



City of Puyallup
Development Services
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Puyallup, WA 98374
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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: Red Dot Office Tenant Improvement

2. Name of Applicant: Brandon Dickens, IDI Logistics

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

<u>Brandon Dickens</u>	<u>Contact: Zayin Wall</u>
<u>IDI Logistics</u>	<u>Barghausen Consulting Engineers</u>
<u>840 Apollo Street, Suite 343</u>	<u>18215 – 72nd Avenue South</u>
<u>El Segundo, CA 90245</u>	<u>Kent, WA 98032</u>
<u>714-915-7678</u>	<u>(425) 251-6222</u>

4. Date checklist prepared: June 1, 2022

5. Agency requesting checklist: City of Puyallup

6. Proposed timing or schedule (including phasing, if applicable):
Construction to start summer of 2022 or as soon as applicable permits are issued.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
There are no plans for future development beyond the scope of work identified in this application.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Environmental Checklist
Traffic Scoping Worksheet
Traffic Impact Analysis

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.

There are no pending applications or approvals affecting this property to our knowledge.

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

Environmental Determination by City of Puyallup

Site Plan Approval by City of Puyallup

Civil Construction Permit by City of Puyallup

Grading Permit by City of Puyallup

Building Permit for Tenant Improvements by City of Puyallup

Sanitary Sewer Permit by 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).

The Red Dot Office Tenant Improvement project is located on a 9.83-acre site in Puyallup, Pierce County, Washington at 2504 East Main Avenue with access to the building via one driveway onto East Main Avenue. The proposed project is a change of use from the current warehouse use to a proposed manufacturing use. Building improvements will include expansion of the office and mezzanine areas, new elevator, breakroom, restrooms, offices, and air conditioning. Site improvements will include conversion of approximately 41 existing trailer stalls to approximately 88 automobile parking stalls, storm drainage revisions to accommodate the site improvement and associated new landscaping. A previous SEPA Mitigated Determination of Non-significance was issued on April 3, 2020 for construction of a 199,184 square foot warehouse use facility.

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 site is located 2504 East Main Avenue and is within a portion of the southwest quarter of Section 26, Township 20 North, Range 4 East, W.M. in the City of Puyallup, Pierce County, Washington.

Tax Parcel Nos: 042026-4065

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 steepest slope on the site is approximately 25 percent.
- 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.

In general, the site soils generally consist of alluvial silts and sands to the termination of the test pits. The upper soil conditions noted in the CPTs are generally consistent with the soils observed in the test pits. CPT data indicates the highly variable interbedded alluvial soils composed of silts, clays, and silty sand layers are present to the total depth of the CPT. Please refer to the geotech report prepared by Terra Associates for complete soils information.

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

No history of unstable soils is known to exist to our knowledge.

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

Approximately 0 cubic yards of cut and 50 cubic yards of fill material will be used in association with the parking redevelopment and site improvements. The source of fill material is unknown at this time but will be from an approved source.

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

Depending on weather conditions, erosion could occur as a result of construction activities.

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

Approximately 87 percent of the site is impervious surface containing the existing building, parking and areas of landscaping.

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

Temporary erosion and sedimentation control measures per City of Puyallup standards will be implemented for the proposed site changes.

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.

During construction, emissions from construction equipment would be present. No new emissions are anticipated from the completed project.

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

Emissions from vehicular traffic on area roadways are present but would not be anticipated to affect the project.

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

Construction equipment will meet emission control standards. No other specific measures are proposed.

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.

There are no surface water bodies on the site. The Puyallup River is located north of the site and a tributary to the Puyallup River is located south of the site and areas of floodways are located around these water bodies but would not affect the proposed redevelopment.

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 work will take place in or near any waters.

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.

No fill or dredge material will be placed in or removed from any surface waters.

4. Will the proposal requires surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.

No surface water withdrawals or diversions are proposed.

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

The site is not located in a 100-year flood zone per FIRM Map Panel 53053C0334E, dated March 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 waste materials will be discharged to surface waters under this proposal.

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 groundwater will be withdrawn or water discharged to groundwater.

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 to the ground. Waste water generated as a result of the change of use to a manufacturing process will be routed through a filtration system prior to discharge to the existing storm system.

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 source of runoff is rainfall from building rooftop and pavement areas. Storm water in the areas of redevelopment will be routed through storm pipe and catch basins for water quality treatment prior to discharging into the existing City of Puyallup storm drainage system.

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

No waste materials will enter ground or surface waters. All stormwater will be routed to the detention/water quality system prior to discharge to the existing storm drainage system.

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

The drainage pattern will remain as under existing condition.

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

The existing storm drainage system was designed to meet City of Puyallup standards and implemented to control surface, ground and runoff water impacts.

4. Plants

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

 X deciduous tree: alder, maple, aspen, other
 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; grass

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

Existing landscaping and vegetation will be revised in the areas proposed for redevelopment.

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

None are known to be on or near the site to our knowledge.

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

Landscaping revisions will be designed and installed to meet current City of Puyallup standards.

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

None are known to be on or near the site to our knowledge.

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 are known to be on or near the site to our knowledge.

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

Yes, the site is part of the Pacific Flyway for Migratory Birds.

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

Implementation of new landscaping is proposed in the area of work along East Main Avenue and will meet current city requirements.

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

None are known to be on or near the site to our knowledge.

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.

The redevelopment of the building will use existing electricity and natural gas services.

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

The existing building would not affect the use of solar energy by an adjacent property.

- 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.

Changes to the existing building will be constructed per current energy code requirements.

No other specific measures 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.

The proposed change of use to a manufacturing process will include the use of chemicals and will meet all City of Puyallup and Pierce County wastewater treatment requirements as applicable.

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

There is no known contamination at the site to our knowledge.

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.

None are known to exist to our knowledge.

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.

Chemicals associated with the manufacturing of HVAC units will be present.

4. Describe special emergency services that might be required.
Other than fire, police and medical services already available in the area, no additional special emergency services are expected to be needed.

5. Proposed measures to reduce or control environmental health hazards, if any.
A pollution and spill prevention plan will be implemented by the contractor for the construction of the proposed parking revision. The manufacturing process will meet all city and county requirements to control environmental health hazards, if encountered.

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Noise from traffic along East Main Avenue and surrounding commercial and residential use developments would exist but would not be anticipated to affect the proposed redevelopment of the site.

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.
During construction, noise from construction equipment would be present from approximately 7 am to 5 pm, Monday through Friday. Upon project completion, noise from automobile traffic to and from the site would be present daily.

3. Proposed measures to reduce or control noise impacts, if any.
Construction equipment will be maintained and will meet noise ordinance requirements. No other specific measures 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 occupied by an existing warehouse use building. Multi-family developments are located across East Main Street to the north. Commercial and industrial use facilities are located to the west and south and single-family homes are located to the east.

- 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?

The site was used for agriculture in the past however most agricultural uses have been converted to warehouse/manufacturing uses per current City of Puyallup zoning.

- 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:

It is not anticipated that the existing building would affect any farming in the area.

- c. Describe any structures on the site.

A warehouse use facility is located on the site.

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

No structures will be removed.

- e. What is the current zoning classification of the site?
The site is zoned ML (Limited Manufacturing) with an Agricultural Overlay.
- f. What is the current comprehensive plan designation of the site?
The comprehensive plan designation is LM/W (Light Manufacturing and Warehousing).
- 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.
Per City of Puyallup classifications, the site is located in a critical aquifer recharge area and volcanic hazard area.
- i. Approximately how many people would reside or work in the completed project?
A maximum of 195 persons will work at the completed development based on the proposed building tenant.
- j. Approximately how many people would the completed project displace?
A new tenant will occupy the building, which is not currently occupied. Therefore, it is not anticipated that persons will be displaced.
- k. Proposed measures to avoid or reduce displacement impacts, if any?
No specific measures are proposed.

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

The change of use to manufacturing is a permitted use within the ML zone and the development will comply with city zoning and design standards.

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

There are no working farm or forest lands in the immediate vicinity of the site.

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?

No new structures are proposed.

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

No views would be altered or obstructed.

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

New landscaping associated with the redevelopment of parking areas along East Main Avenue will meet City of Puyallup standards.

11. Light and Glare

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

It is not anticipated that the project would produce new light or glare impacts.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

It is not anticipated that light or glare from the existing building would create safety hazards.

c. What existing off-site sources of light or glare may affect your proposal?

Light from vehicular traffic on adjacent roadways and parking lot and building lights from adjacent developments may be present but would not be anticipated to affect the project.

d. Proposed measures to reduce or control light and glare impacts, if any?

No new measures are proposed.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
East Main Avenue at approximately 27th Street S.E. has bike and pedestrian access to the Riverwalk Trails which continues northeast to where the trail runs adjacent to the Puyallup River.

- b. Would the proposed project displace any existing recreational uses? If so, describe.
No recreational uses will be displaced.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.
No specific measures 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 are no buildings located on the site that are listed in preservation registers. One single-family residential home built in 1908 and located south of the site at 2401 Inter Avenue is listed in the Washington Information System for Architectural and Archeological Records Data (WISAARD). This structure is not recommended as eligible for listing in the Washington Historic Register due to loss of integrity of character, integrity of setting and condition of the structure.

- 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.
None are known to be on or near the site to our knowledge.

- 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.

A search of the site using the online WISAARD resource has been conducted.

- d. 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.

The site is developed and therefore, no specific measures are proposed.

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.

Access to the site is via East Main Avenue with one driveway constructed on East Main Avenue for access.

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

The site is served by Pierce Transit Route 409 with stops located along East Main Avenue to the north of Shaw Road and to the south of 23rd Street N.E.

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

Approximately 88 vehicular automobile parking stalls will be constructed to replace 44 existing trailer stalls.

- 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 new roadway improvements will be constructed.

- 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.

Approximately 112 net new trips are anticipated to be generated with 52 PM peak hour trips. Refer to the Traffic Impact Analysis prepared by TENW for additional information.

- 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.

There are no working farm or forest lands in the immediate vicinity of the site.

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

No specific measures 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.

It is not anticipated that an increased need for public services will be generated by proposed redevelopment of the building and site.

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

Payment of traffic mitigation fees to account for an increase in vehicular traffic to and from the site will reduce impacts to public services.

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.

Electricity: Puget Sound Energy
Natural Gas: Puget Sound Energy
Water: City of Puyallup
Sanitary Sewer: City of Puyallup
Telephone: CenturyLink
Cable: Comcast
Refuse Service: DM Disposal

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 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: Zayin Wall Agent, Barghausen Consulting Engineers

Date: June 1, 2022

Signature of Agent: Zayin Wall Agent, Barghausen Consulting Engineers

Date: June 1, 2022

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

Dated: June 1, 2022 in Kent, Washington.

Zayin Wall Agent, Barghausen Consulting Engineers

(Signature of Applicant)