P-21-0033
4.2.21

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

SEPA ENVIRONMENTAL CHECKLIST (2015 UPDATED VERSION)

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. 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.

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 or 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.

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

1019 39TH AVENUE SE, SUITE 100 | PUYALLUP, WA 98374 | P 253.604.6600

TECHNICAL MEMORANDUM

DATE:	March 29, 2021
TO:	Washington State Department of Ecology
FROM:	Zac Garrard, EIT
SUBJECT:	Stormwater Basis of Design
CC:	Darren Sandeno
PROJECT NUMBER:	217-7312-004
PROJECT NAME:	South Hill Business & Technology Center Parking Expansion

PROJECT OVERVIEW

The South Hill Business & Technology Center Parking Expansion project proposes to expand their office park parking lot on roughly 10-acres undeveloped land in Puyallup, WA. The development includes clearing and grubbing, mass grading earthwork, paving roadway and parking circulation, storm drainage, landscaping, illumination, and pedestrian walkways to serve existing data centers and offices.

The finished site will be approximately 70% impervious with 5.5-acres of paved surfaces and 2.75-acres of pervious landscaping and stormwater management facilities.

The South Hill Business & Technology Center is generally located southeast Puyallup, WA located off SE 39th Avenue east of Bradley Lake and west of Pierce College. The parking expansion will occur on the eastern portion of the existing office park currently a mixture of gravel maintenance yard area and wooded slopes.

EXISTING SITE CONDITIONS

The Parking Expansion will occur in the east-central portion of the existing business park roughly 9.56-acres in size, which consists of a gravel maintenance yard area adjacent to the eastern building face and extends into an undeveloped wood area in the slopes extending away to the east. The maintenance yard is previously graded and relatively flat with increasing slopes stretching into the wooded area up to match an existing circulation road. The wooded area varies in steepness of slopes, but generally extends to the east with a few areas defined by flatter reliefs and ridges. The wooded area is densely covered in various cedar and fir trees, shrubs, and thickets of blackberry vines. Currently, 7.18-acres are pervious and 2.38 acres are composed of impervious surfaces.

EXISTING SITE HYDROLOGY

The existing site is primarily separated into the previously graded maintenance yard and the undeveloped wooded area.

The maintenance yard composed of various gravel, asphalt, and concrete hard surfaces gradually slopes away from the eastern building face at slopes $\leq$ 2.0% with storm drain inlets and structures through the area for runoff generated from these surfaces, which are conveyed through a storm pipe network to the northwest of the site eventually outfalling into Bradley Lake.

The wooded area is densely covered in various types of vegetation. Rainfall over this area does not produce the same concentration of runoff as the developed areas due to abstractions in the hydrologic process as a result of the foliage. Stormwater is managed much closer to the initial source of rainfall by collecting, ponding, and infiltrating into the existing soils. Runoff that does collect and sheet flow down the slopes of the wooded area is collected in a delineated wetland near the south-central end of the project area where it ponds. Other runoff collects at the edge of the maintenance yard.

PROPOSED SITE CONDITIONS

The Parking Expansion project proposes to construct 687 parking stalls, 5.5-scres of circulation roads, pedestrian walkways, stormwater planters, and site lighting. The site will be mass graded to provide moderate slopes for the parking and roadways, and generally it will follow the existing grades by gradually rising to the east to the extent of construction limits. The surface parking lot will be split into various drive aisles delineating the stalls with landscape or walkways breaking up the rows of parking. Underground stormwater detention chambers will be used in conjunction with water quality swales to manage all new runoff generated as a result of the project.

The proposed project will result in 6.81-acres of impervious surfaces and 2.75-acres of pervious surfaces.

PROPOSED SITE HYDROLOGY

The paved surfaces and other hardscapes will result in a greater quantity and concentration of stormwater runoff. The site will be graded to convey runoff into water quality planters, swales, and bioretention areas to treat and filter runoff from pollutants. Infiltration within these planters will occur at locations explored by a Geotechnical investigation that identified soils suited for it. Overflow inlets and perforated underdrain pipes will convey treated stormwater through storm pipe network into underground chambers. The chambers will have open-bottoms and gravel layers along the exterior to infiltrate stormwater slowly into the subgrade. All new runoff generated is to be managed on-site with emergency overflows towards Bradley Lake.

APPLICABLE SEPA ENVIRONMENTAL ELEMENTS

Earth:

The Parking Expansion will occur in the east-central portion of the existing business park roughly 9.56-acres in size, which consists of a gravel maintenance yard area adjacent to the eastern building face and extends into an undeveloped wood area in the slopes extending away to the east. The maintenance yard is previously graded and relatively flat with increasing slopes stretching into the wooded area up to match an existing circulation road. The wooded area varies in steepness of slopes, but generally extends to the east with a few areas defined by flatter reliefs and ridges.

The wooded area slopes to the east ranging from more mild slopes at 4-6%, averages roughly 15%, and at its steepest is 50% (2:1). The continuous tree cover and understory of plants has helped stabilize the surfaces as the root networks hold the slopes together.

The project will require mass grading to occur in order uniformly level the existing slopes to more mild slopes for driving and parking surfaces. As a result, large volumes of cut and fill are anticipated. The total estimated volume of cut material is 38,781 CY, and the total estimated volume of fill material is 4,281 CY. A geotechnical engineer will determine if cut material is suitable to be reused as general borrow fill materials, and it will otherwise be hauled offsite to an approved location and structural fill will be imported.

Geotechnical investigation borings indicate that surface deposits consist of medium dense silty sand with variable gravel content. Cobbles were observed in some test pits. Silty sand was encountered in areas tested for infiltration. Deeper test pits down to 26.5-feet below ground surface encountered dense to very dense silty sand with gravel.

There are no observed fill locations as the graded portions of the site were cut and levelled, and the undeveloped wooded areas have been undeveloped.

Erosion and construction stormwater pollution are always concerns when earthwork occurs. Temporary erosion and sediment control practices will be designed and implemented throughout the construction sequence to preserve soil stability and integrity while also limiting or preventing any off-site stormwater pollution as a result. Any temporary or permanent cut or fill slope will be done under recommendation of the geotechnical engineers, and final site stabilization practices will be implemented.

AIR

There is a potential for air quality impacts during the construction process of the site with primary concerns regarding dust. Dust control practices such as watering, tarping, or covering exposed and stockpiled areas will occur as specified in the construction stormwater prevention plan.

WATER

There are no bodies of water directly near the proposed construction limits. All stormwater shall be managed on-site by proposed stormwater facilities, detained in underground storm chambers, and infiltrated into the subgrade. An emergency overflow outlet is designed but is anticipated to be used only in storm events exceeding the 100-year event. Groundwater is not anticipated to be impacted as all stormwater will be treated and filtered through water soils mixes approved by the Washington State Department of Ecology prior to infiltrating into the subgrade, which will leave several feet of separation from the groundwater table.

PLANTS

The undeveloped, wooded area in the eastern portion of the project site is densely covered in various cedar and fir trees, shrubs, and thickets of blackberry vines. A wetland area has been delineated in the south-central portion of the site, and no construction activities will occur in the associated buffer or wetlands as a result.

Roughly 7.56-acres of land will be cleared and grubbed as a result of the proposed construction activities while 2-acres of the wooded area will remain undisturbed.

The site will have a landscape plan prepared with various trees, shrubs, and grasses specified. Stormwater quality areas will have compatible grasses, sedges, and shrubs planted. A landscape feature will surround a bioretention pond in the center of the project.

Further details are outlined in the landscape plans.

TRANSPORTATION

The project proposed is an expansion within an existing private business and office complex with existing road circulation. The site will have no direct impact on adjacent public roadways. The project is a surface parking lot expansion, which plans to build 687 stalls composed of ADA, standard, and compact stalls. A series of drive aisles

and connecting roads will connect the surface parking lot with existing roads within the office park. Pedestrian walkways as well as illumination will be throughout the site.

A. BACKGROUND

1. Name of proposed project:

South Hill & Technology Parking Expansion

2. Name of Applicant:

Benaroya Company

3. Mailing address, phone number of applicant and contact person:

3600 136th Place #250 Bellevue, WA 98006
Mark Johnson 206.619.5339

4. Date checklist prepared:

3.31.21

5. Agency requesting checklist:

City of Puyallup

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

Construction initiated Spring 2021 and completed Fall 2021

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

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

A recent wetland delineation was performed as a component of this work

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.

No

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

Building permit for City of Puyallup

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).

Add approximately 670 new parking stalls at the existing South Hill Building and Technology Center. The total project footprint is ~9.5 acres

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.

Project is located at 1019 39th Avenue SW, Puyallup WA. Proposed parking lot will extend west behind the existing southernmost building - see attached plans.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site
(circle one): Flat, rolling, hilly, steep, slopes, mountains, other Slopes

b. What is the steepest slope on the site (approximate percent slope)? Avg 15% greatest 50%

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.

Medium dense silty sand with variable gravel content.

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

None known or indicated in GIS database.

e. Describe the purpose, type and approximately quantities of any filling or grading proposed. Indicate source of fill.

Cut ~38,000 cy Fill ~4,200 cy

f. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

Plans provide detailed information to contractor to minimize erosion

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

~70%

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

Standard erosion control BMPs are proposed and reflected in City submittal plan set.

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.

Exhaust and asphalt paving fumes from construction equipment during construction. Little emissions to air are anticipated post-construction.

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

None known

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

None anticipated

3. Water

a. Surface Water:

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.

Some small wetlands are scattered throughout the site in some of the undeveloped forested areas.

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.

Yes, one wetland is non-jurisdicational within the project area but does not require any buffer.

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

BSP site plan (P-19-0096) shows new parking lot area filling in the wetland. Please reconcile on site plan and in a combined SEPA checklist which version of parking lot expansion is accurate

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 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 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.

No

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.

Stormwater will be treated via bioinfiltration facilities and either infiltrate once clean or be treated and conveyed to an underground vault where it will then infiltrate.

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

No

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

The general drainage patterns will remain the same based upon the topography of the project not being significantly altered

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

Bioinfiltration will be the primary method of stormwater treatment which significantly reduces stormwater runoff.

4. Plants

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

- [x] deciduous tree: alder, maple, aspen, other
- [x] evergreen tree: fir, cedar, pine, other
- [x] shrubs
- [ ] pasture
- [ ] crop or grain
- [ ] orchards, vineyards or other permanent crops.
- [ ] wet solid plants: cattail, buttercup, bullrush, skunk cabbage, other
- [ ] water plants: water lily, eelgrass, milfoil, other
- [ ] other types of vegetation

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

Existing trees and understory vegetation will be removed within the footprint of the proposed parking lot expansion

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

None

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

Proposed landscape will be a mixture of native, naturalized and drought tolerant trees/shrubs/groundcovers based upon City code.

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

Himalayan Blackberry

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 Songbirds

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

Fish: bass, salmon, trout, herring, shellfish, other: None

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.

No

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

None

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

None known

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.

N/A

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.

None

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 as a result of this proposal? If so, describe.

Potential leaking construction machinery.

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

None known

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Adjacent natural gas pipeline which proposed project avoids

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.

None anticipated

4. Describe special emergency services that might be required.

None anticipated

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

Stormwater inlet protecton/contractor to provide spill prevention plan and SWPPP

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noise of construction machinery during construction

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.

Short term construction noise from 7am - 5pm.

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

None anticipated

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 is currently used as office space. Land uses will not affect 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 as a result 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 non-farm or non-forest use?

None

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:

No

c. Describe any structures on the site.

Existing office buildings occupied by several tenants .

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

No

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

Business Park

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

Business Park

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

N/A

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

Small areas of moderate landslide risk as indicated by City GIS.

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

N/A - existing office space

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

None

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

N/A

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

Parking expansion project is compatible with existing land use.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing

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

N/A

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

N/A

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

N/A

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?

N/A

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

None

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

Provide landscaping to mitigate for existing vegetation removed

11. Light and Glare

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

It will provide parking lot LED lighting to a standard level consistent with parking lots.

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?

N/A

12. Recreation

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

Outdoor eating area

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.

N/A

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 located on or near the site? If so, specifically describe.

No

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.

No

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.

GIS data and historical EIS data for the site.

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.

N/A

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.

Existing site accesses will to and from 39th Avenue will remain.

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?

Nearest transit stop is approximately 1500' away.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Proposed project provides ~670 additional parking stalls

d. 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).

No

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

No

f. 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?

None

g. 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

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

None

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.

No

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

N/A

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 services, telephone, sanitary sewer, communications

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.

Extension of existing utilities such as electrical and water

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: 3.31.21

Signature of Agent: _____

Date: 3.31.21

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

Dated: 3.31.21 in Bellevue, Washington.

_____
(Signature of Applicant)