

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

RECEIVED
DEVELOPMENT SERVICES

JAN 26 2010

ENVIRONMENTAL CHECKLIST CITY OF PUYALLUP

Purpose of Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if the question does not apply to your proposal, write "*do not know*" or "*does not apply*". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers to provide additional information reasonably related to determining if there may be significant adverse impact.

If you are not already submitting an 8-1/2" x 11" reduction of your project site plan to the city as part of a companion case submittal, please submit a copy as a part of this SEPA application.

Please submit eight (8) copies of the completed SEPA checklist application packet.

CHECKLIST NO: _____

A. **BACKGROUND**

1. Name of proposed project:
South Hill Data Center Building D Equipment removal and the installation of new diesel tanks.
2. Name of Applicant:
PKJB Architectural Group (Gregg Percich or Derek Kohlase)
3. Mailing address, phone number of applicant and contact person:
**PKJB Architectural Group
119 South Main Street Suite 410
Seattle, WA 98104
Gregg Percich or Derek Kohlase 206-624-3210**
4. Date checklist prepared:
January 20, 2010
5. Agency requesting checklist:
Puyallup Planning Department.
6. Proposed timing or schedule (including phasing, if applicable):
We would like to start the demolition work immediately with the installation of the fuel tanks as soon as the site is prepared.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No, the remainder of the project has been permitted and approved.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Building D SEIS from 1996 was submitted and approved with some mitigation. The Mitigation items have been completed under the original permit and subsequent certificate of occupancy.
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.
We will submit for the permit of the fuel tanks once the drawings are complete.
10. List any governmental approvals or permits that will be needed for your proposal, if known.
Fuel Tank permit,

11. Give brief, complete description of your proposal, including uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information or project description).

The proposed project consists of the removal of existing equipment and tanks on the northwest corner of the South Hill Building property. It is our intention to install up to (3) new 25,000 gallon diesel fuel tanks to service the new generators previously permitted.

12. Location of proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, if any, and section, township, and range, if known. If the proposal would occur over a range of area, provide the range of boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The project is located at 1111 39th Avenue SE (South Hill Business Center). The specific area of work will be the northwest corner of the Building D site. The legal description is as follow:

SECTION 03 TOWNSHIP 19 RANGE 04 QUARTER 43 PARCEL "1" OF ROS 2007-04-30-5001 (AFF OF MIN OR CORR SURVEY 2007102600450) COM AT S 1/4 COR OF SEC TH N 86 DEG 31 MIN 42 SEC W 2621.06 FT FROM SE COR TH N 00 DEG 00 MIN 24 SEC E 676.33 FT TO POB TH CONT N 00 DEG 00 MIN 24 SEC E 1923.18 FT TO A PT S 00 DEG 00 MIN 24 SEC W 30.21 FT TH S 87 DEG 44 MIN 17 SEC E 1258.61 FT TH S 00 DEG 13 MIN 45 SEC W 1391.90 FT TH S 42 DEG 55 MIN 23 W 659.07 FT TH S 07 DEG 42 MIN 49 SEC E 686.42 FT TH N 87 DEG 01 MIN 38 SEC W 169.45 FT TH N 00 DEG 52 MIN 42 SEC E 672.42 FT TH N 89 DEG 59 MIN 36 SEC W 736.66 FT TO POB APPROVED SUBD BY CY OF PUYALLUP PLANNING DEPT 04/03/07 OUT OF 4-028 SEG 2008-0246 10/23/07CL DC11/19/07CL

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat rolling, hilly, steep, slopes, mountains, other _
- b. What is the steepest slope on the site (approximate percent slope)?
The area we are concerned of would be approximately 5%. Other areas outside our concern are steeper.
- 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 prime farmland.
N/A, The area of work currently has equipment that will be removed. The existing sub base is sufficient to carry the loads of the proposed uses.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No.

- e. Describe the purpose, type and approximately quantities of any filling or grading proposed. Indicate source of fill.
We will re-grade the site with the existing soil upon completion of the demolition of the existing equipment. We anticipate no or minimal fill for the new equipment.
- f. Could erosion occur as a result of clearing, construction or use? If so, generally describe.
No.
- g. About what percent of the site will be covered with impervious surface after project construction (for example: asphalt or buildings)?
The existing proposed area of work is currently impervious. After removal of the equipment we will not be increasing the impervious area.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
None required.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.
Exhaust from construction equipment. Once complete there will be no emissions.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any.
None required.

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 and river it flows into.
No.
 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.
NA
 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.
None.

4. Will the proposal requires surface water withdrawals or diversions? Give 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.

No.

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.

b. Ground:

1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals.....; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c. Water Runoff (including storm water):

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

Storm water will be the only source and it will continue to be collected and directed into the existing storm water management system.

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

No.

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

None required.

4. Plants

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

All these deciduous tree: alder, maple, aspen, other

All these evergreen tree: fir, cedar, pine, other

Yes shrubs

No pasture

No crop or grain

None wet solid plants: cattail, buttercup, bullrush, skunk cabbage, other

None water plants: water lily, eelgrass, milfoil, other
other types of vegetation

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

None.

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

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

None will be required at the location of this work. The existing equipment is be removed in this area and replaced with pads for new equipment.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other _____

Mammals: deer, bear, elk, beaver, other _____

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

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

None known.

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

None known.

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

None required.

6. Energy and Natural Resources

- a. What kind of energy (electric, natural gas, oil, wood, stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Diesel Fuel Oil for use in the Electrical emergency generators.

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

No.

- c. What kind of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

**The building is an energy efficient Data Center with a low Power Usage Efficiency (PUE).
The PUE is considerably lower than the industry standard.**

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazard waste, that could occur as a result of this proposal? If so, describe.

Potential of diesel fuel spill during the filling process. The tanks that are being installed are double walled, self contained for leaks.

1. Describe special emergency services that might be required.
No additional emergency services will be required beyond what is currently provided.
2. Proposed measures to reduce or control environmental health hazards, if any.

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
None.
2. What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
No additional noise will be generated due to this proposal beyond what is currently created by the approved project.
3. Proposed measures to reduce or control noise impacts, if any.
None required.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?
The site is currently used as a Data Center. This use will continue. The property to the north is currently residential.
- b. Has the site been used for agriculture? If so, describe.
No.

- c. Describe any structures on the site.
The site currently has multiple buildings. A 300,000 SF Data Center, a waste water treatment building, two spec office buildings, remaining storage building (old DI Bldg.) and three water storage tanks,
- d. Will any structures be demolished? If so, what?
Yes, a list of structures to be demolished is included with this Checklist.
- e. What is the current zoning classification of the site?
MP Business Park
- f. What is the current comprehensive plan designation of the site?
B/IP – Business / Industrial Park
- g. If applicable, what is the current shoreline master program designation of the site?
NA
- h. Has any part of the site been classified as an "environmentally sensitive" area. If so, specify.
None. The area of the site we are addressing here is currently utilized. We are removing the existing equipment and installing new.
- i. Approximately how many people would reside or work in the completed project?
This portion of the project does not require any additional residence or workers.
- j. Approximately how many people would the completed project displace?
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any?
None required.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.
No measures required. The proposed use is the same as the current use.

9. **Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
No housing on site
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.
None.
- c. Proposed measures to reduce or control housing impacts, if any.

None required.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principle exterior building material(s) proposed?
The fuel tanks will be approximately 15 feet tall.
- b. What views in the immediate vicinity would be altered or obstructed?
None.
- c. Proposed measures to reduce or control aesthetic impacts, if any.
None required.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
No new or additional light will be required. The existing yard is currently lit. The lighting may be replaced with more efficient lighting, but the lighting levels will be maintained.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No.
- 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?
None required.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
NA
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.
None required.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None known.

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

None required.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Site is located on 39th Avenue SE

- b. Is site currently serviced in public transit? If not, what is the approximate distance to the nearest transit stop?

No

- c. How many parking spaces would the completed project have? How many would the project eliminate?

This portion of the project does not have any parking requirements. There will be no stalls created or lost due to this submittal.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No.

- e. Will the project use (or occur in the immediate vicinity of) water, rain, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

This portion of the project does not generate any trips. It is the replacement of mechanical.

- g. Proposed measures to reduce or control transportation impacts, if any.
None required.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
No additional services would be required.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
None required.

16. Utilities

- 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 Service, Telephone, Sanitary Sewer, Data Service.
- 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.
The site is currently served by all the required utilities. No additional utility services will be required for this project.

C. SIGNATURE

I hereby state that I am the owner or authorized agent listed above, and certify that all information contained above and in exhibits attached hereto are true and correct to the best of my knowledge and belief. I understand that the processing of this application may require additional supporting material upon request to City staff.

RIGHT OF ENTRY: By signing this application the applicant grants unto the City and it's agents the right to enter upon the premises for purpose of conducting all necessary inspection to determine compliance with applicable laws, codes, and regulations. This right of entry shall continue until a certificate of occupancy is issued for the property.

Signature of Property Owner: _____

Date: _____

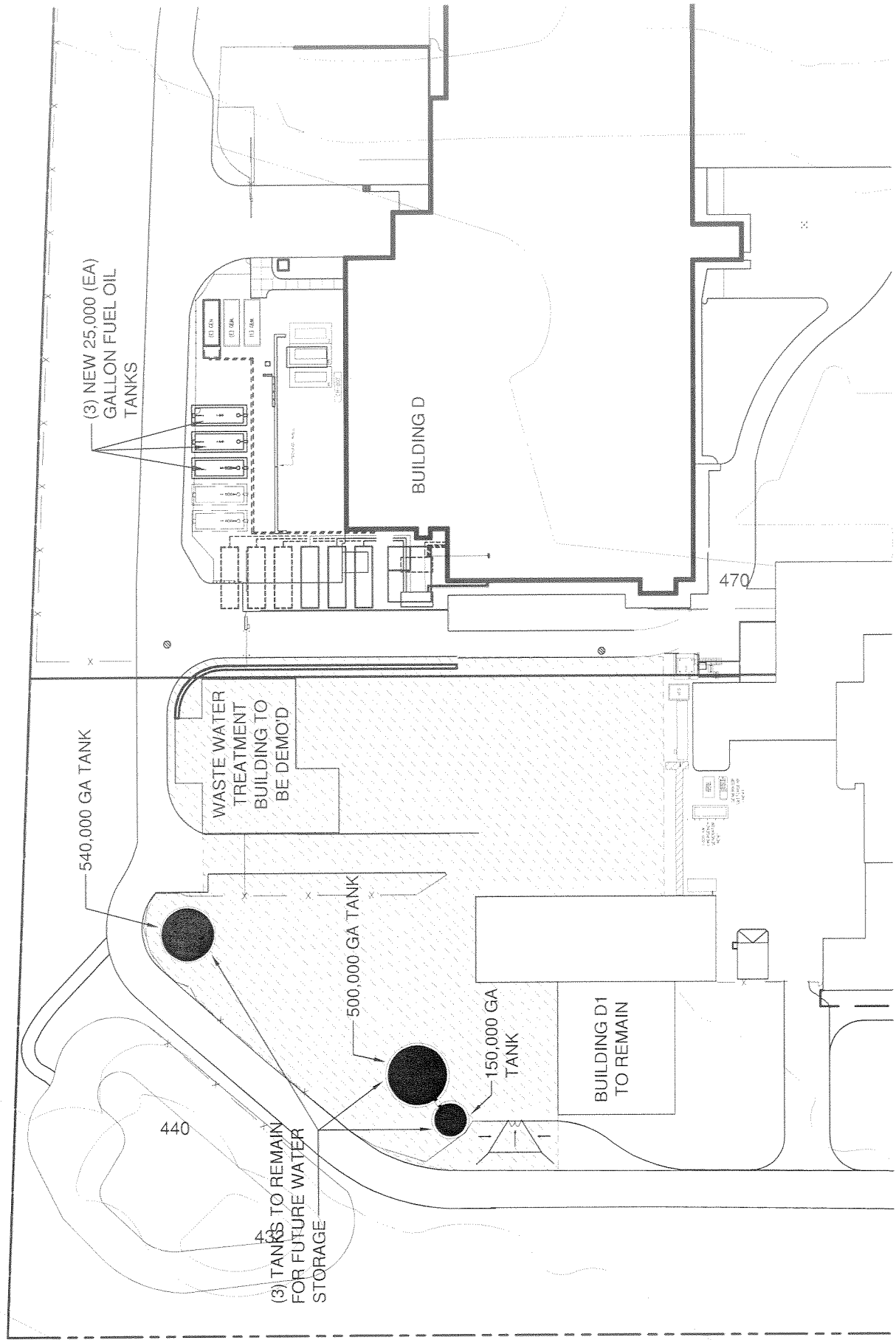
Signature of Agent: _____

Date: _____

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

Dated: _____ in _____, Washington.

(Signature of Applicant)



SITE PLAN

SCALE: 1"=100'-0"



North Yard Equipment and Tank Removal

01/21/10

1. Waste Water Building Including the Following Tanks

Waste Water t-14	20,000 gal.
Waste Water t-10	24,000 gal.
Waste Water t-26	4,000 gal.
Waste Water t-27	2,950 gal.
Waste Water t-28	2,950 gal.
Waste Water t-51	530 gal.
Waste Water t-52	530 gal.
Waste Water t-53	530 gal.
Waste Water t-54	530 gal.
Waste Water t1.21	10,000 gal.
Waste Water t1.22	10,000 gal.
Waste Water t-1.23	10,000 gal.
waste Water t2.1	10,000 gal.
Waste Water t2.2	2,000 gal.
Waste Water t3.2	2,000 gal.
Waste Water t4.2	5,000 gal.
Waste Water t4.3	7,500 gal.
Waste Water ft4.4	2,000 gal.
Waste Water t10.1	6,200 gal.
Waste Water t10.2	6,200 gal.
Waste Water t10.4	6,200 gal.
Waste Water t10.6	6,200 gal.
Waste Water v103	30,000 gal.
Waste Water v111a/b	25,000 gal.
Total	<u>194,320 gal.</u>

2. Tanks in open yard

Acid Waste Tank	6,000 gal.
Back Wash Tank, 2 ea.	26,800 gal.
SOR Tanks, 5 ea.	205,000 gal.
Sodium Hydroxide	2,000 gal.
Solvent Acid Dilution	20,000 gal.
Hydroxide Upset Tank	15,000 gal.
Argon	500 gal.
Nitrogen	800 gal.
D.I. Water, 8 ea	200,000 gal.
Acid Waste	3,000 gal.
Acid Waste, 2 ea	4,000 gal.
Calcium Chloride	2,500 gal.
Caustic Treatment	5,000 gal.
Sulfuric Acid	200 gal.
Nuetralization, 3 ea	18,000 gal.
Acid Waste Tank	9,300 gal.
Flocculation Tank	655 gal.
PH Control	7,000 gal.
Acid Rinse	25,000 gal.
Total	<u>550,755 gal.</u>

3. Tanks in D.I. Bldg.

44 various sizes 100,000 gal.

4. Equipment in open yard

Waste Water Scubbers 4 each

Waste Water Clarifiers 5 each

Cooling Towers 3 each

Oxygen Purifier 1 each

Vacuum Degasifier 1 each

5. Other

Overhead Pipe Structure

Supporting Concrete Chipped down below grade