



City of Puyallup

**Planning Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

[www.cityofpuyallup.org](http://www.cityofpuyallup.org)

**Addendum to  
Supplemental Environmental Impact Statement (SEIS)  
Addendum ID PLBSP20230028**

for  
**South Hill Business & Technology Center  
Binding Site Plan & SEPA Environmental Checklist**

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Date of Addendum Issuance:	February 5, 2026
Date of Original SEPA Determination Issuance:	EIS Feb. 23, 1981; SEIS Sept. 16, 1986; SEIS Addendum Sept. 23, 2010
Original SEPA Document:	EIS 1981: Fairchild Camera Company Construction of 'Puyallup Science Park' a manufacturing plant for integrated circuit solid state computer chips. SEIS 1986: Matsushita Semiconductor Corporation of America (MASCA) expansion of semiconductor wafer ('micro computer chip') manufacturing plant. SEIS Addendum 2010 (P-10-0014): Conversion of use of site from a 'microchip' manufacturing plant to a data center and technology-office park use.
Project Location:	SEPA Mitigated Determination of Non-significance (MDNS) 2022 (P-21-0033): Expansion of the parking lot at Building C. 1019 39TH AVE SE, PUYALLUP, WA 98374 1021 39TH AVE SE, PUYALLUP, WA 98374 1015 39TH AVE SE, PUYALLUP, WA 98374
Proponent:	Dave Vranizan, Benaroya Capital Company, LLC
Lead Agency:	City of Puyallup
Lead Agency Responsible Official:	Katie Baker, AICP City of Puyallup Planning Division 333 S. Meridian Puyallup, WA 98371 (253) 864-4165 <a href="http://www.cityofpuyallup.org">www.cityofpuyallup.org</a>

Description:	Create 8 Binding Site Plat lots with existing improvements to remain. No new structures are proposed.
Location of Background Information:	Puyallup City Hall, 333 South Meridian, Puyallup 98371 and at <a href="https://permits.puyallupwa.gov/Portal/Planning/Status?planningId=1956">https://permits.puyallupwa.gov/Portal/Planning/Status?planningId=1956</a>

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

1. The subject Addendum herein and associated environmental findings are based upon review of the following document(s) 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 during normal business hours at Puyallup City Hall, Development Services Center (333 South Meridian, 2nd floor) and via the City’s online permit portal at <https://permits.puyallupwa.gov/Portal/Planning/Status?planningId=1956>:
  - a. Binding Site Plan Application form submitted 3/13/2023
  - b. Preliminary Storm Report submitted 3/21/2023
  - c. Critical area ID form submitted 3/21/2023
  - d. SEPA Checklist submitted 3/21/2023
  - e. Critical Area Report submitted 7/24/2023
  - f. Critical Area Report Checklist submitted 3/21/2023
  - g. Traffic Scoping Worksheet submitted 4/27/2023
  - h. BSP Lot Closures submitted 8/25/2023
  - i. Title Report submitted 10/20/2023
  - j. Revised Binding Site Plan submitted 12/19/2025
  
2. The subject Addendum herein and associated environmental findings are based upon review of the following document(s) previously issued by the City of Puyallup in relation to the proposed project:
  - a. EIS 1981: Fairchild Camera Company Construction of ‘Puyallup Science Park’ a manufacturing plant for integrated circuit solid state computer chips.
  - b. SEIS 1986: Matsushita Semiconductor Corporation of America (MASCA) expansion of semiconductor wafer (‘micro computer chip’) manufacturing plant.
  - c. SEIS Addendum 2010: Conversion of use of site from a ‘microchip’ manufacturing plant to a data center and technology-office park use.
  - d. SEPA Mitigated Determination of Non-significance (MDNS) 2022: Expansion of the parking lot at Building C.
  
3. Notice of Application (NOA):
  - a. Legal Add Published in Tacoma News Tribune 5/5/2023
  - b. Mailer mailed to surrounding property owners 4/29/2023
  - c. Site posted with notice sign on 5/10/2023

**BACKGROUND**

The City of Puyallup has issued several SEPA determinations for this site, starting with the EIS in 1981 which included a comprehensive study of the environmental impacts of the original construction of buildings A-C as computer chip manufacturing plants. Since its original construction, the site has transferred ownership and uses several times. In 1986, Building D was constructed by MASCA to facilitate their use of the site as a microchip manufacturing plant. An SEIS was issued at that time which evaluated the environmental impacts of the construction and operation of that new building. In 2010 the current owner, Benaroya Capitol Company LLC, transitioned the use of the site from a microchip manufacturing plant to a data center and technology business park. An addendum to the original EIS/SEIS was issued at that time finding no additional environmental impacts were anticipated from the new use. The Benaroy Company has recently expanded the parking lot at Building C, and a SEPA MDNS threshold determination was issued at that time for that project.

## **PROJECT DESCRIPTION**

Now, the current site owner/applicant, Benaroy Capital Company, LLC, is proposing to subdivide 2 of the existing lots into 8 lots. The existing 4 buildings will remain unchanged and will each remain on their own lot. 6 new vacant lots will be created. No new structures are proposed at this time.

Existing buildings on the site include one single-story warehouse at 8,354 sf; one 3-story office building at 143,190 sf; one 2-story vacant building at 174,335 sf. 570 employees work at the site.

## **POTENTIAL SIGNIFICANT IMPACTS**

1. None identified

## **FINDINGS TO SUPPORT ADDENDUM**

1. New information has been provided for this project, namely that a binding site plan is being pursued to further subdivide the subject site.
2. This revision to the project scope is not found to substantially change the analysis of impacts or alternatives from prior determinations.

## **DETERMINATION**

The Responsible Official determines herein that the project environmental review, while adding new information, did not result in substantial new analysis of significant impacts thus not necessitating a new Threshold Determination.



**Katie Baker, SEPA Responsible Official**

January 13, 2026

**Date**

**Public Hearing and Comment Period:** A public hearing will be held for this project on March 4th, 2026 at 2pm. Written comments on this SEPA Addendum will be accepted until 3pm on March 3rd, 2026. Verbal testimony will be accepted at the hearing which will be held virtually and in person. Please see the notice of public hearing attached to this determination for more information on the upcoming public hearing and how to comment.

**APPEAL:** Per Puyallup Municipal Code (PMC) 21.04.205, Appeal of an examiner's decision on threshold determinations, together with the final decision on a proposal, shall be to the superior court for Pierce County, the Growth Management Hearings Board, or the Shoreline Hearings Board, as the law requires based on the type of action being appealed



City of Puyallup

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**Development and Permitting Services**

333 S. Meridian, Puyallup, WA 98371

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## Hearing Examiner Public Hearing Notice

All interested parties are invited to attend

Hearing Date: 03/04/2026  
Hearing Time: 02:00 PM  
Hearing Location: Virtual Hearing Only  
Meeting ID:  
Passcode:  
Phone Call-In #:  
Council Chambers, City Hall, 333 S. Meridian  
Project Name: South Hill Business & Technology Center  
Case #: PLBSP20230028  
Permit Type: Binding Site Plan  
Applicant(s): Kali Barnes  
Project Location: 1019 39TH AVE SE, PUYALLUP, WA 98374; 1021 39TH AVE SE,  
PUYALLUP, WA 98374; 1015 39TH AVE SE, PUYALLUP, WA 98374;  
(TPN 0419034036; 0419034038; )  
Project Description: Create 8 Binding Site Plat lots with existing improvements to remain.  
No new structures are proposed.  
A vicinity map showing the location of the property is attached to this  
notice.  
Case Planner/ Staff: Rachael N. Brown  
Contact: Associate Planner  
(253) 770-3363  
RNBrown@PuyallupWA.gov

*You are receiving this notice because our records indicate that you own property within a specified radius of the subject property or your agency may be affected by the proposal.*

### **PUBLIC COMMENTS**

Written and verbal testimony will be accepted. Written testimony may be submitted to the case planner at RNBrown@PuyallupWA.gov or 333 S. Meridian Attn: Rachael N. Brown by 3:00 pm the business day prior to the hearing to be made part of the public hearing record. Verbal testimony will be accepted during the Public Hearing. Persons who would like to participate in the hearing that require auxiliary aids/services, or other disability or language accommodation services, please contact Michelle Hannah at least 48 hours prior to the meeting. Michelle Hannah may be reached at MichelleO@puyallupwa.gov or (253) 841-5485.

### **PARTY OF RECORD**

If you wish to become a party of record for the subject application, please contact the case planner at RNBrown@PuyallupWA.gov or (253) 770-3363. All parties of record will receive notice of the final decision.

### **MORE INFORMATION**

Should you desire additional information, you may contact the City of Puyallup Planning Staff using the staff contact information listed above. The permit project file can be reviewed at City Hall during regular business hours or on the City's web site at the [City Permit Portal](#) by searching the case # or project address.

Permit Portal: <https://permits.puyallupwa.gov/Portal>

### **VICINITY MAP**