



City of Puyallup
Development Services
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SEPA ENVIRONMENTAL CHECKLIST (2015 UPDATED VERSION)

Purpose of Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

If you are not already submitting an 8-1/2" x 11" reduction of your project site plan to the city as part of a companion case submittal, please submit a copy as a part of this SEPA application.

Please submit eight (8) copies of the completed SEPA checklist application packet.

A. BACKGROUND

1. Name of proposed project:

Freeman Logistics

2. Name of Applicant:

Vector Development Company

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

Vector Development Company
11411 NE 124th St #190 Kirkland, WA 98034
Tyler Litzenberger – 425-968-5115

4. Date checklist prepared:

11/1/2021 Revised 10/18/2022

5. Agency requesting checklist:

City of Puyallup and City of Fife as co-lead agencies

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

Construction to start Spring 2023, 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.

No future expansions or additions are proposed under this application.

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

Geotechnical Report by Terra Associates, Inc dated August 11, 2021 revised July 11, 2022; **Geotechnical Pavement Evaluation** by Terra Associates dated October 14, 2022; **Critical Aquifer Recharge Areas (CARA) Evaluation** by Terra Associates, Inc dated September 12, 2022; **Traffic Impact Analysis** by Gibson Traffic Consultants dated October 2021, revised by Kimley Horn dated October 2022. **Phase I Environmental Site Assessment** by Atlas dated December 15, 2021 & June 16, 2022; **Critical Areas Report** by Anchor QEA dated 10/2022; **Cultural Resources Assessment** by Environmental Science Associates (ESA) dated May 2022; **Preliminary Stormwater Site Plan** by Barghausen Consulting Engineers dated 10/14/2022; **Preliminary Civil Plans** by Barghausen Consulting Engineers dated 10/18/2022; **Sanitary Sewer Pump & Force Main Cals** by Barghausen Consulting Engineers dated 10/14/2022; **Preliminary Tree Protection plan** by WFCI dated 10/14/2022; **Floodplain Analysis** by Barghausen Consulting Engineers dated 10/14/2022; **Preliminary Landscape Plan** by WBLA dated 10/12/2022.

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.

City of Puyallup: SEPA determination as co-lead agency, lot line elimination, Site Plan Approval, Building Permits, Plumbing/Electrical/Mechanical Permits, Site Development Permit, Forest Practice Permit, Fire Alarm and Sprinkler Permit, Sewer Pre-Treatment, Off-site road improvements and associated shoreline development review, Grading Permit, Sanitary Sewer Extension, street vacation and other permits deemed required.
City of Fife: SEPA determination as co-lead agency, Off site road improvements and associated shoreline development review and other permits deemed required.
Department of Ecology: NPDES Permit and other permits deemed required. Other Agencies: Permits as required.

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 applicant, Vector Development Company, is proposing two stand-alone concrete tilt buildings of approximately 235,606 and 258,607 square feet. Along with construction of the proposed buildings, the project will also include clearing and grading activities, paved parking and truck maneuvering areas, landscaping, stormwater facilities, water and sanitary sewer extensions, frontage improvements along Freeman Road, full width improvement of 22nd Ave NW and intersection improvements at Freeman & N Levee Rd, as needed. Access is primarily provided by 22nd Ave NW one driveway and an EVA access from Freeman Road.

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.

Building A will be located at 4723 Freeman Rd E and Building B will be located at 5117 Freeman Rd E. The 15 parcel numbers are 0420174075, 0420201040, 0420201039, 0420201066, 0420201052, 0420201034, 0420205016, 0420205017, 0420201101, 0420201045, 0420205003, 0420201036, 0420205004, 0420201027, & 0420201042.

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)? 5%
- 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.

According to Terra Associates the native soils observed are alluvial deposits consisting of interbedded layers of loose to medium dense, silts, fine sand, and silty fine sand to fine sandy silt. NRSC Soil Survey mapping shows the north portion of the site as 42ASultan silt loam and the southern portion as 31A: Puyallup fine sandy loam. The Geologic Map of Tacoma cited from 2015 shows the site as consisting of Holocene alluvium (Qa). Terra Associates stated the soil observed are generally consistent with these mapping sources. See Geotechnical report for test pit logs and the 60 foot deep cone penetration tests (CPTs) for more details.

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

None known or observed.

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

Grading is proposed in order to develop the site. All grading plans will be reviewed and approved by Puyallup prior to any earthwork. These estimates could change based on City review. Preliminarily the site is anticipated to have a net export of approximately 10,000 cubic yards of material. If fill is required, the source of fill will be from an approved location. The applicant intends to balance earthwork to the greatest extent feasible.

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

Upon removal of vegetation, exposed soils will be susceptible to erosion; however by implementing the standard required erosion control measures pursuant to City regulations the project will mitigate potential erosion during and after construction.

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

It is anticipated that $\pm 84\%$ of the site will be covered with impervious surfaces. This is subject to change based on city review and approval of development and landscape plans.

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

Temporary Erosion and Sediment Control (TESC) BMP's will be implemented during site construction as well as TESC measures carried over from clearing and grading. On site grading will be reviewed and permitted by the City of Puyallup prior to any earthwork. The TESC measures will remain in place from the clearing and grading activities until the site is stabilized and with City approval. TESC BMP's will be used as necessary.

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 the construction phase, emissions from construction equipment would be present. Emissions from vehicular traffic to and from the site would be present upon project completion.

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

Emissions from vehicular traffic in the area would be 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 be in proper working order and within compliance of the State regulations regarding vehicle emissions. In accordance with Puyallup standards, the site will be watered, and the streets will be cleaned, as necessary, to reduce dust emissions during construction. Emissions from personally owned motor vehicles is regulated by the State. HVAC and similar equipment operate under manufacturer's warranty within the applicable allowance for air emissions, as regulated by other agencies.

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.

A critical areas report by Anchor QEA dated September 2022 found that there are no stream channels or seeps were identified within the project area during site visits. No on-site wetland conditions were observed, except for an artificial wetland at the east side of parcel 0420174075. Adjacent properties south of 19th Ave NW contain wetlands and associated buffers. An off-site agricultural ditch was identified near parcels 0420174075 and 0420205016. The Puyallup River is located south of Levee Road. These buffers do not extend onto the project site because they are interrupted by the roadway. See report for more details including wetland data sheets and test plot details.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, sewer and water lines will be installed within an easement just south of 19th Ave NE that extends to the east and then south to North Levee Road East. An off-site wetland buffer will be temporarily impacted during construction of sewer and water utilities. Off-site road improvements will be required at the intersection of Freeman Rd and N Levee Rd which are within the shoreline jurisdiction of the Puyallup River. The proposed development has respected a potential 50-foot buffer from the off-site agricultural ditch near parcels 0420174075 and 0420205016 extending up to 29 feet onto the site.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

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

No.

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

Yes, the Puyallup River is approximately 1,200 feet south of the site, and south of North Levee Road East. FEMA Panel 53053C0329E dated March 7, 2017 shows the site as outside the 500 year floodplain. However, the City of Puyallup requires Pierce County data be used for flood design on this site. Pierce County has designated this a special flood hazard area as the levee for the river is not certified as complying with Section 65.10 of the NFIP. The special flood hazard area has a base flood elevation (BFE) ranging from 32.0 feet (NAVD88) at the north end of the site to 33.7 feet (NAVD88) at the south. Puyallup requires that facilities are reasonably safe from flooding (RSFE) and compliance with PMC 21.07 is therefore required. The project will comply with requirements by elevating the finish floor a minimum of 1 foot above the BFE. See site plans, critical area report, and floodplain analysis.

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.

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.

Ground water may be withdrawn for dewatering during construction, see geotechnical report for details.

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. All sanitary sewer effluent will be collected via tightline pipe and discharged into the existing Puyallup sanitary sewer 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 will be rainfall from the building rooftop and pavement areas. Runoff will be collected and conveyed by pipe and catch basins to two underground detention/water quality treatment systems prior to discharging to an existing drainage ditch located along the west side of Freeman Road at the north end of the project.

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

Waste materials could enter ground and surface waters, generally as a result of automotive/machinery/equipment fluid leaks during site work, ultimate project traffic and landscaping.

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

No, the site is proposed to mimic existing drainage patterns.

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

Temporary erosion and sediment control (TESC) measures will be used both for the clearing and grading. TESC measures will remain in place and TESC best management practiced (BMP's) will be applied as necessary through completion of the site work. Storm facilities will be designed to comply with the City of Puyallup Stormwater management Plans and the Department of Ecology Stormwater Manual, removing sediments and pollutants in order to protect water quality. All disturbed areas will be stabilized by land cover. A sanitary sewer system will be constructed to collect and convey sewer effluent generated by the completed project.

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: See Critical Area Report for description of existing vegetation.

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

Trees and shrubs will be removed as necessary for the proposed building and site improvements as well as for off-site utility extensions and required road improvements.

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

See Critical Area Report for details. No ESA listed species are known to be on the site. Three ESA-listed bird species and one insect may potentially occur on or near the site and four ESA-listed fish species are present in the Puyallup River. No ESA listed plant or mammal species are identified as potentially occurring on or near the site.

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

Landscaping measures are proposed to meet the applicable City of Puyallup ML zoning and Freeman Overlay requirements and design standards. Street trees will be provided as part of the proposed right of way improvements. Native plant species will be incorporated into the landscape design. See the Landscape plan and Tree Protection plan for retained tree details.

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

The critical area report noted the following invasive species or noxious weeds are present; English ivy, Himalayan blackberry, evergreen blackberry, Canada thistle and reed canary grass.

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 sparrows, gull species.

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.

See Critical Area Report for details. No threatened or endangered species are known to be on or near the site, also see answer 4c in this checklist.

- 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.

Proposed landscaping on site could be used by birds and other wildlife.

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

No invasive animal species are present 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.

Electricity will be used for lighting and overall energy needs and natural gas, if used, would be for heating.

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

It is not anticipated that the proposed project would affect potential use of solar energy by adjacent properties.

- 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.

The building will comply with Puyallup and International Building Codes including current energy code requirements.

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.

No environmental health hazards are expected to result from this proposal.

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

A Phase I Environmental Site Assessment (ESA) was performed by Atlas Technical Consultants (ATC). There were no identified recognized environmental conditions (RECs) on site and no adjacent uses were unlikely to present a material threat of a hazardous substance to the subject site.

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

There are no known hazardous chemicals/conditions that might affect the project development and design.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

During construction, typical materials for construction oil, petroleum or grease may be used and stored on-site and properly disposed of in accordance with the required stormwater pollution prevention plan. Future warehouse users will be required to obtain handling permits and certifications for any stored, used or produced toxic or hazardous chemicals should that become a use for the building at any time during the operational life of the warehouse.

4. Describe special emergency services that might be required.

Other than normal fire, medical and police services already available in the area, no other special emergency services are anticipated or likely.

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

All construction will be in accordance with applicable laws including OSHA safety regulations for machinery and proper storage, care, and handling of any hazardous materials during construction. Tenant operators will be required to obtain any additional permits required should environmental health hazards be stored, used or produced at the site.

b. Noise

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

Noise from vehicular traffic on adjacent roadways would exist but would not be anticipated to affect the proposal.

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.

On a short-term basis, noise from construction equipment would be present from approximately 7 am to 6 pm, Monday-Friday. On a long-term basis, noise from vehicular traffic and noise associated with an office/warehouse development will be present from approximately 6 am to 6 pm, Monday-Friday.

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

Construction activity will be limited to permitted construction hours. Operations will comply with the City noise ordinance.

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: ML zoned land portions improved with residential houses and associated garages, and outbuildings, agricultural and vacant land. 22nd Ave NW right of way is central to site.
North: ML zoned residential houses and contractor yard.
West: Freeman Road and City of Fife I, CC and MDR zoned parcels that are vacant or improved with residential homes.
East: ML zoned residential home at the end of 22nd Ave NW and ML zoned industrial buildings and vacant land.
South: 19th Ave NW, RM-10 zoned wetland encumbered vacant land to the south
The proposal is not anticipated to affect current land uses on adjacent properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

Yes, portions of the site have been used as farmland. The parcels are not within a designated tax status for farmland and are not considered to be of long-term commercial significance. Approximately 11.86 total acres of previously farmed land is included within the site area.

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 proposal would affect or be affected by any working farms in the surrounding area.

c. Describe any structures on the site.

There are currently 14 residential houses, several sheds and garages, and several outbuildings on site.

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

All existing structures will be demolished as part of the proposal.

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

The site is currently zoned Limited Manufacturing (ML) with the Freeman Overlay over all parcels except 0420174075.

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

The current comprehensive plan land use designation of the site is (LM/W)-Light Manufacturing/Warehousing.

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

No portion of the site is within a shoreline jurisdiction.

The intersection of Freeman Rd and North Levee Road is within the 200-foot shoreline jurisdiction measured from the Ordinary High Water Mark (OHWM) of the Puyallup River. As the jurisdictional line between City of Puyallup and Fife occurs at the east limits of Freeman Road-Fife designate this shoreline as Levee and Puyallup designates this shoreline as Urban Conservancy.

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

See section 3 of the checklist for a description of surface water, and floodplain. The site is within well head protection zones, see Critical Aquifer Recharge Areas (CARA) Evaluation for more details. The vicinity is within the Mount Rainier class II Lahar zone. No other classified critical areas are known.

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

It is anticipated that approximately 50 to 100 persons will work at the completed facility, and no one will reside at the complete project.

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

Removing 14 single family homes is likely to displace up to 28 people.

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

No adverse displacement impact is anticipated from utilization of ML zoned land for warehouse uses therefore no mitigation measures are proposed.

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

As a permitted use, the project will meet the city zoning and overlay design requirements which ensures compatibility with existing and projected land uses. Plans will be reviewed by the City of Puyallup to assure compliance with these standards.

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

No impact is anticipated from this project and so no mitigation measures are proposed.

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.

Approximately 14 middle-income housing units would be eliminated.

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

No adverse housing impact is anticipated from the utilization of the ML zoned land for warehouse uses rather than single family detached uses therefore no mitigation measures are proposed.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principle exterior building material(s) proposed?

The tallest height of the building is anticipated to be approximately 48 feet, and within the zoning height limit of 50-feet. The construction will be concrete tilt-up construction with windows throughout, paint and reveal accents, and trellises.

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

No protected views or view corridors are altered or obstructed by the proposed project. The territorial view of the project site will be altered by the new construction.

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

The building will comply with Puyallup design standards for the zone and overlay area and the installation of new perimeter and interior landscaping will provide a visual buffer for the proposed project. Any alternative methods that may be necessary for design elements will be reviewed and approved pursuant to site plan review requirements of the City of Puyallup. Compliance with the design or approved alternatives ensures that appropriate design measures are utilized to reduce or control potential aesthetic impacts from the proposed industrial warehouse building.

11. **Light and Glare**

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

During construction, glare from construction equipment may be produced during daylight hours. Upon project completion, glare from building glass could be present during daylight hours and light from parking lot lighting and vehicular headlights would be present in early morning and evening hours.

- 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 created by the proposal would be a safety hazard.

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

Headlights from vehicular traffic on adjacent roadways would be present but would not be anticipated to affect the proposal.

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

Building glass will be non-glare. The exterior building lights and streetlights will be of low intensity, directed down and inward to the site, typically used for safety and security purpose. Perimeter landscaping will soften onsite sources of light. See lighting plan for detailed design and compliance with Puyallup code.

12. Recreation

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

Levee Pond Park is 0.5 mile from the site and Puyallup Recreation Center is 1.6 miles from the site.

- 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.

This project does not have an adverse impact on recreational opportunities, so no mitigation 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.

Registers: No National Register of Historic Places (NRHP) listed, determined eligible or recommended eligible resources are on the site or immediately adjacent to the site. However, it is possible that properties in the vicinity built more than 50 years ago could become eligible.
Cultural Resources: No resources have been recorded on the project site. Five archaeological resources have been identified within a 1-mile radius of the site. These resources are either determined not eligible or not evaluated for eligibility and are related to historic period activity see Table 1 of ESA's report for details.

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- 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.

The Cultural Resource Report discusses that the project area is located within the ancestral and reservation lands of the Puyallup Tribe of Indians. However, no known landmarks, features or other evidence of Indian or historic use or occupation has been identified on site or in the near vicinity, see the Report prepared by ESA, for more details.

- 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.

Environmental Science Associates (ESA) prepared an updated desktop analysis with a 1-mile study area surrounding the project area and conducted a surface and subsurface archaeological survey of the project area.

- 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.

The project will comply with ESA's recommendation that an inadvertent Discovery Plan (IDP) be in place to establish procedures and protocols to be followed in the event of a cultural resource discovery during construction.

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.

Access is primarily provided by 22nd Ave Northwest with two driveway entrances from Freeman Road, one of which is an emergency vehicle only access.
North Levee Road is south of the site and provides access to SR 167.
Valley Avenue E is north of the site and provides access to I-5 to the northwest.

- 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?

The site is not currently served by public transit. The nearest bus stop is at Valley Ave E & 70th Ave E approximately 1.5 miles to the northwest of the site.

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

The project would add approximately 308 parking spaces and will not eliminate any parking spaces. See architectural site plan for parking details.

- 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).

Frontage improvements along Freeman Road, full width improvement of 22nd Ave Northwest and intersection improvements at Freeman & N Levee Rd, as needed. See pavement evaluation for suitability of existing roadways.

- 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?

The development is expected to generate approximately 556 daily trips of which 30 will occur in the AM peak-hour between 7-9 AM and 36 will occur in the PM peak-hour between 4-6 PM. ITE's *Trip Generation Manual 11th Edition* was used as the source of the data. The truck trips will be approximately 19% of the daily volume with 25% during the AM peak-hour and 10% during the PM peak-hour based on truck trip generation from ITE.

- 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, the movement of agricultural and forest products will not be affected by the proposed project.

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

The future development will be subject to City of Puyallup transportation impact fees which will provide mitigation to offset the development's transportation impacts. In addition, frontage improvements along Freeman Road, full width improvement of 22nd Ave Northwest and intersection improvements at Freeman & N Levee Rd, as needed.

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.

The new development will produce an incremental increase in the demand for public services. Generally, police, fire, medical, and public transit services would be required.

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

The building will meet fire and building codes which increases employee and first responder safety in the case of an emergency. Construction of new water main and fire hydrants to serve the project will improve water service and fire suppression to the site and vicinity. Increased tax base and tax assessments paid to the public services as well as impact fees support 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.

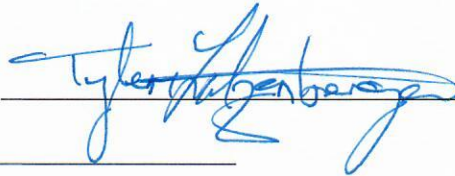
Electricity	Puget Sound Energy
Natural Gas	Puget Sound Energy
Water	City of Puyallup
Sanitary Sewer	City of Puyallup
Telephone	CenturyLink or Comcast
Cable	Comcast
Refuse Service	Murrev's Disposal Company

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:



AUTHORIZED SIGNATORY
CRP VDC FREEMAN LOGISTICS OWNER,
L.L.C.

Date:

10/18/22

Signature of Agent:



Senior Planner,
Barghausen Consulting Engineers, INC.

Date:

10/18/2022

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

Dated:

10/18/2022

in

Kirkland

, Washington.

(Signature of Applicant)