

SEPA¹ Environmental Checklist

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.

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

A. Background

1. Name of proposed project, if applicable:

Freeman Logistics

2. Name of applicant:

Vector Development Company

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

Vector Development Company

11411 NE 124th St #190 Kirkland, WA 98034

Tyler Litzenberger – 425-968-5115

4. Date checklist prepared:

11/1/2021 Revised 10/18/2022 & December 1, 2023 & June 21, 2024 & December 23, 2024 & July 17, 2025

5. Agency requesting checklist:

City of Puyallup and City of Fife as co-lead agencies

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

Construction to start Fall 2025, 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.

No future expansions or additions are proposed under this application.

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

Critical Areas Identification form

Variance Application and Variance Site Plans: A1.1-SITE and A1.1-VICI by SynThesis dated November 27, 2023

Architectural Site Plan A1.1 by SynThesis dated July 2, 2025

Illumination Plans and Calculations by Herman Traffic dated July 8, 2025

Geotechnical Engineering Evaluation Roadway by Terra Associates dated October 14, 2022

Geotechnical Engineering Evaluation by Terra Associates dated September 28, 2023

Geotechnical Report by Terra Associates, Inc dated August 11, 2021 revised July 11, 2022; September 28, 2023

Geotechnical Pavement Evaluation by Terra Associates dated October 14, 2022 and revised June 6, 2024

Critical Aquifer Recharge Areas (CARA) Evaluation by Terra Associates, Inc dated September 12, 2022

Seasonal High Groundwater Memo by Terra Associates dated November 9, 2023

Preliminary Infiltration Results by Terra Associates dated June 8, 2023

Off-site Infiltration Rate Memo by Terra Associates dated December 3, 2024

Groundwater Monitoring Memo by Terra Associates dated May 31, 2024

48th Pavement Calculations by Terra Associates dated September 28, 2023

Roadway Photos by Terra Associates dated September 21, 2022

Infiltration testing Memo by Terra Associates dated February 20, 2025

Off-site Groundwater Memo by Terra Associates dated May 31, 2025

Frontage Infiltration Rate Memo by Terra Associates dated April 25, 2025

Traffic Impact Analysis by Kimley Horn dated July 2025

N Levee Road & Freeman Road E Memo prepared by Kimley Horn dated October 24, 2024

Phase I Environmental Site Assessment by Atlas dated December 15, 2021 & June 16, 2022

Critical Areas Report by Anchor QEA dated December 2024

Response to SEPA Comments Memo by Anchor QEA dated June 2025

Cultural Resources Assessment by Environmental Science Associates (ESA) dated May 2022

Preliminary Stormwater Site Plan by Barghausen Consulting Engineers dated July 14, 2025

Preliminary Civil Plans by Barghausen Consulting Engineers dated July 16, 2024

Sanitary Sewer Pump & Force Main Calcs by Barghausen Consulting Engineers dated November 2023

Truck Turn Photograph exhibit by Barghausen Consulting Engineers dated November 17, 2023

Preliminary Tree Protection plan by WFCI dated 10/14/2022

Floodplain Analysis by Barghausen Consulting Engineers dated December 16, 2024

Preliminary Landscape Plan by WBLA dated June 21 & 25, 2024.

Mitigation Bank Consistency Memo by Confluence Environmental Company dated April 25, 2025

Noise Study by Landau date pending

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 known.

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

City of Puyallup: SEPA determination as co-lead agency, lot line elimination, Site Plan Approval, Building Permits, Plumbing/Electrical/Mechanical Permits, Site Development Permit, Forest Practice Permit, Fire Alarm and Sprinkler Permit, Sewer Pre-Treatment, Off-site road improvements and associated shoreline development review, Grading Permit, Sanitary Sewer Extension, landscape variance, street vacation and deviations and other permits deemed required.

City of Fife: SEPA determination as co-lead agency, Off site road improvements and associated shoreline development review and other permits deemed required.

Department of Ecology: NPDES Permit and other permits deemed required. Other Agencies: Permits as required.

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 applicant, Vector Development Company, is proposing a high cube transload facility consisting of two stand-alone concrete tilt buildings of approximately 237,587 and 266,382 square feet. Along with construction of the proposed buildings, the project will also include clearing and grading activities, paved parking and truck maneuvering areas, landscaping, stormwater facilities, water and sanitary sewer extensions, frontage improvements along Freeman Road, full width improvement of 22nd Ave NW and intersection improvements at Freeman & N Levee Rd, as needed. Access is provided by 22nd Ave NW, a driveway and an emergency vehicle only access.

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.

Building A will be located at 4723 Freeman Rd E and Building B will be located at 5117 Freeman Rd E. The 15 parcel numbers are 0420174075, 0420201040, 0420201039, 0420201066, 0420201052, 0420201034, 0420205016, 0420205017, 0420201101, 0420201045, 0420205003, 0420201036, 0420205004, 0420201027, & 0420201042.

B.Environmental Elements

1. Earth

a. **General description of the site:** The site is generally flat.



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

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

5%

- 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.**

According to Terra Associates the native soils observed are alluvial deposits consisting of interbedded layers of loose to medium dense, silts, fine sand, and silty fine sand to fine sandy silt. NRSC Soil Survey mapping shows the north portion of the site as 42A: Sultan silt loam and the southern portion as 31A: Puyallup fine sandy loam. The Geologic Map of Tacoma cited from 2015 shows the site as consisting of Holocene alluvium (Qa). Terra Associates stated the soil observed are generally consistent with these mapping sources. See Geotechnical report for test pit logs and the 60 foot deep cone penetration tests (CPTs) for more details.

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

None known or observed.

- 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.**

Grading is proposed in order to develop the site. All grading plans will be reviewed and approved by Puyallup prior to any earthwork. These estimates could change based on City review. Preliminarily the site is anticipated to have approximately 40,710 CY Cut and 45,600 CY Fill. The source of fill will be from an approved location. The applicant intends to balance earthwork to the greatest extent feasible.

- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

Upon removal of vegetation, exposed soils will be susceptible to erosion; however by implementing the standard required erosion control measures pursuant to City regulations the project will mitigate potential erosion during and after construction.

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

It is anticipated that $\pm 84\%$ of the site will be covered with impervious surfaces. This is subject to change based on city review and approval of development and landscape plans.

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

Temporary Erosion and Sediment Control (TESC) BMP's will be implemented during site construction as well as TESC measures carried over from clearing and grading. On site grading will be reviewed and permitted by the City of Puyallup prior to any earthwork. The TESC measures will remain in place from the clearing and grading activities until the site is stabilized and with City approval. TESC BMP's will be used as necessary.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

During the construction phase, emissions from construction equipment would be present. Emissions from vehicular traffic to and from the site would be present upon project completion.

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

Emissions from vehicular traffic in the area would be present but would not be anticipated to affect the project.

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

Construction equipment will be in proper working order and within compliance of the State regulations regarding vehicle emissions. In accordance with Puyallup standards, the site will be watered, and the streets will be cleaned, as necessary, to reduce dust emissions during construction. Emissions from personally owned motor vehicles is regulated by the State. HVAC and similar equipment operate under manufacturer's warranty within the applicable allowance for air emissions, as regulated by other agencies.

3. Water

a. Surface:

- 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.**

Yes, one on site category III wetland (Wetland B) was identified on the eastern portion of parcel 0420174075. One off-site category II wetland (Wetland A) located south of 19th Ave NE. Two streams, Stream 14 and Stream 15, were identified within an off-site WSDOT-owned portion of the Study Area. Both Streams 14 and 15 are categorized as non-fish, perennial waters in WSDOT critical areas reporting (Herrera 2022; WSDOT 2023). Four WSDOT off-site wetlands, (Wetland 87,93, 89 & 146/148) to the north and east of the project site.

One previously identified possible unstudied wetland located to the west of Freeman Road East was evaluated at the request of the City of Puyallup. In May of 2023 Anchor QEA biologists visited the area and no wetland characteristics were identified in this location.

The Puyallup River is located south of Levee Road. This shoreline buffer does not extend onto the project site. Portions of improvements on Levee Road will be within the Shoreline designation of the Puyallup River and the necessary permit and review will be included with those development plans, as needed.

See the Critical Area Report by Anchor QEA for more details including wetland data sheets and test plot details, off site water locations and buffers and proposed mitigation.

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.

In total, approximately 43,035 square feet (0.99 acres) of off-site Wetland 87 and Wetland 146/148 extend onto Main Development Area parcels 0420205016 and 0420174075 and are proposed to be impacted by the Project (Figure 9). The combined area of the buffers has been used to determine the total area of unavoidable on-site buffer impacts that will require compensatory mitigation. Buffer impacts for multiple critical areas within the same location are not double counted (Figure 8).

Off-site Streams 14 and 15 are regulated as Type III streams and protected by 50-foot buffers, per PMC Chapter 21 (City of Puyallup 2024a), which will partially project onto parcels 0420174075 and 0420205016. A 50-foot buffer projected onto the Main Development Area results in an approximately 3,447-square-foot buffer area, with 2,544 square feet on parcel 0420174075 and 933 square feet on parcel 0420205016. The current Project design fully avoids impacts to the Stream 14 and Stream 15 buffer areas.

The consideration of Project impacts to on-site portions of off-site wetland buffers is complicated by the planning for the future use of the WSDOT-owned properties as part of the State Route 167 Completion Project and the mitigation for that project's impacts to wetlands and streams occurring on the WSDOT-owned parcels.

Preliminary State Route 167 Completion Project designs indicate that Wetlands 87, 93, and 146/148 and Streams 14 and 15 and all associated buffers will be impacted by State Route 167 construction. The proposed State Route 167 Completion Project mitigation for those unavoidable impacts will be extensive and is planned to include the total regrading of the WSDOT parcels adjoining to the Main Development Area, including Wetlands 87, 93, and 146/148, relocation of Streams 14 and 15, and wetland re-establishment, rehabilitation, and enhancement to compensate for direct and indirect wetland and wetland buffer impacts within the WSDOT-owned parcels (See the CAR Report, Appendix D).

Water, sewer, and natural gas line improvements are proposed to be installed within Freeman and Levee road right of way, avoiding critical areas.

Portions of improvements on Levee Road will be within the Shoreline designation of the Puyallup River and the necessary permit and review will be included with those development plans, as needed. During the May 2023 site visit, Anchor QEA identified no other wetlands or wetland buffers within the road-widening area on parcel 0420201008. Similarly, no wetlands or wetland buffers were identified on parcel 0420201104 to the west of Freeman Road East. Therefore, no critical area impacts will occur because of road-widening. A portion of the road-widening area is within the shoreline zone of the Puyallup River. During Project permitting, two memoranda will be prepared that describe how the proposed work is consistent with shoreline regulations, one for the City of Puyallup and one for the City of Fife.

The Project will not have measurable short-term or long-term impacts on wildlife species. Noise associated with construction activities could result in avoidance behavior by some wildlife species if they are present. However, the Main Development Area is an agricultural and residential area that experiences ongoing human disturbance. Noise levels associated with operation of the Project after construction are expected to be consistent with current ambient noise levels.

- 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.**

Approximately 1,218 square feet of wetland B will be filled. See the CAR report for details.

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

No.

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

Yes, the Puyallup River is approximately 1,200 feet south of the site, and south of North Levee Road East. FEMA Panel 53053C0329E dated March 7, 2017 shows the site as outside the 500 year floodplain. However, the City of Puyallup requires Pierce County data be used for flood design on this site. Pierce County has designated this a special flood hazard area as the levee for the river is not certified as complying with Section 65.10 of the NFIP. The special flood hazard area has a base flood elevation (BFE) ranging from 32.0 feet (NAVD88) at the north end of the site to 33.7 feet (NAVD88) at the south. Puyallup requires that facilities are reasonably safe from flooding (RSFE) and compliance with PMC 21.07 is therefore required. The project will comply with requirements by elevating the finish floor a minimum of 1 foot above the BFE. See site plans, critical area report, and floodplain analysis. See section 4.5 and 6.3 of the Critical Area Report for more details on the special flood hazard area.

- 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 materials will be discharged to surface waters.

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

Ground water may be withdrawn for dewatering during construction, see geotechnical report for details.

- 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 will be discharged to the ground. All sanitary sewer effluent will be collected via tightline pipe and discharged into the existing Puyallup sanitary sewer system.

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.**

The source of runoff will be rainfall from the building rooftop and pavement areas. Runoff will be collected and conveyed by pipe and catch basins to one of three underground detention facilities. Water quality is provided through proprietary treatment vaults meeting enhanced water quality standards. After treatment storm water is pumped to the proposed outfall, within an existing structure approximately 3/4 mile from the project site. See stormwater site plan for more details.

Stormwater runoff from the offsite Freeman Road and Levee Road intersection improvements is handled separately and within a separate basin. This runoff is directed to a roadside bioretention/infiltration facility. The proposed design includes bioretention soils which filter the runoff before infiltrating into the native soils below. An overflow is proposed for stormwater runoff exceeding the 100-year design event.

Final design of the stormwater system will be as reviewed and approved by the City of Puyallup during Civil permit review, and design details for stormwater management manual compliance may be altered.

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

Waste materials could enter ground and surface waters, generally as a result of automotive/machinery/equipment fluid leaks during site work, ultimate project traffic and landscaping.

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

The design discharges stormwater to the Puyallup River, to an existing discharge point to the east of the site, which mimics the existing drainage pattern of stormwater discharging to the Puyallup River, see Stormwater Site Plan for details.

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

The project will adhere to the mitigation plan as described in the CAR report. See Section 8 for a description of the compensatory mitigation for wetland and wetland buffer impacts.

Temporary erosion and sediment control (TESC) measures will be used both for the clearing and grading. TESC measures will remain in place and TESC best management practiced (BMP's) will be applied as necessary through completion of the site work. Storm facilities will be designed to comply with the City of Puyallup Stormwater management Plans and the Department of Ecology Stormwater Manual, removing sediments and pollutants in order to protect water quality. All disturbed areas will be stabilized by land cover. A sanitary sewer system will be constructed to collect and convey sewer effluent generated by the completed project.

4. Plants

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:** See Critical Area Report for description of existing vegetation.

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

Trees and shrubs will be removed as necessary for the proposed building and site improvements as well as for off-site utility extensions and required road improvements.

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

See Critical Area Report for details. No ESA listed species are known to be on the site. No ESA listed plant or mammal species are identified as potentially occurring 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.

Landscaping measures are proposed to meet the applicable City of Puyallup ML zoning and Freeman Overlay requirements and design standards. Street trees will be provided as part of the proposed right of way improvements. Native plant species will be incorporated into the landscape design. See the Landscape plan and Tree Protection plan for retained tree details.

See the Critical Area Report Section 9 for a description of the on-site mitigation planting proposed for buffer enhancement.

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

The critical area report noted the following invasive species or noxious weeds are present; English ivy, Himalayan blackberry, evergreen blackberry, Canada thistle and reed canary grass.

5. Animals

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: Sparrows, gull species, crow
- **Mammals:** deer, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

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

See Critical Area Report for details. Three ESA- listed bird species and one insect may potentially occur on or near the site and four ESA-listed fish species are present in the Puyallup River. However, these species do not occur or are very unlikely to occur in the project area based on the species life history and habitat requirements. No ESA-listed mammal species are identified as potentially occurring in the project area. See Critical Area Report for more details.

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

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

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

While no impact is anticipated, proposed landscaping on site could be used by birds and other wildlife.

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

No invasive animal species are present on or near the site to our knowledge.

6. Energy and natural resources

- 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.**

Electricity will be used for lighting and overall energy needs and natural gas, if used, would be for heating.

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

It is not anticipated that the proposed project would affect potential use of solar energy by adjacent properties.

- 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 building will comply with Puyallup and International Building Codes including current energy code requirements.

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 because of this proposal? If so, describe.**

No environmental health hazards are expected to result from this proposal.

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

A Phase I Environmental Site Assessment (ESA) was performed by Atlas Technical Consultants (ATC). There were no identified recognized environmental conditions (RECs) on site and no adjacent uses were unlikely to present a material threat of a hazardous substance to the subject site.

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.**

There are no known hazardous chemicals/conditions that might affect the project development and design.

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, typical materials for construction oil, petroleum or grease may be used and temporarily stored on-site and properly disposed of in accordance with

the required stormwater pollution prevention plan. The future tenant users will not store or produce hazardous materials.

4. Describe special emergency services that might be required.

Other than normal fire, medical and police services already available in the area, no other special emergency services are anticipated or likely.

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

All construction will be in accordance with applicable laws including OSHA safety regulations for machinery and proper storage, care, and handling of any hazardous materials during construction.

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 adjacent roadways would exist but would not be anticipated to affect 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)?

On a short-term basis, noise from construction equipment would be present from approximately 7 am to 6 pm, Monday-Friday. On a long-term basis, noise from vehicular traffic and noise associated with an office/warehouse development will be present from approximately 6 am to 6 pm, Monday-Friday.

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

Construction activity will be limited to permitted construction hours. Operations will comply with the City noise ordinance.

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.

Site: ML zoned land portions improved with residential houses and associated garages, and outbuildings, agricultural and vacant land. 22nd Ave NW right of way is central to site.

North: ML zoned residential houses and contractor yard.

West: Freeman Road and City of Fife I, CC and MDR zoned parcels that are vacant or improved with residential homes.

East: ML zoned residential home at the end of 22nd Ave NW and ML zoned industrial buildings and vacant land.

South: 19th Ave NW, RM-10 zoned wetland encumbered vacant land to the south

The proposal is not anticipated to affect current land uses on adjacent properties.

- 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?**

Yes, portions of the site have been used as farmland. The parcels are not within a designated tax status for farmland and are not considered to be of long-term commercial significance. Approximately 11.86 total acres of previously farmed land is included within the site area.

- 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?**

It is not anticipated that the proposal would affect or be affected by any working farms in the surrounding area.

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

There are currently 14 residential houses, several sheds and garages, and several outbuildings on site.

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

All existing structures will be demolished as part of the proposal.

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

The site is currently zoned Limited Manufacturing (ML) with the Freeman Overlay over all parcels except 0420174075.

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

The current comprehensive plan land use designation of the site is (LM/W)-Light Manufacturing/Warehousing.

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

No portion of the site is within a shoreline jurisdiction.

The intersection of Freeman Rd and North Levee Road is within the 200-foot shoreline jurisdiction measured from the Ordinary High Water Mark (OHWM) of the Puyallup River. As the jurisdictional line between City of Puyallup and Fife occurs at the east limits of Freeman Road-Fife designate this shoreline as Levee and Puyallup designates this shoreline as Urban Conservancy.

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

See section 3 of the checklist for a description of surface water, and floodplain. The site is within well head protection zones, see Critical Aquifer Recharge Areas (CARA) Evaluation for more details. The vicinity is within the Mount Rainier class II Lahar zone. No other classified critical areas are known.

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

It is anticipated that approximately 50 to 100 people will work at the completed facility, and no one will reside at the complete project.

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

Removing 14 single family homes is likely to displace up to 28 people.

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

No adverse displacement impact is anticipated from utilization of ML zoned land for warehouse uses therefore no mitigation measures are proposed.

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

As a permitted use, the project will meet the city zoning and overlay design requirements which ensures compatibility with existing and projected land uses. Plans will be reviewed by the City of Puyallup to assure compliance with these standards.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

No impact is anticipated from this project and so no mitigation measures are proposed.

9. Housing

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

Not applicable.

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

Approximately 14 middle-income housing units would be eliminated.

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

No adverse housing impact is anticipated from the utilization of the ML zoned land for warehouse uses rather than single family detached uses therefore no mitigation measures are proposed.

10. Aesthetics

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

The tallest height of the building is anticipated to be approximately 48 feet, and within the zoning height limit of 50-feet. The construction will be concrete tilt-up construction with windows throughout, paint and reveal accents, and trellises.

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

No protected views or view corridors are altered or obstructed by the proposed project. The territorial view of the project site will be altered by the new construction.

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

The building will comply with Puyallup design standards for the zone and overlay area and the installation of new perimeter and interior landscaping will provide a visual buffer for the proposed project. Any alternative methods that may be necessary for design elements will be reviewed and approved pursuant to site plan review requirements of the City of Puyallup. Compliance with the design or approved alternatives ensures that appropriate design measures are utilized to reduce or control potential aesthetic impacts from the proposed industrial warehouse building.

11. Light and glare

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

During construction, glare from construction equipment may be produced during daylight hours. Upon project completion, glare from building glass could be present during daylight hours and light from parking lot lighting and vehicular headlights would be present in early morning and evening hours.

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

It is not anticipated that light or glare created by the proposal would be a safety hazard.

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

Headlights from vehicular traffic on adjacent roadways would be present but would not be anticipated to affect the proposal.

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

Building glass will be non-glare. The exterior building lights and streetlights will be of low intensity, directed down and inward to the site, typically used for safety and security purpose. Perimeter landscaping will soften onsite sources of light. See lighting plan for detailed design and compliance with Puyallup code.

12. Recreation

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

Levee Pond Park is 0.5 mile from the site and Puyallup Recreation Center is 1.6 miles from the 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:

This project does not have an adverse impact on recreational opportunities, so no mitigation 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? If so, specifically describe.**

Registers: No National Register of Historic Places (NRHP) listed, determined eligible or recommended eligible resources are on the site or immediately adjacent to the site. However, it is possible that properties in the vicinity built more than 50 years ago could become eligible.

Cultural Resources: No resources have been recorded on the project site. Five archaeological resources have been identified within a 1-mile radius of the site. These resources are either determined not eligible or not evaluated for eligibility and are related to historic period activity see Table 1 of ESA's report for details.

- 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.**

The Cultural Resource Report discusses that the project area is located within the ancestral and reservation lands of the Puyallup Tribe of Indians. However, no known landmarks, features or other evidence of Indian or historic use or occupation has been identified on site or in the near vicinity, see the Report prepared by ESA, for more details.

- 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.**

Previously, Environmental Science Associates (ESA) conducted two cultural resources assessments for this Project (refer to Ostrander et al. 2021; Ostrander et al. 2022). Since the submission of these reports Vector has acquired two additional parcels: Pierce County Tax Parcel numbers 0420201036 and 0420205004. These two additional parcels have been incorporated into the overall Project. As part of State Environmental Policy Act (SEPA) review, the Puyallup Tribe of Indians has requested that additional archaeological subsurface survey be completed due to the expansion of the Project Area.

To address this comment ESA conducted a supplementary archaeological survey of the 2.6 acre expanded Project Area. This consisted of a surface and subsurface archaeological survey across the two parcels. In total an additional 53 shovel and auger probes were excavated. Methods used during the supplementary survey were the same as those previously requested by the Puyallup Tribe. The results of the survey did not identify any archaeological resources. ESA recommends no further cultural resources work be conducted by the project and that it moves forward utilizing the existing cultural resources inadvertent discovery plan (IDP) for the project. This additional study

is being distributed by ESA to the Puyallup tribe in direct correspondence. A copy will be provided to the city when finalized.

- 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.**

The project will comply with ESA's recommendation that an inadvertent Discovery Plan (IDP) be in place to establish procedures and protocols to be followed in the event of a cultural resource discovery during construction.

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 is primarily provided by 22nd Ave Northwest plus two driveway entrances from Freeman Road, one of which is an emergency vehicle only access.

North Levee Road is south of the site and provides access to SR 167.

Valley Avenue E is north of the site and provides access to I-5 to the northwest.

At the request of the Puyallup and Fife the revised TIA has evaluated twenty (20) intersections up to 3.2 miles away from the site. See TIA for details.

- 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 site is not currently served by public transit. The nearest bus stop is at Valley Ave E & 70th Ave E approximately 1.5 miles to the northwest of the site.

- 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).**

Frontage improvements along Freeman Road to City of Fife standards, full width improvement of 22nd Ave Northwest and intersection improvements at Freeman & N Levee Rd, as needed. See pavement evaluation for suitability of existing roadways.

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

The project is located south of a Union Pacific Railroad crossing. This crossing will be improved as part of the planned extension of the SR-167 project, a WSDOT project. The project is not expected to add length to northbound queues during the Critical AM Peak Hour. See the TIA for details on the off-site crossing analysis.

- 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?

Trip generation calculations for the Development are based on national statistics contained in the ITE's Trip Generation, 11th Edition (2021). The development is designed to accommodate LUC 154, High-Cube Transload and Short-Term Storage Warehouse as defined in the ITE as Land Use Code (LUC) 154. The City has requested that TIA also evaluate trips for the following LUCs: 150 Warehousing, 130 Industrial Park and 140 Manufacturing, to identify impacts and mitigation associated with each use.

For the proposed LUC 154, the development is expected to generate approximately 576 daily trips of which 31 will occur in the AM peak-hour between 7-9 AM and 37 will occur in the PM peak-hour between 4-6 PM. The truck trips will be approximately 111 of the daily trips and 10 of the AM peak hour trips and 5 of the PM peak hour trips. This accounts for existing trips associated with the existing 14 Single Family Detached homes on the site.

The ADTs expected from Warehousing, Industrial Park and Manufacturing are provided in the July 2025 TIA from Kimley Horn. The PM Peak Trip Rate ranges from 37 to 361 based on the LUCs analyzed.

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.

No, the movement of agricultural and forest products will not be affected by the proposed project.

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

The future development will be subject to City of Puyallup street impact fees which will provide mitigation to offset the development's transportation impacts. The Impact Fees are anticipated to be deferred per Puyallup Municipal Code 20.21.020 (5) to be paid prior to occupancy, to allow time for the land use code to be known at payment.

The Development is not located in the City of Fife and is not subject to Fife mitigation fees without an interlocal agreement between the City of Puyallup and the City of Fife. However, Freeman Road is located within the City of Fife and will have half-street frontage improvements constructed by the applicant conforming to City of Fife standards, or an approved alternative. Portions of Freeman Road to be improved by the applicant will be done consistent with the ultimate build-out of the roadway as identified in Project #33 of the City of Fife Six-Year TIP from 2023 to 2028. Typically, the cost of improvements to roadways on a city's TIP are eligible for credit against standard traffic impact fees. Because no credit is available here, the Developer will be over-mitigating for Development impacts by paying impact fees and constructing improvements that are not eligible for credit. To address this issue, the Cities should execute an ILA that would allow Puyallup to share impact fees with Fife for impacts on Fife City streets, with a mechanism for credits to the Developer for construction of improvements.

Other recommended improvements in Fife include a eastbound left turn lane, separate southbound left and right turn channelization, and eastbound receiving/acceleration lane for southbound left turns at the intersection of Freeman Road at N Levee Road E. See Civil Sheet 20 for details.

To prevent trucks from traveling to and from the north on Freeman Road to the project signage is proposed to discourage trucks from turning right to northbound Freeman Rd in addition to C-curbing installed along the left-turn centerline that will discourage trucks from turning right out of the site. See Civil Sheets 44 & 45 for details.

With mitigation described in the July 2025 TIA, the impacts of the Development on the Fife and Puyallup street systems are not anticipated to be significant.

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.**

The new development will produce an incremental increase in the demand for public services. Generally, police, fire, medical, and public transit services would be required.

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

The building will meet fire and building codes which increases employee and first responder safety in the case of an emergency. Construction of new water main and fire hydrants to serve the project will improve water service and fire suppression to the site and vicinity. Increased tax base and tax assessments paid to the public services as well as impact fees support public services.

16. Utilities

- a. **Circle utilities currently available at the site:** electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

- 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.**

See the July 16, 2025 responses to Co-Lead Agency comments for potential alternatives for utility service and for storm, water and sewer routing details.

Electricity: Puget Sound Energy

Natural Gas: Puget Sound Energy, extension required for service

Water: City of Puyallup, extension required for service.

Sanitary Sewer: City of Puyallup, extension required for service

Telephone: CenturyLink or Comcast

Cable: Comcast

Refuse Service: Murrey's Disposal Company

C.Signature

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: Cheryl Ebsworth

Position and agency/organization: Senior Planner/Barghausen Consulting Engineers, LLC

Date submitted: July 18, 2025