



City of Puyallup  
Development Services  
333 S. Meridian  
Puyallup, WA 98371  
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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:

Genesee Propane Bulk Plant

2. Name of Applicant:

Modern Construction and Design, LLC

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

4250 W. Lk. Sammamish Pkwy. NE Redmond WA 98052  
206-948-5014  
Robert Bruner

4. Date checklist prepared:

8-1-2022

5. Agency requesting checklist:

City of Puyallup

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

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.

Refer to the attached SEPA Environmental Checklist Revised 8-1-22

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 known

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

Land Use Approval, Design Review, Engineering Review, Building Reviews, Construction Stormwater General 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 entails the new development of a propane bulk plant on a undeveloped 1.13 acre parcel. Proposed 4000sq/ft office-warehouse-shop building. Proposed 30,000 gallon propane storage tank. The site will be paved with asphalt with required landscape strip around the perimeter. Proposed parking for 8 vehicles for office-warehouse use, 7 delivery trucks and 1 handicap parking space. Existing city sewer and water will be extended to the site, no septic or well will be required. Proposed drainage for the parking/paved areas consists of capturing the runoff in catch basins, prior to detention/treating in proposed underground detention tanks, emergency overflow will tie into the existing city stormwater system. Roof runoff from the proposed building will be tightlined into the existing city stormwater system.



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.

412 23rd St. SE Puyallup WA 98372  
 LOT 17 AND THE WEST 80 FEET OF LOT 18, ACKERSON'S 2ND ADDITION TO PUYALLUP, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 8 OF PLATS AT PAGE 25; EXCEPT THE NORTH 165 FEET OF THE WEST 150 FEET OF LOT 17; AND EXCEPT FOR ROAD THE WEST 60 FEET OF THAT PORTION OF LOT 17 LYING SOUTH OF THE NORTH 165 FEET THEREOF, RECORDS OF PIERCE COUNTY; SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON. EXCEPT THE NORTHERLY 165 FEET THEREOF. SECTION 26 TOWNSHIP20N RANGE 04.

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

- a. General description of the site (circle one): Flat, rolling, hilly, steep, slopes, mountains, other Flat
- b. What is the steepest slope on the site (approximate percent slope)? 0%
- 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.

Fill was encountered at all five test pit locations to depths of 1/2 ft to 1-1/2 ft. Underlying the fill, native soil consisting of interbedded silts and sands were encountered. Finer-grained sandy silts (USCS: ML) were observed to be underlain by more coarsely grained silty sand (USCS: SM). Native soil density was observed to be loose to medium dense across the site. Minor to moderate caving was observed at the groundwater table.  
 Please refer to attached Earth Solutions Geotechnical Engineering Study

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

None known.



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

Minor grading will take place across the entire parcel to facilitate drainage to new underground storm retention tanks. Aproximatly 900 yds of native soil will be exported and Apx 300 yds of imported washed drainage rock, crushed gravel and sand will be imported.

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

Utility trench bottoms will be overexcavated and stabilized with geotextile under rock and a subsequent layer of the fabric placed under pipe bedding. No other erosion hazards are anticipated

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

80%

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

The CSWWPPP and drainage systems will be in place for the life of the construction and the permanent systems respectively. The contractor will prepare a Temporary Erosion and Sediment Control Plan. BMPS used will include: Hi Visibility Plastic Fencing (BMP C103) Stabilized Construction Entrance (BMP C 105), Storm Inlet Drain Protection (BMP C220), SiltFence (BMP C233)

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.

General construction equipment for this type of project. Earth moving equipment, lifts and saws over roughly 4 months. Upon completion of construction, anticipated emissions would be commensurate with small single business and vehicles.

- 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.

The contractor would implement BMPs for air particulate control. Possible BMPs would be.

Watering surfaces to control dust. Install temporary ground cover to control dust.

Vehicle inspection and maintenance

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.

Upper Deer Creek is a field-verified wetland approximately 1000 feet west of the project site.

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.

None required

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.

None planned at this time

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.

Proposed drainage for the parking/paved areas consists of capturing runoff in catch basins, prior to detention/treating in the proposed detention tanks at the north end of the site, emergency overflow will tie into existing city stormwater system. Roof runoff from the proposed office building will be tightlined to existing city stormwater system, no treatment required.

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

The proposed permanent stormwater management plan consists of storing and infiltrating runoff from the site in underground storage tanks. The existing stormwater system that runs along Inter Ave will be extended south along the length of 23rd St to capture runoff from the proposed vehicles access points as well as emergency overflow from the proposed storage facility. WWHM stormwater calculations from Vector Engineering titled "Preliminary Stormwater Narrative" is attached.

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

No

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

The C-SWPPP and drainage systems will be in place for the life of the construction and the permanent systems respectively. The contractor will prepare a Temporary Erosion and Sediment Control Plan. BMPS used will include: Hi Visibility Plastic Fencing (BMP C103), Stabilized Construction Entrance (BMP C105), Silt Fence (BMP C233), Storm Inlet Drain Protection (BMP C220), Plastic Covering (BMP C123).

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
- 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?

None

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

None known, per USFWS IPAC and NWI (National Wetland Inventory).

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

Landscape strips and planting areas meeting Puyallup municipal code as shown on attached Landscape plans.



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

None known, per WSDA Noxious Weed Data Viewer.

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 Hawks, Songbirds, Crows

Mammals: deer, bear, elk, beaver, other Bats, Possum, Racoons, Rodents

Fish: bass, salmon, trout, herring, shellfish, other: No in-water work is planned, no effect to listed fish will occur.

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

Per review of USFWS IPAC: All animals found with a 50 acre area surrounding the site.

Bird - Marbeled Murrelet, Streak Horned Lark, Yellow Billed Cuckoo

Insects – Monarch Butterfly, Taylor's Checkerspot

Project is outside USFWS Critical Habitat Area

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

Site is located within the Pacific Flyway

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

Proposed landscaped strips and areas meet city of Puyallup requirements.

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

None known. Per Washington Invasive Species Council.

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.

Electric and Natural Gas will be used for project energy.

- 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.

All construction will meet the requirements of the Washington State Energy Code as amended by the City of Puyallup.

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.

Site will serve as a propane bulk plant.

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.

None known

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.

A 30,000 gallon propane storage tank will be on site throughout the operating life of the project.



4. Describe special emergency services that might be required.

None known

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

Best industry practices will be used for construction. Previously listed stormwater BMP's will be used throughout the construction of the project to control and treat stormwater.

b. Noise

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

Burlington Northern Railway, general surrounding traffic.

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.

Typical construction noises, machinery, nailers, trucking, etc during the 4 months of construction. Work hours will be per the City of Puyallup Standards. Long term noises will be general industrial noises not to exceed surrounding area.

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

Meeting the City of Puyallup Municipal Code 6.16 Noise Control ordinances. Project will follow city noise ordinance regarding construction activity.

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 undeveloped, neighboring properties are industrial facilities. During construction there will be additional noise and slight increase in traffic.

- 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?

No

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

c. Describe any structures on the site.

None existing

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

No

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

ML

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

LM/W

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

Not applicable



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

Critical Aquifer Recharge Area, Geologic Hazard Area – Volcanic Hazard Area

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

2 to 5 employees

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

None

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

Not applicable

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

Plans meet the City of Puyallup zoning requirements.

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

None planned at this time

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.

Not applicable

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?

30' office building, concrete block exterior.

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

Office building and propane storage tank may be visible to neighboring businesses.

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

None other than landscaping planned at this time

**11. Light and Glare**

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

Typical business and lighting around office building and propane storage tank. Lighting is typically on from dusk until midnight.

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

No. All light fixtures will be in compliance with the City of Puyallup Municipal Code.

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

None



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

None planned at this time

**12. Recreation**

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

None known. Project site is in an industrial 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.

Not applicable

**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, based on desktop review of the DAHP map, and Google Earth historic satellite imagery

- 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 known

- 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.

Review of DAHP (Department of Architectural and Historical Preservation) GIS mapping shows a High Risk for cultural resources and archaeology sites.

- 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.

At a minimum an Inadvertent Discovery Plan (IDP) will be provided prior to issuance of construction permits.

**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.

Site is accessed by 23rd Street, via Inter Avenue

- 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?

There is a transit stop approximately mile north of the project site on East Main Ave.

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

14 proposed parking stalls, 1 Handicap parking stall, eliminating none.

- 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).

Half Street Improvements Per C.O.P. Std. Detail 01.01.01 (Typ.)

- 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?

49 Average daily trips. Peak hours between 4:00pm and 6:00pm at 8.3 vehicles per hour. Data obtained by using the Trip Generation Manual. Estimating about 50% of the volume to be trucks



- 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:

Pedestrian curb ramps to be installed at the entrance of site as shown on plans. Sidewalk to be installed in front of the site along 23rd Street, also shown on plans.

**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.

Fire, police, ambulance at typical commercial rates.

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

Proposed building and site will be built to the current codes, including sprinkler systems and fire access turn arounds.

**16. Utilities**

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

None

- 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 and natural gas from Puget Sound Energy. Water, sewer, and solid waste by City of Puyallup.

**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: 8-1-2022

Signature of Agent: \_\_\_\_\_

Date: 8-1-2022

ROBERT BRUNER

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

Dated: 8-1-2022 in Redmond, Washington.

ROBERT BRUNER

(Signature of Applicant)