



CITY OF PUYALLUP

Development Services Department

333 South Meridian
Puyallup WA 98371

ADDENDUM TO PRIOR RELEASED SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT (SEIS)

for

Benaroya Building D equipment demolition/diesel tank installation

Case No. P-10-0014

On February 5, 2010, an addendum was issued to an earlier SEPA SEIS issued by the City of Puyallup on July 16, 1996 for the construction of Building D on the then-MASCA Semiconductor Plant at 1111 39th Avenue SE in Puyallup. That 1996 SEIS covered full environmental review for the construction of that 287,000 square foot Building D structure - designed for semiconductor fabrication - as well as a variety of ancillary uses, including gas storage tanks, water treatment structures/piping, an abutting utility yard and extensive related mechanical/plumbing/electrical equipment associated with the overall operations.

The current site owner/applicant, Benaroya Companies, is converting the overall former MASCA (aka Microchip) site into a technology-office park. As a part of that project, Building D is being converted to a potential data center facility. Extensive interior tenant improvements have already been permitted as a part of this conversion. Benaroya now proposes the removal/addition of multiple diesel gas tanks adjacent to Building D, as well as the demolition of water treatment building/tanks and associated equipment exterior to the building.

New information has been provided by the applicant that 3,500 cubic yards of fill and 1,600 cubic yards of topsoil will be imported to prepare the site for the new equipment. All other aspects of this action remain the same. This revision to the project description, while not disclosed in the February 5, 2010 Addendum, is not found to substantially change the analysis of impacts or alternatives from prior determinations. Therefore, this Addendum is being issued to meet SEPA environmental review requirements for this revised action. Pursuant to WAC 197-11-625, there will be no comment period associated with this SEIS Addendum.

Date of Issuance:

September 23, 2010

Description of Proposal:

The demolition/removal of water treatment building and tanks and equipment west-northwest of the Benaroya Building D, as well as the removal of a diesel tank located in the utility yard immediately north of Building D and installation of three new 25,000 gallon diesel tanks to support generator operations. This action would not involve alterations to Building D itself. ***This proposal will also***

involve the import of approximately 3,500 cubic yards of fill and 1,300 cubic yards of topsoil.

Location of Proposal: The action would occur in external equipment yards on the northern portion (adjacent to Building D) of the 95-acre Benaroya site, 1111 39th Avenue SE.

Proponent: Architect: PKJB Architectural Group (Gregg Percich)
119 South Main Street, #410
Seattle, WA 98104
Applicant: Benaroya Companies (Mark Johnson)
1100 Olive Way, Suite 1700
Seattle, WA 98101

Lead Agency Responsible Official: Thomas C. Utterback, AICP
Planning Director
City of Puyallup Development Services Center
333 South Meridian
Puyallup, WA 98371
(253) 841-5502

City of Puyallup Permits: Engineering, Fire and Building Permits

Zoning: MP, Manufacturing Park

Comprehensive Plan B/IP, Business/Industrial Park

Comments


There will be no comment period associated with this Addendum Determination. Contact Katie Baker, Associate Planner at kbaker@ci.puyallup.wa.us or (253) 435-3604 with questions about the project.

Appeals

Any person directly affected by this proposal may appeal the Addendum by filing a written appeal submitted to the Responsible Official, Tom Utterback by **5:00 pm on Thursday, October 07, 2010**, at the City of Puyallup Development Services Center, 333 South Meridian, Puyallup WA 98371. Prior to submittal and payment of the \$650.00 appeal fee, consult PMC 21.04.205 regarding SEPA Appeals or contact Katie Baker to ask about the appeal procedures. Be prepared to make specific factual reasons, rationale, and/or the basis for the appeal.

Publication Date: _____ Notice Published in: _____


Katie Baker
Project Planner


Date



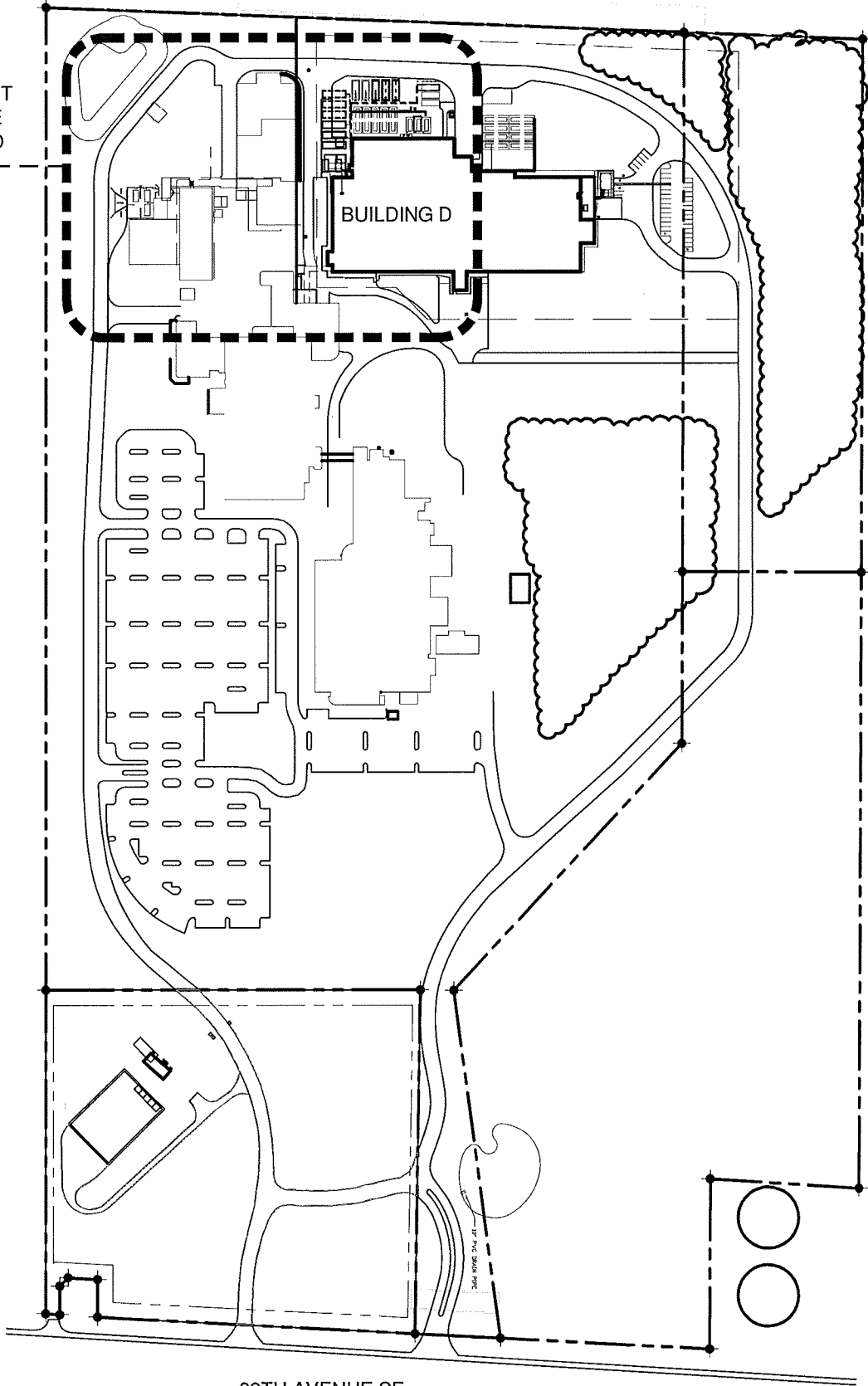
Tom Utterback, AICP
Planning Director
City of Puyallup Responsible Official



Date

Attachments: *Vicinity Map*
Addendum issued February 5, 2010
Letter providing new information, dated September 22, 2010

EQUIPMENT
YARD, SEE
ENLARGED
PLAN



39TH AVENUE SE



VICINITY MAP

SCALE: NTS

Benaroya Companies
3600 136th Place SE, Suite 250
Bellevue, Washington 98006
Telephone: (425) 440-6700
Facsimile: (425) 440-6730
www.benaroya.com



September 22, 2010

Katie Baker
City of Puyallup
333 S. Meridian
Puyallup, WA 98371

Re: South Hill Business + Technology Center
North Yard – Addendum to SEIS

Dear Katie:

On February 5, 2010 we were issued an Addendum relating to a prior SEIS. Certain modifications, to the previously submitted checklist, need to be noted. As requested, changes to the prior checklist are as follows:

1. Import approximately 3,500 cubic yards of native structural fill material from an adjacent site (Lowe's Project).
2. Import approximately 1,300 cubic yards of topsoil (from Lowe's Project) for planting of grass.
3. Hydroseed and irrigate area.

The above work is located in the cross hatched area on the attached site plan.

Thank you for your assistance. Should have any questions, I can be reached at 206-619-5339.

Sincerely,

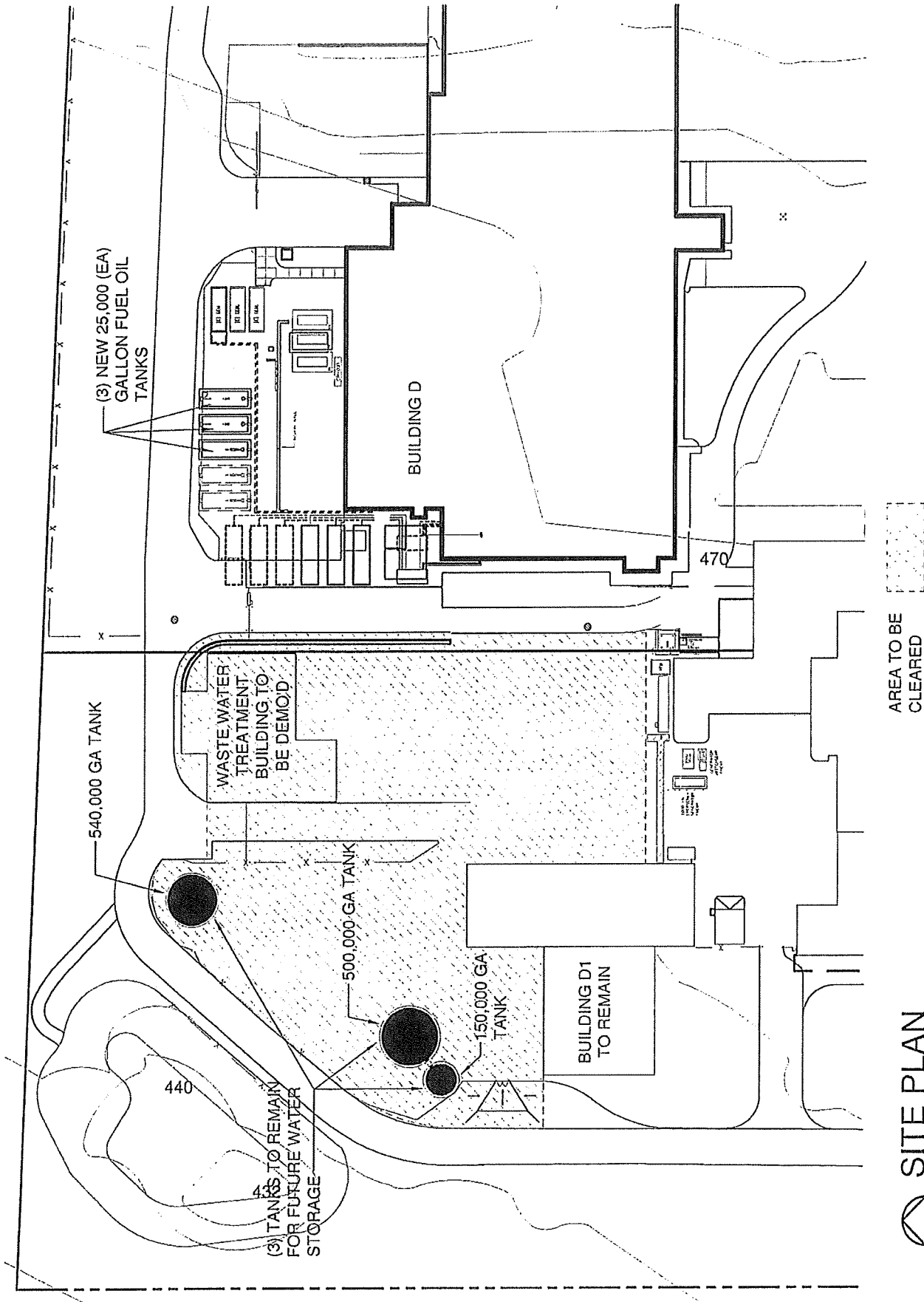
A handwritten signature in blue ink, appearing to read 'Mark Johnson'.

Mark Johnson
BCC Puyallup, LLC

RECEIVED
DEVELOPMENT SERVICES

SEP 22 2010

CITY OF PUYALLUP



AREA TO BE CLEARED

SITE PLAN
SCALE: 1"=100'-0"





CITY OF PUYALLUP

Development Services Department

333 South Meridian
Puyallup WA 98371

ADDENDUM TO PRIOR RELEASED SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT (SEIS)

for
Benaroya Building D equipment demolition/diesel tank installation
Case No. P-10-0014

This is an addendum to an earlier SEPA SEIS issued by the City of Puyallup on 7/16/96 for the construction of Building D on the then-MASCA Semiconductor Plant at 1111 39th Avenue SE in Puyallup. That 1996 SEIS covered full environmental review for the construction of that 287,000 square foot Building D structure - designed for semiconductor fabrication - as well as a variety of ancillary uses, including gas storage tanks, water treatment structures/piping, an abutting utility yard and extensive related mechanical/plumbing/electrical equipment associated with the overall operations.

The current site owner/applicant, Benaroya Companies, is currently converting the overall former MASCA (aka Microchip) site into a technology-office park. As a part of that project, Building D is being converted to a potential data center facility. Extensive interior tenant improvements have already been permitted as a part of this conversion. Benaroya now proposes the removal/addition of multiple diesel gas tanks adjacent to Building D, as well as the demolition of water treatment building/tanks and associated equipment exterior to the building. This Addendum is being issued to meet SEPA environmental review requirements for this new action. Pursuant to WAC 197-11-625, there will be no comment period associated with this SEIS Addendum.

Date of Issuance:	February 5, 2010
Description of Proposal:	The demolition/removal of water treatment building and tanks and equipment west-northwest of the Benaroya Building D, as well as the removal of a diesel tank located in the utility yard immediately north of Building D and installation of three new 25,000 gallon diesel tanks to support generator operations. This action would not involve alterations to Building D itself.
Location of Proposal:	The action would occur in external equipment yards on the northern portion (adjacent to Building D) of the 95-acre Benaroya site, 1111 39 th Avenue SE.

Proponent: Architect: PKJB Architectural Group (Gregg Percich)
119 South Main Street, #410
Seattle, WA 98104
Applicant: Benaroya Companies (Mark Johnson)
1100 Olive Way, Suite 1700
Seattle, WA 98101

Lead Agency Responsible Official: Thomas C. Utterback, AICP
Planning Director
City of Puyallup Development Services Center
333 South Meridian
Puyallup, WA 98371
(253) 841-5502

City of Puyallup Permits: Engineering, Fire and Building Permits

Zoning: MP, Manufacturing Park

Comprehensive Plan B/IP, Business/Industrial Park

Notes:

1. This finding is based on review of the 1996 Building D SEIS (Draft and Final), as well as the following documents submitted by the current applicant:
 - a. SEPA Checklist, signed January 26, 2010.
 - b. Associated Site Plans and Equipment Tank/Removal data, dated 1/21/10

2. This finding is based on review of the following comments submitted by Puyallup citizens:
 - a. No public comment was received.

3. The 1996 SEIS for the initial Building D construction provided sufficient SEPA review for that development project, including all ancillary mechanical areas. That SEIS found potentially significant impacts, and applied corresponding mitigation measures, in the following areas:
 - *air quality*
 - *water/stormwater*
 - *plants/aesthetics*
 - *environmental health/ emergency response*
 - *environmental health/noise & odor*
 - *utilities/sanitary sewer*

- *utilities/water*

Those mitigation measures were then imposed during City permitting for the subsequent development of Building D. Building D, along with the remainder of the entire 95-acre semiconductor plant, has been largely unused for active operations since issuance of that 1996 SEIS.

Benaroya Companies conversion of the entire site to a research and office park, and Building D to a data center facility, is considered to be a beneficial environmental impact, as the level of environmental health and utility-related impacts is generally much less for such proposed uses as the former semiconductor fabrication operations.

4. Staff finds that the proposed action, to remove/install new diesel tanks and to demolish/remove a variety of water treatment and associated tanks/equipment from the Building D vicinity, would constitute a relatively minor change to the overall project description covered under the 1996 SEIS. The footprint and basic design of Building D is not being affected by this proposed mechanical equipment action, nor are any related site roads, accessways or open space areas. All work under this 20101 action would take place within fenced, external yards already devoted to mechanical equipment. The proposed mechanical work is not found to substantially change the analysis of significant impacts and alternatives covered in the prior SEIS document. Further, assuming imposition of all applicable City building, fire and related codes, staff does not find any significant impacts resulting purely from this current action to alter/remove various tanks and mechanical equipment. Therefore, per SEPA WAC 197-11-600(4.c), the Responsible Official finds that this Addendum to the previous SEIS is the appropriate Determination for this 2010 action.

5. Issuance of this threshold determination does not constitute approval of the permit. This proposal is being reviewed for compliance with all applicable City codes that regulate development activities, including, but not limited to, the International Fire and Building Codes, City of Puyallup Engineering Standards and Surface Water Design Manual.

Addendum to SEIS

- A. As documented above, the Responsible Official of the lead agency finds that the above described current proposed action does not itself have a probable significant adverse impact on the environment, provided all applicable conditions of permit issuance are fully met. Staff finds that this Determination "adds information" to the project description covered under the 1996 Building D SEIS (Draft and Final), but does not substantially change the analysis of environmental impacts and alternatives as contained therein. All relevant mitigation measures from that prior document may still be applied to this current proposal during permitting, as deemed appropriate. No new mitigation measures are being attached to this Addendum.

A completed Checklist, with attached site plan and list of equipment to be removed, is attached to this Determination, as is a Summary of Findings from the 1996 Draft SEIS. A full copy of that SEIS (Draft and Final) is available for review at the Puyallup Development Services Center, 333 South Meridian, during normal business hours.

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 and considering mitigation measures which the agency or the Applicant will implement as part of the proposal. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public on request.

Comments

There will be no comment period associated with this Addendum Determination. Contact Tom Utterback, Planning Director at (253) 841-5502 or at tomu@ci.puyallup.wa.us with questions about the project.

Appeals

Any person directly affected by this proposal may appeal the Addendum by filing a written appeal with the Responsible Official, Tom Utterback by 5:00 pm on Tuesday, February 16, 2010, at the above address. Prior to submittal and payment of the \$570.00 appeal fee, consult PMC 21.04.205 regarding SEPA Appeals or contact Tom Utterback to ask about the appeal procedures. Be prepared to make specific factual reasons, rationale, and/or the basis for the appeal.

Publication Date: _____ Notice Published in: _____

TCW

Project Planner

Date

Tom Utterback

Tom Utterback, AICP
Planning Director
City of Puyallup Responsible Official

2/5/10

Date

Attachments: - *Vicinity Map*

- *Environmental Checklist, with Site Plan, Equipment Removal List*
- *Summary of Findings, 1996 SEIS*