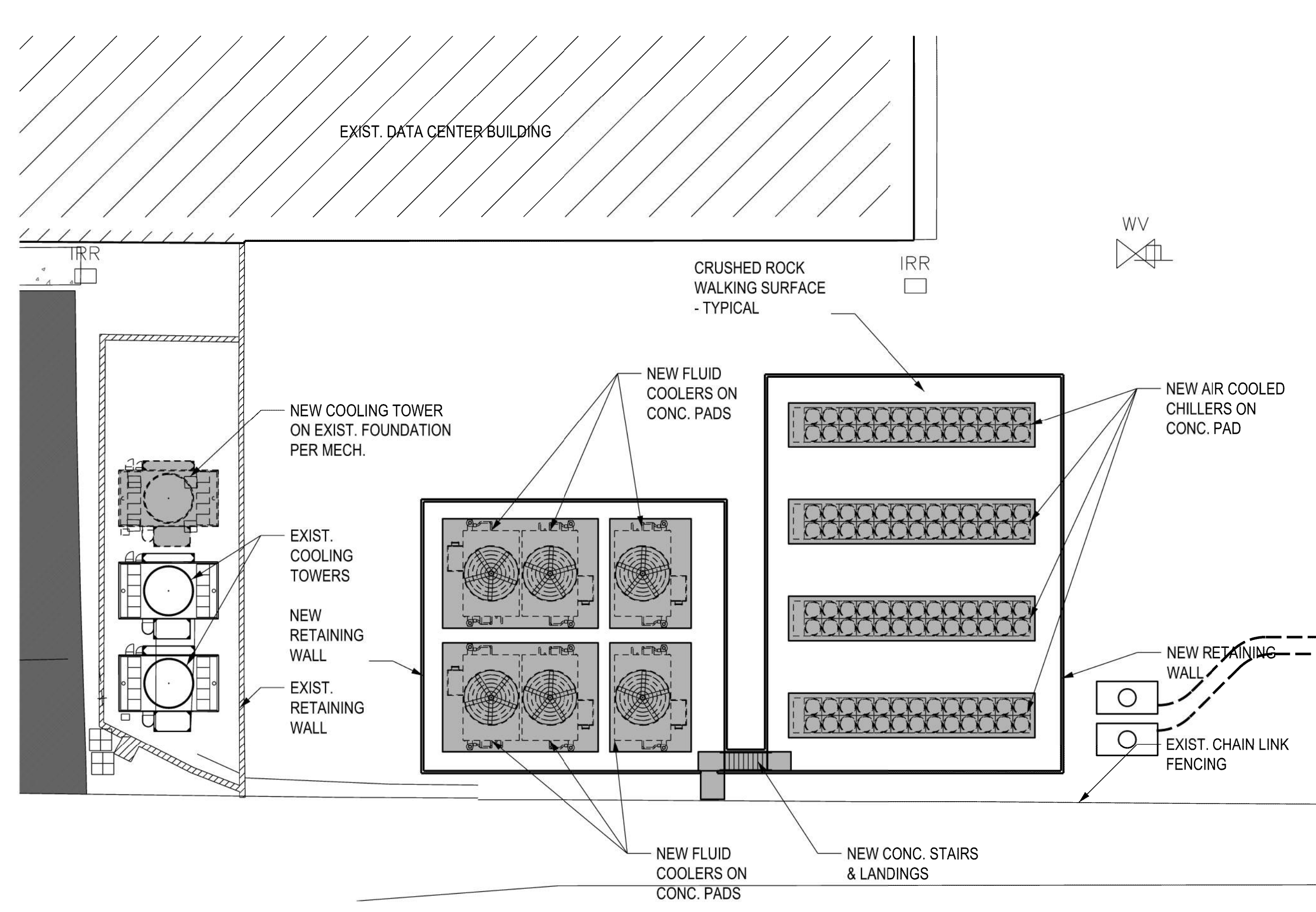
SEPA SUBMITTAL  
FEBRUARY 2, 2024  
OVERALL SITE PLAN

A-101-04





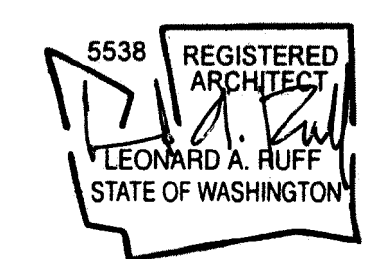
**D1 ENLARGED SITE PLAN - MV SWITCHGEAR BUILDING**  
SCALE: 1" = 20'-0"



**E8 ENLARGED SITE PLAN - SOUTH UTILITY YARD**  
SCALE: 1" = 20'-0"

**OWNER:**  
BENAROYA CAPITAL, LLC  
Centeris Data Centers  
9675 SE 36th St, Suite 115  
Mercer Island, WA 98040  
+1.253.200.4120

**CONSULTANT:**



**CASCADE MISSION CRITICAL, LLC**  
Data Center Consulting and Design  
6210 36th Avenue N.E. Seattle, WA 98115  
P: 206-294-1288 www.cascademissioncritical.com

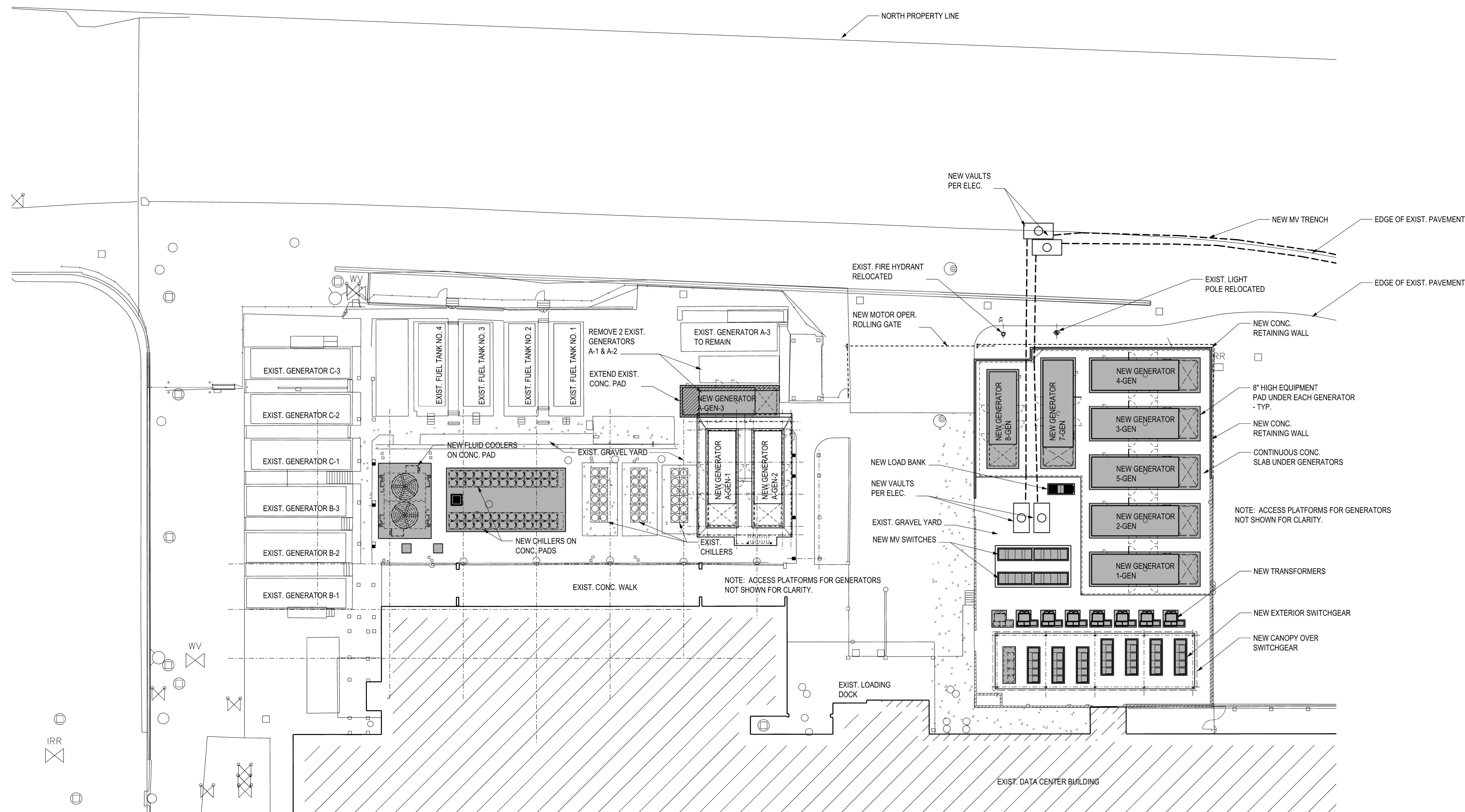


**CENTERIS VOLTAGE PARK**  
1023 39th Avenue South East  
Puyallup, WA 98374-2121  
SITE PLAN & SEPA SUBMITTAL

ISSUED/REVISED	DATE
SEPA SUBMITTAL	2/2/24

SEPA SUBMITTAL  
FEBRUARY 2, 2024  
ENLARGED SITE PLANS  
MV SWITCHGEAR BUILDING  
SOUTH UTILITY YARD

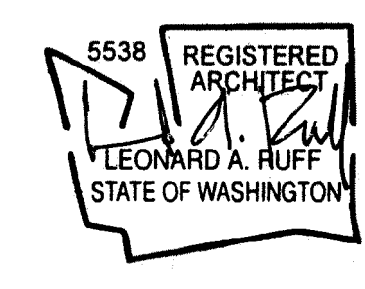
**A-102-04**




**B2** ENLARGED SITE PLAN - NORTH UTILITY YARD  
 SCALE: 1" = 20'-0"

**OWNER:**  
 BENAROYA CAPITAL, LLC  
 Centeris Data Centers  
 9675 SE 36th St, Suite 115  
 Mercer Island, WA 98040  
 +1.253.200.4120

**CONSULTANT:**



**CASCADE MISSION CRITICAL, LLC**  
 Data Center Consulting and Design  
 6210 36th Avenue N.E., Seattle, WA 98115  
 P: 206-294-1288 www.cascademissioncritical.com

**CENTERIS VOLTAGE PARK**  
 1023 39th Avenue South East  
 Puyallup, WA 98374-2121  
 SITE PLAN & SEPA SUBMITTAL

ISSUED/REVISED	DATE
SEPA SUBMITTAL	2/2/24

SEPA SUBMITTAL  
 FEBRUARY 2, 2024  
 ENLARGED SITE PLAN  
 NORTH UTILITY YARD

**A-103-04**





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:

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)