



City of Puyallup
Planning Division
333 S. Meridian, Puyallup, WA 98371
(253) 864-4165
www.cityofpuyallup.org

**Addendum to
Mitigated Determination of Non-Significance (MDNS)
Previous Document ID P-19-0111
Addendum ID PLSSP20220087**

for
Red Dot Office Tenant Improvement Project
(Original project name: Puyallup Corporate Park)
SEPA Standalone & SEPA Environmental Checklist

Date of Addendum Issuance:	September 7, 2022
Date of Original SEPA Determination Issuance:	April 3, 2020
Project Location:	2504 E MAIN, PUYALLUP, WA 98372
Proponent:	Barghausen Consulting Engineers, Inc. on behalf of IDI Logistics
Lead Agency:	City of Puyallup
Lead Agency Responsible Official:	Katie Baker, AICP City of Puyallup Planning Division 333 S. Meridian Puyallup, WA 98371 (253) 864-4165 www.cityofpuyallup.org
Original SEPA Document:	P-19-0111
Description:	Tenant improvements proposed to existing warehouse for the change of use from warehouse to manufacturing. Project also includes site work modifications to convert approximately 41 existing trailer parking stalls to approximately 88 automobile parking stalls, storm drainage revisions to accommodate site improvements and associated new landscaping. Project also includes a new pedestrian connection from the sidewalk to the northwest building entry.
Anticipated Areas of Impact:	Transportation, Water, Environmental Health
Location of Background Information:	Puyallup City Hall, 333 South Meridian, Puyallup 98371 or the city's permit portal: https://permits.puyallupwa.gov/Portal .

PROJECT SPECIFIC MATERIALS (INCORPORATION BY REFERENCE – WAC 197-11-635):

- I. The subject Addendum herein and associated environmental findings are based upon review of the following document(s) submitted by the applicant and official responses from the city in regard to the underlying permit(s). These documents are incorporated by reference, in accordance with WAC 197-11-635, and are

available for public review during normal business hours at Puyallup City Hall, Development Services Center (333 South Meridian, 2nd floor) or visiting the permit portal for the subject application (<https://permits.puyallupwa.gov/Portal/Planning/Status?planningId=1841>):

- a. Final Development Review Team (DRT) letter dated **September 7, 2022**.
 - b. Revised SEPA Checklist prepared by Barghausen Consulting Engineers, Inc., 18215 72nd Ave South, Kent, WA 98032, prepared **June 1, 2022**.
 - c. Updated Traffic Impact Analysis, prepared by Transportation Engineering Northwest (TENW), 11400 SE 8th Street, Suite 200, Bellevue, WA 98004, dated **July 27, 2022**.
 - d. Traffic Scoping Worksheet prepared by Transportation Engineering Northwest (TENW), 11400 SE 8th Street, Suite 200, Bellevue, WA 98004, dated **May 26, 2022**.
 - e. Updated Architectural Site Plan, prepared by Nelson Architecture, Inc., 1200 5th Ave, Suite 1300, Seattle, WA 98101, received **September 2, 2022**.
 - f. Updated Civil Grading and Drainage Plan sheet prepared by Barghausen Consulting Engineers, Inc., 18215 72nd Ave South, Kent, WA 98032, dated **September 1, 2022**.
 - g. Updated Landscape Plan prepared by Nelson Architecture, Inc., 1200 5th Ave, Suite 1300, Seattle, WA 98101, received **September 2, 2022**.
 - h. Email correspondence with Brandon Dickens, IDI Logistics, 840 Apollo Street, Suite 343, El Segundo, CA 90245, dated **July 21, 2022**.
2. The subject Addendum herein and associated environmental findings are based upon review of the following document(s) previously issued by the City of Puyallup in relation to the proposed project:
- a. SEPA Mitigated Determination of Non-Significance (MDNS) for Project ID P-19-0111, issued **April 3, 2020** (Attachment A).
3. Notice of Application (NOA):
- a. Notice was sent **June 13, 2022**, comment period expired **June 30, 2022**.
 - b. List of recipients, comments received, and a copy of NOA materials are available in the project file, which can be accessed online by visiting <https://permits.puyallupwa.gov/Portal> and searching for the permit (PLSSP20220087) by selecting “application search” under Planning Division section. Contact Planning@PuyallupWA.gov or the Lead Agency Responsible Official for further information.

BACKGROUND

1. Under the prior case number P-19-0111, the subject site received Preliminary Site Plan approval to construct a 199,184 square foot warehouse facility on an undeveloped ~9.83-acre site previously used for agricultural purposes. The site contained eight (8) historic linden trees along the frontage of the site on E Main. The project consisted of grading, pre-loading activities, paved parking and truck maneuvering areas, landscaping, stormwater facility, water and sanitary sewer extensions and frontage improvements on E Main. At the time of initial review, the future tenant was unknown, but was analyzed for a future warehouse use.
2. The subject facility has been developed and sold to IDI Logistics and a future tenant has been identified as Red Dot Corporation. The facility’s use is changing from the current warehouse use to a proposed manufacturing use. Red Dot produces premium mobile HVAC units and components and purchases a variety of materials and components from outside vendors that are stored at the facility until needed in the production process. They have a wide range of in- house manufacturing capabilities that includes laser cutting, forming, and painting of metal brackets. Stamping of metal fins for heat exchangers. Bending and brazing of copper tubing. Plastic mold injection for numerous components. Finally, general assembly of HVAC units along with internal testing for quality.

PROJECT DESCRIPTION

1. The proposed change of use includes tenant improvements to the existing warehouse to convert the use from warehouse to manufacturing. Building improvements include expansion of the office and mezzanine areas, new elevator, breakrooms, restrooms, offices and air conditioning. The project also includes site work modifications to replace approximately 41 existing trailer parking stalls with approximately 88 automobile

parking stalls, storm drainage revisions to accommodate site improvements, as well as additional landscape islands. Lastly, a pedestrian connection will be added from the sidewalk at the northwest corner of the site to provide access to the northwest building entry.

POTENTIAL SIGNIFICANT IMPACTS

1. Transportation

- a. Staff reviewed and approved the above-cited traffic scoping worksheet and traffic impact analysis (TIA), completed by Transportation Engineering Northwest (TENW) for the subject project. The traffic scoping worksheet estimated that the change of use will generate 118.7 net new PM peak hour trips, and a total of 660 net new average daily trips. The applicant's Traffic Engineer, TENW, analyzed traffic impacts to surrounding intersections which will receive more than 25 PM peak hour vehicle trips as part of the TIA. The estimated future level of service (LOS) will operate within the City's concurrency standards (LOS D or better) for all intersections studied. The TIA included, and the City Traffic Engineer confirmed, that no additional analysis or off-site mitigation to affected intersections or street segments is warranted for the proposed project.
- b. In accordance with PMC 21.20.130, the applicant is required to pay additional traffic impact fees (in the amount required by ordinance at the time of adoption) per net new PM peak hour trip at the time of building permit issuance for changes proposed to the subject building.

2. Water

- a. Site modifications are proposed which include minor impacts to stormwater on the site. The proposed modifications include additional/modified curbing and landscaping in the revised parking lot areas and directing surface water flows to existing catch basins. No changes are proposed to the overall stormwater infrastructure (e.g. stormwater pipes, catch basins, storm vault, etc.).
- b. The subject site is shown on the city's critical area maps as being within a critical aquifer recharge area. The proposed use and improvements are not found to include activities that will cause degradation of ground water quality and will not adversely affect the recharging of the aquifer. As a result, no further studies are required at this time.

3. Environmental Health

- a. The subject site is located within a volcanic hazard area per the city's critical area maps. Per PMC 21.06.1260, new critical facilities, defined as essential facilities and hazardous facilities as well as any building with occupancy of 1,000 persons or more, are prohibited within volcanic hazard areas unless receiving an exemption from the city's emergency management director. It was determined that the proposed use and facility occupancy do not meet the definition of a critical facility; therefore, the proposal is permitted in the subject location.

FINDINGS TO SUPPORT ADDENDUM

1. The applicant demonstrated that the proposed change of use will increase traffic volumes, requiring additional traffic impact fees but not requiring off-site mitigation. No additional analysis is warranted for the proposed change of use; and,
2. Staff has reviewed the proposed project and finds that it is substantially the same as the previous project environmental determination (Case No. P-19-0111) for the site; and,
3. Staff has reviewed the previous SEPA document (Case No. P-19-0111) and finds that the anticipated impacts are the same.

DETERMINATION

The Responsible Official determines herein that the project environmental review, while adding new information, did not result in substantial new analysis of significant impacts thus not necessitating a new Threshold Determination. The project SEPA shall reflect:

- Electrical Disturbance – Heat and Cold – Glare. No use except a temporary construction operation shall be permitted which creates changes in temperature or direct glare, detectable by the human senses

without the aid of instruments, beyond the lot line. No use shall be permitted which creates electrical disturbances that affect the operation of any equipment beyond the lot line. (PMC 20.35.035(7))

- Odor. No use shall be permitted which creates annoying odor in such quantities as to be perceptible, without instruments, at the boundaries of the lot in which the use is located. (PMC 20.35.035(8))
- Radioactivity. The use of radioactive materials shall be limited to measuring, gauging and calibration devices. (PMC 20.35.035(9))
- Vibration. No use except a temporary construction operation shall be permitted which generates inherent and recurrent ground vibration perceptible, without instruments, at the boundary of the lot in which the use is located. (PMC 20.35.035(10))
- Solid Waste Processing, Storage and Disposal. Processing, storage and disposal of solid waste shall be subject to all applicable provisions of this chapter, and shall comply with all local, state and federal requirements. All solid waste materials shall be disposed of at an official landfill waste disposal site or recycling center. No such material shall be disposed of on the premises. (PMC 20.35.035(12))
- Liquid Waste Processing, Storage and Disposal. No liquid waste materials except pure water may be permanently disposed of on site; however, where such materials are temporarily stored on the property, they shall be contained in a manner so as to prevent their entry into the surface water drainage system and/or any groundwater aquifer. (PMC 20.35.035(13))
- Building-mounted lighting and aerial-mounted floodlighting shall be shielded from above in such a manner that the bottom edge of the shield shall be below the light source. Ground-mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise. All lighting shall be shielded so that the direct illumination shall be confined to the property boundaries of the light source. (PMC 20.35.035(4))
- IFC 507.5.5 Clear space around hydrants.
- A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or approved.
- Separate Permits are required for Fire Alarm and Automatic Fire Sprinklers. Fire alarm systems designed per TOTAL coverage provision of the NFPA standard and 3rd Party Certification is required (UL or other).
- This is a limited scope review, limited to the work areas designated on the submitted plans. Separate permits are required for rack storage systems, equipment, and specialized ventilation systems.



Katie Baker, SEPA Responsible Official

September 07, 2022
Date

ATTACHMENTS

- A. Original SEPA MDNS (P-19-0111)
- B. Revised SEPA Checklist
- C. Revised site plan



CITY OF PUYALLUP

Development Services Department

333 South Meridian
Puyallup, WA 98371
253-864-4165

PRELIMINARY*

MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

**This determination will become final if no formal appeals are filed and/or reconsideration requests are duly received*

for

Puyallup Corporate Center

Preliminary Site Plan & SEPA

Project # P-19-0111

Date of Issuance:	April 3, 2020
Description of Proposal:	Preliminary Site Plan and SEPA environmental review for the proposed construction of a 199,184 square foot warehouse facility in an undeveloped ~9.83-acre site with associated parking, landscaping and site work.
Location of Proposal:	XXX E MAIN (Parcels 0420263700 & 0420264038)
Proponent:	Panattoni Development
Lead Agency Responsible Official:	Thomas C. Utterback, AICP Development Services Director City of Puyallup Development Services Dept. 333 South Meridian Street Puyallup, WA 98371 (253) 864-4165
City of Puyallup Permits:	Preliminary Site Plan, Civil, Building, NPDES and Engineering Permits
Zoning:	Limited Manufacturing (ML)
Comprehensive Plan:	Light Manufacturing/Warehousing (LM/W)

PROJECT SPECIFIC MATERIALS (INCORPORATION BY REFERENCE – WAC 197-11-635):

1. The subject Threshold Determination herein and associated environmental findings are based upon review of the following documents submitted by the applicant and official responses from the city in regard to the underlying permit(s). These documents are incorporated by reference, in accordance with WAC 197-11-635, and are available for public review. Please note, due to the current COVID-19 “Stay Home, Stay Healthy” order, Puyallup City Hall is currently closed to the public. To request access to electronic copies of project materials, please contact Planning@ci.puyallup.wa.us or (253) 864-4165.
 - a. Final Development Review Team (DRT) letter, dated **March 31, 2020**.

- b. SEPA checklist prepared by Barghausen Consulting Engineers, Inc., 18215 72nd Ave South, Kent, WA 98032, received **October 16, 2019**.
 - c. Geotechnical Report prepared by Stephanie King, Terra Associates, Inc., 12220 113th Ave NE, Suite 130, Kirkland, WA 98034, received **October 16, 2019**.
 - d. Conceptual exterior building elevations prepared by Nelson Nelco Architecture, Inc., 1200 Fifth Ave Suite 1300, Seattle, WA 98101, received **October 16, 2019**.
 - e. Updated Traffic Scoping Worksheet prepared by Gregory B. Heath, Heath & Associates, Inc., 2214 Tacoma Road, Puyallup, WA 98371, received **December 18, 2019**.
 - f. Updated Traffic Impact Analysis prepared on **February 19, 2020** by Gregory B. Heath, Heath & Associates, Inc.
 - g. Updated architectural site plan prepared by Nelson Nelco Architecture, Inc., received **March 4, 2020**.
 - h. Updated preliminary site development plans (sheets C1-C8) prepared by Barghausen Consulting Engineers, Inc., received **March 4, 2020**.
 - i. Applicant's response letter to DRT Letter 1, prepared by Barghausen Consulting Engineers, Inc., 18215 72nd Ave South, Kent, WA 98032, received **March 4, 2020**.
 - j. Preliminary Stormwater Site Plan Report prepared by Barghausen Consulting Engineers, Inc., 18215 72nd Ave South, Kent, WA 98032, received **March 4, 2020**.
 - k. Geotechnical Evaluation prepared **March 2, 2020** by Stephanie King, Terra Associates, Inc.
 - l. Updated preliminary landscape plan prepared by Nelson Nelco Architecture, Inc., received **March 27, 2020**.
2. Notice of Application (NOA) date, consistent with WAC 197-11-355 (Optional DNS Process):
- a. Sent **November 5, 2019**, comment period expired **December 2, 2019**. List of recipients, comments received, and copy of NOA materials available in project file. Contact the Lead Agency Responsible Official for further information.
3. This finding is based on review of the following comments:
- a. **October 15, 2019** pre-application neighborhood vicinity meeting held by the applicant at the Puyallup Public Library. Several neighboring property owners attended the meeting and expressed questions and concerns related to street/frontage improvements, stormwater, preservation of the historic linden trees on-site, noise and traffic impacts. List of meeting notice recipients, summary of the meeting discussion, and a copy of the mailing materials available in the project file. Contact the Lead Agency Responsible Official for further information.
 - b. **November 18, 2019** letter received from Erica Welborn, Environmental Health Specialist II, Tacoma-Pierce County Health Department.
 - c. **December 2, 2019** letter received from Washington Department of Ecology, Southwest Regional Office.
 - d. **January 31, 2020** E-mail received from Becky & Tim Konigsfeld, owners of Coho Business Park.

The SEPA Responsible Official for the City of Puyallup hereby makes the following findings and conclusions based upon a review of the environmental checklist and attachments, other information and studies on file for the project, and the policies, plans and regulations designated by the City of Puyallup as a basis for the exercise of substantive authority under the State Environmental Policy Act (SEPA) pursuant to the Revised Code of Washington (RCW) 43.21C:

GENERAL

1. The applicant is currently proposing construction of a 199,184 square foot warehouse facility in an undeveloped ~9.83-acre site currently used for agricultural purposes. The project site contains eight (8) historic linden trees located along the site's frontage on E Main. Project will consist of grading and pre-loading activities, paved parking and truck maneuvering areas, landscaping, stormwater facility, water and sanitary sewer extensions, and frontage improvements along E Main.

EARTH

1. Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent storm water runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants that must be controlled with temporary erosion control measures, consistent with Puyallup Municipal Code (PMC) 21.14, Clearing, Filling and Grading, in addition to any and all permits required by other agencies. Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.
2. Based on the above cited geotechnical report, and a review of available topography, LIDAR, mapped soils (NRCS) and geohazard area data (GIS), no impacts to geologic hazard areas have been identified.
3. The project site is located within a volcanic hazard area. All future tenants/uses of the building shall comply with PMC 21.06.1260 – performance standards for volcanic hazard areas.
4. Temporary erosion, sedimentation and construction dust control BMPs will be applied in accordance with City of Puyallup city standard section 500 – Grading, Erosion and Sedimentation Control.

AIR

1. Watering of exposed soils during construction to suppress dust will ensure that no impacts to ambient air quality will result from the project improvements.
2. Building exhaust systems will be equipped with appropriate emission controls, where required by the Puget Sound Clean Air Agency.
3. The project is located on a public transit line; Pierce Transit Bus Route 409. The applicant shall adhere to any required improvements to local bus stops, as requested by Pierce Transit.
4. It is anticipated that most travel to and from the site by employees of the project will be via automobiles. While emissions from vehicles may cumulatively cause air quality impacts, no single point source of emissions are present.

WATER

1. The project site is within the “Puyallup River South” and “Shaw Road” storm drainage basins, as shown in the Puyallup Comprehensive Plan. Storm water runoff will be managed and treated in accordance with the currently city-adopted version of the Department of Ecology Stormwater Design Manual (See PMC 21.10.040), all applicable city storm water standards, all applicable NPDES permit requirements, and BMPs/standard engineering practices in accordance with City Engineer approval.
2. The applicant shall demonstrate, to the satisfaction of the City Engineer and/or designee, that infiltration of on-site storm water is not feasible before being permitted to use alternative design(s). Where permitted, alternative designs (e.g. collection into a storm water pond and/or vault, retention/detention systems and treatment), shall adhere to all applicable city storm water requirements in city standards, shall conform to all standard engineering practices, and the applicable storm water manual design requirements as administered and approved by the City Engineer and/or designee.
3. The project location was not found to contain any hydrophytic vegetation, no field indications of hydric soil conditions, and no location on the project site-maintained hydrology indicative of wetlands. No areas of the project site are shown on the city’s critical area maps as identified or suspected wetlands.
4. The project site is shown on the city’s critical area maps as being within a critical aquifer recharge area. Activities that do not cause degradation of ground water quality and will not adversely affect the recharging of the aquifer may be permitted in a critical aquifer recharge area and do not require preparation of a critical area report; provided, that they comply with the city storm water management regulations and other applicable local, state, and federal regulations. These activities typically include commercial and industrial development that do not include storage, processing, or handling of any hazardous substance, or other development that does not substantially divert, alter, or reduce the flow of surface or ground waters.
5. Activities that have the potential to cause degradation of ground water quality or adversely affect the recharging of an aquifer may be permitted in critical aquifer recharge areas pursuant to an approved critical area report in accordance with PMC 21.06.530 and 21.06.1150. A report may be required at the time of site development (civil permit) or building permit, if found to be warranted given the specific proposed activities and/or tenant types. These activities include:
 - a. Activities that substantially divert, alter, or reduce the flow of surface or ground waters, or otherwise adversely affect aquifer recharge;
 - b. The use, processing, storage, or handling of hazardous substances other than household chemicals used according to the directions specified on the packaging for domestic applications;
 - c. The use of injection wells, including on-site septic systems, except those domestic septic systems releasing less than 14,500 gallons of effluent per day and that are limited to a maximum density of one system per one acre;
 - d. Infiltration of storm water from pollution-generating surfaces; or
 - e. Any other activity determined by the director likely to have an adverse impact on ground water quality or on a recharge of the aquifer.
6. The project site is not located within any mapped regulated floodplain.
7. Groundwater diversions or withdrawals can be anticipated as a part of this project due to presence of high/perched ground water table/levels. However, any ground water diversions,

withdrawals, or other forms of ground water management that occur during site construction will be mitigated using engineering BMPs, as stipulated by the city standards manual, NPDES permits, current Department of Ecology storm water manual (in effect at the time of permitting), and standard engineering practices.

PLANTS

1. The project site contains eight (8) Little Leaf Linden, 'Talia Americana', trees located along the site's frontage on E Main. The subject trees were planted along E Main, including other Little Leaf Linden trees within the vicinity, as a WWI commemorative planting in the 1920s. City of Puyallup residents also referenced their historic meaning and value at the applicant's pre-application neighborhood meeting held on October 15, 2019. Consistent with Community Character Element policies of the City's Comprehensive Plan, and as conditioned in the **March 31, 2020** Final DRT Letter, at the time of civil permit review a Tree Protection Plan is required to be completed by a certified arborist with a certification in Tree Risk Assessment (TRAQ). The report shall evaluate the current health of the trees to determine suitability of retention. The report shall also evaluate the potential impacts the proposed frontage improvements and site work may have on the existing trees. The project proponent shall protect and retain the historic linden trees to the furthest extent possible, in accordance with **Mitigation Measure 1(a)** in Attachment A.
2. There are trees proposed to be retained within the 35-foot landscaping transition buffer along the East property line which is required to buffer the project from the adjacent existing single-family residences. As conditioned in the **March 31, 2020** Final DRT Letter, at the time of civil permit review, a Tree Protection Plan is required to be completed by a certified arborist with a certification in Tree Risk Assessment (TRAQ). The report shall evaluate the current health of the trees to determine suitability of retention in the transition buffer area. The existing trees found to be suitable to retention, shall be protected with appropriate flagging and protective fencing to avoid harm during construction.
3. The project will meet PMC 20.58 Landscaping Requirements, PMC 11.28 Street Trees, and will be consistent with the city's Vegetation Management Standards manual (PCD-5-11). All trees shall be maintained in a manner consistent with accepted pruning and care standards as outlined in applicable ANSI A300 standards. No tree topping will take place to any tree on-site through the life of the project.

ANIMALS

1. No federally listed endangered species, state threatened species or habitat, or state sensitive species are known to inhabit within the project boundaries.

ENERGY AND NATURAL RESOURCES

1. The project will be compliant with the Washington State Energy code and all applicable regulations in the latest edition of the *International Building Code* (IBC).

ENVIRONMENTAL HEALTH

1. If soil contamination is suspected, discovered, or occurs during the proposed construction, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, the Washington State Department of Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office (SWRO) at (360) 407-6300.

2. If greater than 250 cubic yards of inert, demolition, and/or wood waste is used as fill material, a Solid Waste Handling permit may be required (WAC 173-350-990). It is the responsibility of the applicant to check with the Tacoma Pierce County Health Department for any permitting requirements that may be required.
3. The project is not anticipated to contain increased or unusual risks related to fire hazards, toxic chemicals outside of those normally ancillary to commercial office and industrial warehouse uses; nor is the project anticipated to increase the risk of environmental health hazards.
4. In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present, such as PCB-containing lamp ballasts, fluorescent lamps, and wall thermostats containing mercury are removed prior to demolition. PCBs are increasingly being found in caulking and paint. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials. Please review the "Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes," on Ecology's website at: www.ecy.wa.gov/programs/hwtr/dangermat/demo_debris_constr_materials.html.

NOISE

1. No impacts related to noise have been determined to be significantly adverse as a result of the project. The principle truck noise activity will take place on the north side of the building and property, thus being largely shielded by the building as well as the 35-foot dense vegetative buffer from the existing single-family residences located to the east of the project site. Project construction noise shall be compliant with PMC 6.16 – Noise, including time limitations on construction activities starting and stopping for both weekdays and weekends.

LAND USE AND COMPREHENSIVE PLAN

1. The project is located within the Light Manufacturing/Warehousing (LM/W) land use designation and associated Light Manufacturing (ML) zone district.
2. The project is generally consistent with the policies adopted in the Comprehensive Plan, which would be applicable to the development proposal:

NATURAL ENVIRONMENT

NE-5 Preserve and protect aquifer recharge and well-head protection zones from hazardous substances and land uses which could denigrate ground water quality.

NE-10 Implement programs and standards which will establish a thriving and sustainable mix of trees and understory species, creating a contiguous and healthy ecosystem that is valued and cared for by the city and its residents as an essential environmental, economic and community asset.

NE-10.2 Preserve the natural environment and Puyallup's forested appearance through the city's landscaping ordinance and vegetation management standards manual. Protect and retain trees of significant size throughout the city.

NE-12 Identify and regulate sources of noise pollution through enforcement, abatement and advanced planning measures which will avoid point sources impacts.

NE-12.3 Require buffering or other noise reduction and mitigation measures to reduce noise impacts from Commercial and Industrial zones on residential areas.

NE-13 *Identify sources of light pollution impacts, take actions to protect the community from harmful and unnecessary sources of glare and illumination, and enhance the ability to enjoy dark night sky in the urban environment.*

NE-13.2 *Design and construct night lighting to minimize excessive glare and to avoid spillover onto nearby properties.*

LAND USE ELEMENT

LU-3 *Ensure that adequate land areas are provided to accommodate projected growth and provide opportunities for economic development activities, while protecting open space and natural resources.*

LU - 3.2 *Encourage industrial and ancillary retail/personal service uses where suitable infrastructure exists, which support Puyallup's role as a major employment center in east Pierce County.*

LU-22 *Designate and establish standards for clean industrial, manufacturing and distribution uses.*

LU-22.3 *Buffer industrial areas from single-family residential zones through the use of extensive vegetative buffers or landscaped berms.*

COMMUNITY CHARACTER ELEMENT

CC-1 *Puyallup is a community of inviting neighborhoods and vibrant business districts that honors its established neighborhood character.*

CC-1.1 *Maintain the identity and character of established residential neighborhoods through appropriate landscaping and site design of new developments and infill projects.*

CC-1.3 *Create a sensitive interface between residential and non-residential areas through various measures such as setbacks, screening, vegetative buffering and shielded lighting.*

CC-1.6 *Encourage industrial development projects which complement and contribute positively to the character of the community through sensitive site design, buffering from adjacent uses, and facilitation/acknowledgement of the pedestrian experience.*

CC-2 *Puyallup's built environment is characterized by high-quality urban design that accommodates a mix of compatible residential, commercial and light industrial uses.*

CC-2.3 *Buffer the visual and noise impact on residential areas of commercial, office, industrial, and institutional development.*

CC-3 *Natural land forms, vegetation, and scenic areas that contribute to the City's identity and visually define the community, its neighborhoods and districts are preserved.*

CC-3.2 *To the greatest extent feasible, preserve significant trees and mature vegetation.*

CC-4 *Design streets to create a cohesive image, including continuous non-motorized improvements that connect to the surrounding neighborhoods and enhance the visual quality of the community.*

CC-4.3 *Promote the planting of street trees and other landscaping standards to enhance corridor appearance, neighborhood identification and streetscape unity.*

CC-9 *Heritage trees are preserved, which are significant because of species, size, or association with historic figures or events.*

CC-9.2 *Preserve heritage trees through flexibility in administering development standards such as building setback requirements, parking requirements, and street standards.*

TRANSPORTATION ELEMENT

T-3 *Build a transportation network that links with Puyallup's land use goals.(...)*

T-3.3 *Improve the transportation system concurrently with increasing demands due to growth. (...)*

T - 4 *Build an interconnected transit, walking, and bicycling network.(...)*

T-4.4 *Increase pedestrian safety, emphasize connectivity, and reduce operations and maintenance costs through developing walkways.*

3. The site development construction plans (civil, building, etc.) shall follow all applicable codes in effect at the time of final construction permit submittal and shall conform to all applicable conditions outlined in the "Final Development Review Team (DRT) letter", dated **March 31, 2020**.
4. The project site contains an existing produce stand structure that will be demolished as a result of the project improvements. All demolition work will be compliant with the *International Building Code (IBC)* and will be required to notify the Puget Sound Clean Air Agency prior to demolition work commencing. Asbestos surveys and any required abatement will be required during demolition permitting/actions.

HOUSING

1. The project is not anticipated to have an impact on existing dwelling units as none exist on the current site. No other impacts to housing in the area is anticipated as a result of the project.

AESTHETICS

1. The project will be consistent with the industrial design standards of Puyallup Municipal Code (PMC) 20.26.400. The project will also include a landscaped berm and fencing along the frontage of the site for screening of the truck parking and storage areas and is required to comply with the outdoor storage performance standards of PMC 20.35.035.
2. The project will be consistent with the maximum height limitation of 50 feet as stipulated by the PMC Chapter 20.35 – M Manufacturing Zones, and the height to setback requirements of PMC 20.35.023 – Maximum Building Height in M Zones, and PMC 20.26.500 – Zone Transition Standards. No view corridors were identified to be impacted as result of the project.

LIGHT AND GLARE

1. The perimeter landscape buffers, along with downward shielding of lighting fixtures, are expected to adequately mitigate any off-site glare for adjacent residential uses.
2. Exterior lighting fixtures shall be shielded from above in such a manner that the bottom edge of the shield shall be below the light source. Ground-mounted floodlighting or light projection above

the horizontal plane is prohibited between midnight and sunrise. All lighting shall be shielded so that the direct illumination shall be confined to the property boundaries of the light source.

3. The final building permit shall include a lighting plan with photometric analysis, light fixture cut sheets from the manufacturer, and demonstrate compliance with PMC 20.26.500, subsection 7.
4. Street lighting, in accordance with city standards, will be provided as a part of the project.

RECREATION

1. The project shall pay the adopted park impact fee (in the amount required by ordinance at the time of adoption) based on the square footage of building space upon issuance of a building permit, per PMC 21.20.120.
2. The project will provide a new sidewalk along the project's frontage on E Main.
3. The project will not disrupt or displace any existing recreational opportunities in the area.

HISTORIC AND CULTURAL RESOURCES

1. In the event that suspected historic artifacts, cultural artifacts, or objects of suspected archaeological value are discovered during site excavation, grading or other form of site development/construction, all work on site shall stop immediately. This applies to all development activities that involve excavation regardless of exemption from permit requirements outlined in PMC 21.14.190. The property owner/developer shall notify the City, the State Department of Archaeology and Historic Preservation (DAHP), the Puyallup Tribe of Indians, and the Muckleshoot Indian Tribe of any such findings. In these cases, the property owner/developer shall be required to provide for a site inspection and evaluation by a professional archaeologist or historic preservation professional, as applicable, in coordination with the state and/or affected tribes.

TRANSPORTATION

1. Staff reviewed and approved the above-cited traffic impact analysis (TIA), completed by Heath and Associates, in relation to the project. The TIA estimated this project will generate 37.8 PM peak hour trips, and a total of 346.6 average daily vehicle trips. The applicant's Traffic Engineer, Greg Heath, analyzed traffic impacts to surrounding intersections which will receive more than 25 PM peak hour vehicle trips. The estimated future level of service (LOS) will operate within the City's concurrency standards (LOS D or better) for all intersections studied. The TIA concluded, and the City Traffic Engineer confirmed, that no additional analysis or off-site mitigation, to affected intersections or street segments, is warranted for the proposed project.
2. Staff reviewed the project for adequacy of sight distance and determined that the proposed driveway alignment meets city engineering standards. Further sight distance analysis shall be completed at the time of civil permit review regarding potential impacts caused by retention of existing historic linden trees along the site's frontage.
3. At the time of civil permit review, Autoturn analysis will be required to ensure the proposed driveway design will accommodate the type of vehicles using the subject site. While making inbound/outbound turning movements at the driveway, WB-65 trucks will not be allowed to encroach into adjacent vehicle lanes.
4. Per PMC 21.20.130, the applicant is required to pay a traffic impact fee (in the amount required by ordinance at the time of adoption) per peak PM hour trip, at the time a building permit is issued for the subject building.

5. The project shall be compliant with all standards contained in PMC title 11, Streets and Sidewalks, including half-street roadway improvements, street trees and street lighting.
6. The project shall be compliant with the Comprehensive Plan Transportation Element and implementing Active Transportation Plan (ATP). The project is required to improve the site's frontage on E Main which includes a new eight-foot sidewalk, consistent with the pedestrian network of the ATP. The project is not located on a designated bicycle route.
7. The project shall comply with PMC 20.55 – Off-Street Parking Regulations.

PUBLIC SERVICES/UTILITIES

1. A resulting need for additional public services and utilities will result from the addition of the new use on site. However, this determination does not anticipate that the project will impact city services and utilities in a manner that would reduce the Level of Service (LOS) for the applicable utilities as adopted in the city's Capital Facilities Element.

Issuance of this threshold determination does not constitute approval of the permit. This proposal will be reviewed for compliance with all applicable City codes that regulate the applicable development activities, including, but not limited to, the International Fire/Building/Residential Codes, City of Puyallup Engineering Standards, Zoning Code, Surface Water Design Manual, Impact Fees, and the Critical Areas Ordinance.

MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

The responsible official of the lead agency finds that the above described proposal does not have a probable significant adverse impact on the environment, provided the mitigation measures (attached) are incorporated into the proposal and applied as conditions of permit issuance. The identified mitigation measures include mitigation for potential impacts to the following:

1. Plants

The full text of the identified mitigation measures appears in **Attachment A** to this document. The mitigation measures and the project documents upon which this determination was based are available for review. Please note, due to the current COVID-19 "Stay Home, Stay Healthy" order, Puyallup City Hall is currently closed to the public. To request access to electronic copies of project materials, please contact Planning@ci.puyallup.wa.us or (253) 864-4165.

An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c).

This finding is made pursuant to RCW 43.21C, PMC 21.04.120 and WAC 197-11 after reviewing a completed environmental checklist and other information on file with the lead agency as well as considering mitigation measures that the agency or the applicant will implement as part of the proposal. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public upon request.

COMMENTS

Comments on this preliminary MDNS must be submitted within 14 days or by **3:00 p.m. on April 17, 2020**, to the Responsible Official at City of Puyallup Development Services Center. Due to the current COVID-19 "Stay Home, Stay Healthy" order, Puyallup City Hall is currently closed to the public. Comments will be accepted by mail. Please mail to: Development Services Department, Attn: Michelle Ochs, 333 S Meridian,

Puyallup, WA 98371. However, due to City staff working remotely at this time, mail pickup is not occurring on a daily basis. As a result, electronic submission of comments is encouraged. To submit comments electronically, please send via E-mail to: kwals@ci.puyallup.wa.us. Please contact Kendall Wals, Associate Planner, at (253) 841-5462 or kwals@ci.puyallup.wa.us with any questions.

APPEALS

Consistent with WAC 197-11-545 regarding commenting parties and agencies, an appeal the subject MDNS may be filed via a written request with the SEPA Responsible Official by applicable parties and agencies within 10 days of expiration of the comment period, or by **3:00 pm on April 27, 2020**, at the above address. Prior to submittal and payment of the \$650.00 appeal fee, consult PMC 21.04.205 regarding SEPA Appeals or contact the SEPA Responsible Official at Planning@ci.puyallup.wa.us or (253) 864-4165 to ask about the appeal procedures. Be prepared to make specific factual reasons, rationale, and/or the basis for the appeal. This determination will become final if no formal appeals are filed and/or reconsideration requests are made by the expiration date listed above.

Publication Date: 4/6/2020

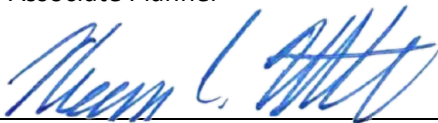
Notice Published in: Tacoma News Tribune



Kendall Wals
Associate Planner

April 3, 2020

Date



Tom Utterback, AICP
City of Puyallup SEPA Responsible Official

April 3, 2020

Date

Attachments:

- A. Mitigation Measures
- B. Proposed Site Plan
- C. Environmental Checklist

Attachment A

Mitigation Measures for Project # P-19-0111

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1. **Plants:** Per PMC 21.04.210, the City of Puyallup designates the policies of the Comprehensive Plan as the substantive authority basis for review of potential development related to environmental impacts. Policies pertaining to the following mitigation measures are provided below.
 - a. **Historic Linden Trees:** The project site contains eight (8) Little Leaf Linden, ‘Talia Americana’, trees located along the site’s frontage on E Main. The subject trees were planted along E Main, including other Little Leaf Linden trees within the vicinity, as a WWI commemorative planting in the 1920s. City of Puyallup residents also referenced their historic meaning and value at the applicant’s pre-application neighborhood meeting held on October 15, 2019. As conditioned in the March 31, 2020 Final DRT Letter, at the time of civil permit review, a Tree Protection Plan is required to be completed by a certified arborist with a certification in Tree Risk Assessment (TRAQ). The report shall evaluate the current health of the trees to determine suitability of retention. The report shall also evaluate the potential impacts the proposed frontage improvements and site work may have on the existing trees.
 - i. **Policy:** The Puyallup Comprehensive Plan Community Character Element outlines policies related to historic preservation and tree retention; specifically:
 - CC-1.1 Maintain the identity and character of established residential neighborhoods through appropriate landscaping and site design of new developments and infill projects.
 - CC-3 Natural land forms, vegetation, and scenic areas that contribute to the City’s identity and visually define the community, its neighborhoods and districts are preserved.
 - CC-3.2 To the greatest extent feasible, preserve significant trees and mature vegetation.
 - CC-4 Design streets to create a cohesive image, including continuous non-motorized improvements that connect to the surrounding neighborhoods and enhance the visual quality of the community.
 - CC-4.3 Promote the planting of street trees and other landscaping standards to enhance corridor appearance, neighborhood identification and streetscape unity.
 - CC-9 Heritage trees are preserved, which are significant because of species, size, or association with historic figures or events.
 - CC-9.2 Preserve heritage trees through flexibility in administering development standards such as building setback requirements, parking requirements, and street standards.
 - ii. **Mitigation:**
 1. The project proponent shall protect and retain the on-site historic linden trees to the furthest extent possible. Prior to issuance of site development

permits, trees suitable and feasible for retention shall be included in the arborist report findings, and to the approval by City staff.

- 2.** The Tree Protection Plan shall identify trees to be protected during construction of the project. Tree protection measures (e.g. appropriate flagging, protective fencing, etc.) shall be put in place prior to commencement of any site work, to the satisfaction of City Planning staff, to avoid harm during construction.
- 3.** At the time of civil permit review, any historic linden trees found to be unsuitable for retention or in direct conflict with required improvements as part of the proposed project, as identified by the arborist report(s), the subject linden trees shall be either:
 - a.** Replaced 1:1 within the required landscaping strip along the site's frontage; or,
 - b.** Replaced 1:1 within the required 12-foot front yard landscape buffer; and,
 - c.** A commemorative plaque shall be placed near the trees, to the approval of City Planning staff, at a scale suitable for pedestrian viewing from the new sidewalk.