



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
Washington State Fair 125th Anniversary Improvements
Preliminary Site Plan, SEPA Checklist
Project # PLPSP20240052
[Online Permit File](#)

| | |
|-----------------------------------|---|
| Date of Issuance: | September 11, 2024 |
| Description of Proposal: | Preliminary Site Plan for redevelopment within the fairgrounds. Improvements include the demolition and replacement of the International Village Building with a new 24,300 SF restaurant. The proposal also includes the demolition of existing Barn M (66,660 SF), with exception of the dairy bar. Improvements of the area of the Barn M demolition include a new 11,250 SF tent structure, some areas of hydroseeding, and a 22,000SF field of synthetic turf with infiltration. |
| Location of Proposal: | 902 S Meridian, 705 15th Ave SW TPNs 0420331121, 0420331136 |
| Proponent: | Justin Jones, P.E. - JMJ TEAM |
| Lead Agency Responsible Official: | Katie Baker, AICP City of Puyallup Planning Division 333 S. Meridian Puyallup, WA 98371 (253) 864-4165 www.cityofpuyallup.org |
| City of Puyallup Permits: | Preliminary Site Plan, SEPA, Demolition application, Building application, Civil application |
| Zoning: | FAIR zone |
| Comprehensive Plan: | FAIR |
| 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, to be issued
 - Site Plan, received August 28, 2024
 - Landscape Plans, received August 28, 2024
 - Architectural Elevations, received May 06, 2024
 - Traffic Scoping Worksheet, received August 28, 2024
 - SEPA Project Checklist, received August 28, 2024
 - Preliminary Storm Report, received August 27, 2024
 - Vicinity Map, received August 28, 2024
 - Application Form, received May 06, 2024
 - Narrative From Project Architect, received August 27, 2024
- I. Notice of Application (NOA) date, consistent with WAC 197-11-355 (Optional DNS Process)
- i. Optional DNS notice sent on May 22nd, 2024. Comment period expired June 04, 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). Wet-season infiltration testing is required in order to determine whether the proposed replaced area can infiltrate. Under the circumstances that the project is found to be unable to infiltrate, the stormwater design must be altered. 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 location was not found to contain any hydrophytic vegetation, no field indications of hydric soil conditions, and no location on the project site-maintained hydrology indicative of wetlands. No areas of the project site are shown on the city's critical area maps as identified or suspected wetlands.
- 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.
- v. 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.
- vi. 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.
- vii. 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, PMC 11.28 Street Trees, and will be consistent with the city's Vegetation Management Standards manual (PCD-5-11).

- 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.

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. This property is within a quarter mile of one known or suspected contaminated site. The site is Puyallup Chevron & Food Court, Facility Site Identification (FSID) #62439981. To search and access information concerning these sites see <http://www.ecy.wa.gov/fs/> and <https://fortress.wa.gov/ecy/gsp/SiteSearchPage.aspx>. 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. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Diana Ison with the Toxics Cleanup Program at the Southwest Regional Office at (360) 999-9593.
- ii. 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.
- iii. 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.
- iv. In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present, such as PCB-containing lamp ballasts, fluorescent lamps, and wall thermostats containing mercury are removed prior to demolition. PCBs are increasingly being found in caulking and paint. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials. Please review the "Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes," on Ecology's website at:

<https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Dangerous-waste-guidance/Common-dangerous-waste/Construction-and-demolition>.

8. NOISE

- i. No significant adverse environmental impacts related to noise are anticipated or known to result due to the project.
- ii. 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 FAIR zone and the FAIR 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. In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present, such as PCB-containing lamp ballasts, fluorescent lamps, and wall thermostats containing mercury, are removed prior to demolition. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials. Please review the “Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes,” posted at Ecology’s website, <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Dangerous-waste-guidance/Common-dangerous-waste/Construction-and-demolition>.
- 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).

| | CRITICAL AREA |
|----------|---|
| X | Critical aquifer recharge area |
| | 10-year wellhead protection area |
| | 5-year wellhead protection area |
| | 1-year wellhead protection area |
| X | Geologic hazard area – Volcanic hazard area |
| | Geologic hazard area – Landslide hazard area |
| | Geologic hazard area – Erosion hazard area |
| X | Geologic hazard area – Seismic hazard areas |
| | 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, once completed, will not result in the construction of a residential project.
- ii. 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.
- ii. The project shall comply with all applicable design review requirements, site plan design requirements, and all design review overlay district standards/guidelines, as applicable to the project, at the time of final permit submittal, or submittal to the Design Review Board for approval.

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 will 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. Off-street parking for properties within the FAIR zone shall be approved in accordance with Chapter 20.55 PMC, except that parking, other than parking for permanent fair staff, need not comply with PMC 20.55.030, 20.55.055, and 20.55.060. Off-street parking serving the fairgrounds but not provided on-site shall be located within 2,000 feet of the FAIR zone boundary, unless shuttle bus or similar transportation service is provided between the parking lot and the fairgrounds.

16. PUBLIC SERVICES

- i. A resulting need for additional public services, such as police protection, fire protection, library, various other municipal services, etc. is not anticipated from the project. This determination does not anticipate that the project will impact city services and utilities in a manner that would reduce the Level of Service (LOS) for the applicable utilities as adopted in the city's Capital Facilities Element.

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.

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.

COMMENTS

Consistent with WAC 197-11-355, the Lead Agency issued a Notice of Application on May 22, 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 September 23, 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 Hannah, 333 S Meridian, Puyallup, WA 98371.
- To submit an appeal electronically, please send via E-mail to : Planning@PuyallupWA.gov and PermitCenter@PuyallupWA.gov ; and/or contact the case planner below.
- Nabila Comstock, Associate Planner at (253) 770-3361 or NComstock@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 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: September 11, 2024

Notice Published in: Tacoma Weekly



Nabila Comstock
Associate Planner

September 11, 2024

Date



Katie Baker, AICP
City of Puyallup SEPA Responsible Official

September 11, 2024

Date

Attachments:

- A. Site Plan
- B. Environmental Checklist



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

SEPA Environmental Checklist (2023 UPDATED VERSION)

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

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.

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.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A. Background

[Find help answering background questions](#)¹

1. Name of proposed project, if applicable:

Washington State Fair 125th Anniversary Improvements

2. Name of applicant:

Washington State Fair

3. Address and phone number of applicant and contact person:

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

4. Date checklist prepared:

April 2024, Revised August 2024

5. Agency requesting checklist:

City of Puyallup

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

There are two phases of improvements that will begin in fall 2024 and completed by fall of 2025.

- 1) International Village Restaurant Demolition and Redevelopment
- 2) Barn M Demolition, new tent structure, asphalt overlay, and turf field addition

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

- 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 at this time.

- 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 government approvals or permits that will be needed for your proposal, if known.**

The proposal requires local permits, including civil, building, and demolition through the City of Puyallup. The site will also obtain an NPDES Permit through the Washington State Department of Ecology.

11. Give brief, complete description of your proposal, including the proposed 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 on project description.)

The proposal includes two project areas, as follows:

- 1) The demolition of the existing 8,865 SF International Village Restaurant and construction of a new two-story restaurant with associated site improvements. Level one of the new restaurant will have 3,560 SF of conditioned space and 8,110 SF of unconditioned space. Level two, which is a multi-tiered rooftop deck, has 680 SF of conditioned space and 11,950 SF of unconditioned space. The proposed restaurant has a total of 24,300 SF.
- 2) Barn M, which is 66,660 SF total including the arenas, will be demolished with the exception of the 3,000 SF dairy bar (unconditioned) space and a new exterior wall will be constructed. The existing pavement of Barn M will mostly remain (impervious asphalt/hard dirt) and portions built over. Improvements over the area of the Barn M demolition include a new 11,250 SF tent structure; some areas of hydroseeding; and a 22,000 SF synthetic turf field with infiltration below will be installed on a portion of the site.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or 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.

- 1) The International Village Restaurant is located in the North of the Fairgrounds
- 2) Barn M is located in the East section 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*

[Find help answering earth questions](#)²

a. General description of the site:

The site is flat and generally covered with asphalt and buildings.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

Flat

b. What is the steepest slope on the site (approximate percent slope)?

There are no slopes on site (less than 5% total)

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.

² <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

- 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.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

The International Village redevelopment includes approximately 1,500 CY of cut and 2,500 CY of fill. Barn M proposal area includes approximately 1,500 CY of cut and fill replacement. Suitable soils will be re-used on-site. Any other sources of fill will come from approved suppliers.

- f. Could erosion occur because 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 surfaces after project construction (for example, asphalt or buildings)?**

Currently, International Village site is 81% impervious and Barn M site is 100% impervious.

After construction, the redeveloped International Village site will be 35% impervious through the use of permeable asphalt for stormwater infiltration. This is a 46% reduction in impervious coverage for this project site.

Barn M will have 68% impervious coverage. This is a 32% reduction in impervious surface coverage as the turf field is designed to infiltrate stormwater.

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*

[*Find help answering air questions*](#)³

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. After construction, the proposal will not emit emissions from normal operation.

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 <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

3. Water

[Find help answering water questions](#)⁴

a. Surface:

[Find help answering surface water questions](#)⁵

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 or 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.**

No work will be performed over, in or adjacent to year-round streams, ponds or wetlands. The pond located to the NW of the fairgrounds, not on the subject parcel, is a stormwater pond used for water detention and treatment for the adjacent roadway. No impacts to the pond are anticipated.

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 require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

The proposal will not require surface water withdrawals or diversions.

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

- 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:

[Find help answering ground water questions](#)⁶

- 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 a general description, purpose, and approximate quantities if known.**

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

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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 stormwater):

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

For International Village, stormwater runoff from the roof will be collected using roof downspouts. Stormwater entering the pervious asphalt will be treated with a sand layer before entering the stormwater system. For Barn M, stormwater will be directed to existing facilities on-site. The new 22,000 SF turf field is designed to infiltrate stormwater, which will also enter the fair's stormwater system and drain to Meeker Ditch.

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.**

The proposal does not affect drainage patterns.

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

The proposal will implement pervious asphalt and turf in order to infiltrate and treat stormwater on-site before following existing drainage patterns.

4. Plants

[Find help answering plants questions](#)

a. **Check the types of vegetation found on the site:**

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards, or other permanent crops.
- wet soil 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 sites are currently developed and no vegetation will be removed or altered.

c. **List threatened and 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.**

For Barn M, a new artificial turf field will provide stormwater infiltration. **There is no landscaping proposed.**

For International Village Redevelopment, there is no existing landscaping. An area to the east of the site will be hydro seeded and any additional landscaping 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

[Find help answering animal questions](#)⁷

- a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include:

- **Birds:** hawk, heron, eagle, songbirds, other:
- **Mammals:** deer, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

None have been observed.

- b. **List any threatened and 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.**

Not Applicable.

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

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

No invasive animal species are known to be on or near the site.

6. Energy and natural resources

*[Find help answering energy and natural resource questions](#)*⁸

- a. **What kinds 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 International Village Redevelopment will use electricity for cooking and dining needs associated with typical restaurant uses.

Barn M tent will use electricity for lighting and security.

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

The proposal will not affect potential solar energy by adjacent properties. The improvements are within the fairgrounds and not impacting off-site structures.

- c. **What kinds 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 where appropriate and required by building codes to conserve energy usage.

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

7. Environmental health

[Health Find help with answering environmental health questions](#)⁹

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because 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.**

No contamination 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.**

No existing hazardous chemical or conditions known on 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.**

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

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

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 no impacts are anticipated.

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 on nearby roads and highway. 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 a 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

[Find help answering land and shoreline use questions](#)¹⁰

- 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 consistent 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 because 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 nonfarm or nonforest 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 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?**

This proposal will not affect or be affected by the listed surrounding impacts.

- c. **Describe any structures on the site.**

The existing site (fairgrounds) largely consists of flat asphalt surfaces, buildings, barns and landscaped areas.

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

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

Two structures will be demolished, International Village building and Barn M..

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?

The proposal site is designated as FAIR in the City of Puyallup'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.

The site has not been classified as a critical area by the City of Puyallup.

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

The International Village Redevelopment will continue to have seasonal workers during fair times. The new tent structure to replace Barn M does not directly employ workers.



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

No people will be displaced as there are no residences on-site.

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 reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

Not applicable.

9. Housing

[Find help answering housing questions](#)¹¹

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

No housing units are associated with this proposal.

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

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

No housing units are proposed.

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

There are no proposed measures to reduce or control housing impacts as no impacts are associated with the proposal.

10. Aesthetics

[*Find help answering aesthetics questions¹²*](#)

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

The International Village Replacement will be 44' at its highest point, which includes the rooftop structure.

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

No views in the immediate vicinity will be altered or obstructed on adjacent properties outside of the fairgrounds.

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

The International Village Redevelopment project will use high-quality materials on its exterior to ensure a cohesive aesthetic with neighboring structures within the fairgrounds.

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

11. Light and glare

[Find help answering light and glare questions](#)¹³

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

The proposal will include typical building lighting for visibility and safety to meet building code requirements.

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

No light or glare will not produce a safety hazard or interfere with views.

- 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:**

No mitigation is proposed as no impacts are anticipated.

12. Recreation

[Find help answering recreation questions](#)

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

The site of the improvements is within the fairgrounds, which is a recreational opportunity. The demolition and redevelopment of Barn M site will create more grass area within the fairgrounds.

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

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

No displacement of existing recreational uses is proposed.

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

None are proposed as no impacts are anticipated.

13. Historic and cultural preservation

*[Find help answering historic and cultural preservation questions](#)*¹⁴

- 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? If so, specifically describe.**

The Washington State Department of Archaeology and Historic Preservation (DAHP) 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.**

According to the DAHP, there are no resources existing on-site.

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

- 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 Archeology 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 are no anticipated impacts or disturbance to historic resources. If any signs of historic disturbance are found during excavation, the construction will stop and perform an analysis of historic impacts in accordance with applicable laws and regulations.

14. Transportation

*[Find help with answering transportation questions](#)*¹⁵

- 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.

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

- 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. **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).**

This proposal will not require any new or improvements to roads, streets, etc.

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

The proposal will not use water, rail, or air transportation.

- e. **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?**

The existing International Village building generates 296 vehicular trips associated with its use and Barn M generates 1,252 trips. In total, the existing buildings generate 1,548 trips. After redevelopment, the new International Village building will generate 537 trips, and the Barn M tent will generate 265 trips for a total of 802 trips. This is a total decrease of 746 trips, which will be retained as future redevelopment trips credit for the site.

- f. **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.**

This proposal will not interfere or affect the movement on roads or streets.

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

Not Applicable.

15. Public services

[Find help answering public service questions¹⁶](#)

- 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.**

The proposal will not affect the need for public services.

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

None.

¹⁶ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

16. Utilities

[Find help answering utilities questions¹⁷](#)

- 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 available within the fairgrounds campus.

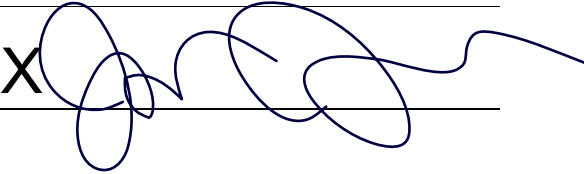
- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Electricity will be used to provide site lighting and needs associated with the uses of the proposal. Water, sewer and stormwater systems on-site will be maintained and services extended to meet the needs of the proposal.

C. Signature

[Find help about who should sign¹⁸](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X 

Type name of signee: Joleen Jones

Position and agency/organization: JMJ TEAM

Date submitted: 8/27/2024

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>