



City of Puyallup
Development Services
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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.

A. BACKGROUND

1. Name of proposed project: Best Parking Lot Cleaning

2. Name of Applicant: Best Parking Lot Cleaning, Inc.

3. Mailing address, phone number of applicant and contact person:
2412 Inter Ave
Puyallup, WA 98372
Contact: Rich Hamilton, rich@bestparkinglot.com

4. Date checklist prepared: February 14, 2020 Revised: February 7, 2022

5. Agency requesting checklist: City of Puyallup

6. Proposed timing or schedule (including phasing, if applicable):
Spring 2022- Summer 2022

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.
Geotechnical Evaluation by Earth Solutions NW LLC dated February 12, 2019
Groundwater Monitoring Program Summary by Earth Solutions NW LLC dated April 27, 2021
Detention Pond Liner & Pavement Section Recommendations by Earth Solutions NW LLC
dated August 3, 2021

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 are known.

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

Construction Stormwater General Permit - Department of Ecology

Civil 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 project proposes to pave approximately 1.03 acres of the existing 1.6 acre gravel parking lot and storage yard. The project will include a stormwater detention pond, conveyance pipes and landscaping. The project site includes the parcels listed under item 12 below for a total acreage of 2.76 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.

The project site is located at 2412 Inter Ave in Puyallup Washington. The site is between the railroad tracks and E Main Avenue, west of Shaw Road. The tax parcel numbers associated with this project are 2105200320, 2105200350, 2105200340 and 2105200361 and they are located in Section 26, Township 20 North, Range 4 East, Willamette Meridian.

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)? 25% _____
- 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.

Per the USDA Soil Survey, the site is mapped as Briscot Loam, a hydrologic group D soil. The geotechnical exploration found fill over silty sand.

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

There are no indications of unstable soils.

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

Approximately 1,500 cubic yards of onsite cut and fill are required to grade the site for the proposed pond and parking lot improvements. If additional fill material is required it will be from an approved source and will consist of clean, granular material.

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

Erosion could occur due to disturbance of soil during grading and construction.

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

Approximately 75% of the project site will be covered with impervious surfaces.

(2.08 acres impervious of 2.76 acres total)

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

Temporary Erosion and Sediment Control (TESC) plans will be prepared for this site prior to initiating land clearing and grading activities. Construction erosion will be controlled by the use of filter fabric fences, a construction access road, and a settlement pond pursuant to City of Puyallup and other agencies' requirements. There will also be a Storm Water Pollution Prevention Plan prepared which will utilize Best Management Practices onsite during construction to control pollutants.

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.

Dust will occur due to trucking activity, placement of fill, and construction. Construction equipment/vehicles and workers' vehicles will produce emissions during construction. Once completed, project occupants' automobiles and trucks to arrive and depart, resulting in some automobile emissions.

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

No off-site sources of emissions or odor will affect this proposal.

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

Control during construction will be achieved by periodic watering down of the site, street sweeping, or by other means as prescribed by the City of Puyallup.

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.

The closest waterbody is Deer Creek and an existing wetland approximately 1200 feet west of the site. Deer Creek flows north into the Puyallup River.

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.

No.

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 surface water will be withdrawn or diverted with this proposal.

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

No, the site is within Zone X, area of minimal flooding per FEMA Map No. 53053C0334E dated 3/7/2017

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 discharges of waste materials to surface waters are planned.

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 wells are proposed but during construction of utilities, dewatering may be necessary.

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 waste material will be discharged into the ground by this project.

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.

The permanent stormwater system will collect stormwater through a system of catch basins and underground pipes and convey it to the proposed stormwater pond. Discharge of the detention system will be to the existing conveyance pipes within Inter Avenue and eventually to Deer Creek and the Puyallup River.

During the construction phase, the site will be graded so that stormwater is directed to temporary V-ditches with rock checkdams that will convey stormwater to the proposed sediment pond.

2. Could waste materials enter ground or surface waters? If so, generally describe.
Waste materials will be contained and/or controlled to prevent entry into the ground or surface waters

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
No, current drainage is north to the catch basins within Inter Avenue. The proposed system will continue to discharge to the street conveyance system.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any.
Stormwater detention/water quality systems will be provided in accordance with the 2014 Stormwater Management Manual for Western Washington as adopted by the City of Puyallup. The project will match the existing discharge route from the site.

4. Plants

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- pasture
- crop or grain
- 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?

The existing vegetation around the perimeter of the site is mostly grass. This will be removed during construction.

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

The applicant is not aware of any threatened or endangered plant species on the subject site.

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

Upon development, the street frontage and project perimeter will be landscaped with trees, shrubs, and lawns.

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

Himalayan Blackberry may be present onsite.

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 rodents

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

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

The applicant is not aware of any threatened or endangered species on the subject site.

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

The Puyallup River valley is part of a migration route for birds and waterfowl.

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

None are proposed.

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

None are 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.

This is a parking lot project, no energy is needed.

- 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 are proposed.

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.

No.

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

No contamination of the site is 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.

There are existing railroad tracks on the southern boundary of the site. These do not affect the project 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.

No toxic or hazardous chemicals are anticipated to be stored or used on this site.

4. Describe special emergency services that might be required.

No special emergency services will be required.

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

No measures are proposed.

b. Noise

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

Noise from the use of adjacent railroad tracks and streets occur, but do not affect the project.

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 will be generated. Long-term noise would be limited to auto/truck traffic visiting the site.

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

None are proposed.

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.

The site is currently a gravel parking lot used to store equipment and vehicles. Neighboring sites are also developed with industrial uses and storage yards. The proposed project will not affect current land uses on nearby 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?

Per aerial photography the site was vacant in 1990 but did not show evidence of farming or working forest lands. The site has been cleared since at least 2002.

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: Has the site been used for agriculture? If so, describe.

There are some working farms in the area, but this project will not affect or be affected by the surrounding farms.

c. Describe any structures on the site.

The site contains an office/shop building and an additional detached shop building. No buildings are located within the limits of disturbance.

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

No.

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

Limited Manufacturing (ML)

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

Light Manufacturing /Warehousing

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

None.

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

No critical areas are present onsite.

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

As this is a parking lot, there will not be anyone living or working in the completed project.

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

None.

- k. Proposed measures to avoid or reduce displacement impacts, if any?
None are proposed.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.
The project meets the zoning regulations for the Limited Manufacturing zoning.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
None are proposed.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None.

- 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 are proposed.

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?

No buildings or structures will be constructed with this project.

b. What views in the immediate vicinity would be altered or obstructed?
Views may be altered slightly as this project will include perimeter landscaping.

c. Proposed measures to reduce or control aesthetic impacts, if any.
Landscaping will be installed around the project perimeter.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
None, no parking lot lights are proposed.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not applicable.

c. What existing off-site sources of light or glare may affect your proposal?
There are no offsite sources of light or glare that affect the project.

d. Proposed measures to reduce or control light and glare impacts, if any?
None are proposed.

12. Recreation

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

There are no recreational opportunities in the immediate project vicinity. There is an existing golf course and river walk to the north.

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

There is a home on the north side of Inter Avenue that is more than 100 years old but the applicant is not aware that it is listed on or eligible for national, state, or local preservation.

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.

There are no known landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

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.

This site has been developed for approximately 20 years. No consultation has taken place for this site. Puyallup historical building maps were reviewed but the survey doesn't extend east of SR-512. DAHP/WISAARD mapping was used to assess potential impacts and resources.

- 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.

None are proposed but if evidence is found during construction, activity will halt until the City is contacted and the site is evaluated.

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.

Inter Avenue is adjacent to the north side of the site. Access to Inter Avenue is from E Main Avenue or 23rd Street East. There is access to SR-410 to the northeast and access to SR-512 to the west.

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

No. The closest stop is along East Main Street, approximately 1600 feet from the site.

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

No striped parking spaces are proposed as this is a vehicle and equipment storage area. The existing gravel parking lot holds approximately 50 vehicles. The proposed area is expected to accommodate the same amount.

- 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 road improvements are proposed.

- e. Will the project 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? If known, indicate when peak volumes would occur.

This project will not generate any new trips as it is just paving an existing gravel parking lot.

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

None are proposed.

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 increase in public services will be necessary.

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

None are proposed.

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.

Additional storm conveyance piping is proposed onsite but it will be a private system. An irrigation meter may be necessary, the City of Puyallup provides water service in this area.

C. SIGNATURE

I hereby state that I am the owner or authorized agent listed above, and certify that all information contained above and 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 its 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: February 10, 2022 in Kent, Washington.



(Signature of Applicant)