



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

MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

for
PSE OTC
Preliminary Site Plan, SEPA Checklist
Project # PLPSP20230096
[Online Permit File](#)

Date of Issuance:	April 08, 2024
Description of Proposal:	Construction of a new Puget Sound Energy (PSE) Operational Training Center (OTC). Construction will include a new training building, approx. 34,000 sf which will include office, commercial, and training/classroom spaces.
Location of Proposal:	325 TODD RD NW, PUYALLUP, WA 98371;
Proponent: Lead Agency Responsible Official:	Matt Reeves Katie Baker, AICP City of Puyallup Planning Division 333 S. Meridian Puyallup, WA 98371 (253) 864-4165 www.cityofpuyallup.org
City of Puyallup Permits:	Preliminary Site Plan Review, SEPA Review, Civil Construction Permit, Grading Permit, Water Connection, Sewer Connection, Building permit.
Zoning:	ML – Limited Manufacturing
Comprehensive Plan:	LM/W - Light Manufacturing/Warehousing
Shoreline Environment:	N/A

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

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 on [the City's online permit portal](#).

- ◆ Final Development Review Team (DRT) letter, dated April 10, 2024
- ◆ Wetland, Stream, and Fish and Wildlife Habitat Assessment, received February 08, 2024

- ◆ Narrative From Project Architect, received February 08, 2024
 - ◆ Site Plan, received February 08, 2024
 - ◆ Traffic Study (TIR), received February 08, 2024
 - ◆ SEPA Project Checklist (City Revised), received February 08, 2024
 - ◆ Landscape Plans, received February 08, 2024
 - ◆ Arborist Report, received February 08, 2024
 - ◆ Wetland 3rd Party Review, dated February 14, 2024
- I. Notice of Application (NOA) date, consistent with WAC 197-11-355 (Optional DNS Process)
 - i. Optional DNS notice sent on September 22, 2023. Comment period expired October 6, 2023
 - ii. Revised Notice of Application sent on February 28, 2024. Comment period expired on April 6, 2024.
 - iii. List of recipients, comments received, and copy of NOA materials available on [the City's online permit portal](#).

B. RESPONSIBLE OFFICIAL FINDINGS OF CONSISTENCY

The SEPA Responsible Official for the City of Puyallup hereby makes the following findings of consistency 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 (see PMC 21.04), and under the State Environmental Policy Act (SEPA) pursuant to the Revised Code of Washington (RCW) 43.21C. The following findings of consistency apply to the project and may be referenced in future (final) permit review notes and/or conditions:

I. EARTH

- i. 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.
- ii. Based on the project geotechnical report, where available, and a review of available topography, LIDAR, mapped soils (NRCS) and geohazard area data (GIS), impacts to geologic hazard areas have been identified. All projects working within a geologic hazard area are required to comply with all applicable sections of the city's critical areas ordinance and engineering Best Management Practices.
- iii. 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 and all engineering Best Management Practices (BMPs), in accordance with City Engineer approval.

2. AIR

- i. Watering of exposed soils during construction to suppress dust will limit impacts to ambient air quality resulting from the project improvements.

- ii. Building exhaust systems will be equipped with appropriate emission controls, where required by the Puget Sound Clean Air Agency and/or required by the Building Code Official.
- iii. Construction activities and vehicles being driven to and from the city can be anticipated to cause impacts on air quality and produce greenhouse gas emissions; no single point source of emissions that requires specific analysis on air quality and known to be present as a result of the project.
- iv. No known sources of foul or offensive odors are anticipated as a result of the project.

3. WATER

- i. 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.
- ii. 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.
- iii. The project is located on a property, or adjacent to lands containing known wetlands, streams, and/or other regulated aquatic resources. The project file contains a wetland report and supporting application materials show the extent of those known, regulated critical areas and associated buffers. The project shall be reviewed in accordance with all applicable critical area standards and requirements to ensure the project does not result in significant adverse impacts to listed wetlands, streams, and/or other aquatic resources. Special mitigation may be required, in accordance with local, state and federal authority, and the applicant may be required to consult with local tribal governments.
- iv. Where projects are shown on the city's critical area maps as being within a critical aquifer recharge area or wellhead protection zone, additional review of impacts to ground water may be triggered, in accordance with standards in the city's critical areas ordinance.
- v. Activities that do not cause degradation of groundwater or significantly impact the recharge of ground water aquifer may be permitted in a critical aquifer recharge area; provided, that the project complies with the city storm water management regulations and other applicable local, state, and federal regulations.
- vi. Groundwater diversions, dewatering activities and/or construction-related ground water withdrawals may occur as a part of this project due to presence of high/perched ground water table/levels at the time of construction. However, any ground water diversions, withdrawals, dewatering, 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.

4. PLANTS

- i. 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).
- ii. Any significant or heritage designated trees are required to be retained on site, where applicable. Trees and vegetation associated with critical areas, such as wetlands, steep slopes, streams/rivers,

or other aquatic resources, and trees important to the overall function of adjacent or on site bird, fish and other terrestrial animals may be required to be retained, where applicable.

- iii. All trees shall be maintained in a manner consistent with accepted pruning and care standards as outlined in applicable ANSI A300 standards.

5. ANIMALS

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

6. ENERGY AND NATURAL RESOURCES

- i. The project will be compliant with the Washington State Energy code and all applicable regulations in the latest edition of the applicable version of the Building Code, as adopted by the city applicable to the project construction type.
- ii. The project is not anticipated to impact solar access for the subject property or adjacent properties.
- iii. The project is anticipated to use various forms of energy, such as local electric power, natural gas, solar, and is not anticipated or known to generate a need for power or energy that would necessitate mitigation or specific service provisions not normally anticipated by service providers.

7. ENVIRONMENTAL HEALTH

- i. 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.
- ii. 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.
- iii. The project is not anticipated to contain increased or unusual risks related to fire hazards, explosive materials, toxic chemical storage or manufacture, hazard waste spill risk, nor is the project anticipated or known to increase the risk of health hazards to the environment.
- iv. 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.

8. NOISE

- i. No significant adverse environmental impacts related to noise are anticipated or known to result due to the project.
- ii. Project construction noise shall be compliant with PMC 6.16 – Noise, including time limitations on construction activities starting and stopping work activities for both weekdays and weekends. Special

conditions may apply to the project and additional noise mitigation may be applied by the City Engineer or Code Compliance Department during construction.

9. LAND USE, COMPREHENSIVE PLAN AND SHORELINE USE

- i. The project is located in the ML – Limited Manufacturing zone and the LM/W comprehensive plan designated area and is generally consistent with the policies adopted in the Comprehensive Plan, Shoreline Master Program, and all other plans, where applicable to the development proposal, and shall be consistent with the zoning code regulations applicable to the project.
- ii. 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” available in the project case file.
- iii. The site is not presently being utilized for working forest or farmland and, as such, is not converting forest farm, agricultural or other resource lands urban land uses not otherwise contemplated in the city’s Comprehensive Plan.
- iv. All demolition work will be compliant with the city’s requirements for demolition approval 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.
- v. The project contains the critical areas noted below. The project has been reviewed for consistency with the city’s critical areas ordinance (PMC 21.06).

CRITICAL AREA	
X	Critical aquifer recharge area
X	10-year wellhead protection area
X	5-year wellhead protection area
X	1-year wellhead protection area
X	Geologic hazard area – Volcanic hazard area
	Geologic hazard area – Landslide hazard area
	Geologic hazard area – Erosion hazard area
	Geologic hazard area – Seismic hazard areas
X	Wetland and wetland buffer
X	Fish and Wildlife Conservation Area - Stream and/or stream buffer
	Fish and Wildlife Conservation Area – General habitat area
	Flood prone area – 100-year floodplain
	Shoreline of the State

10. HOUSING

- i. The project, once completed, will not result in the construction of a residential project.
- ii. The project will not adversely impact existing housing units or affect the development of housing units in the general vicinity of the project area.

11. AESTHETICS

- i. The project will be consistent with the height limitation outlined in the applicable zone district, as stipulated by the Puyallup Municipal Code (title 20, zoning). No view corridors were identified to be impacted as a result of the project.
- ii. The project shall comply with all applicable design review requirements, site plan design requirements, and all design review overlay district standards/guidelines, as applicable to the project, at the time of final permit submittal, or submittal to the Design Review Board for approval.

12. LIGHT AND GLARE

- i. 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. Said lighting shall be shielded so that the direct illumination shall be confined to the property boundaries of the light source. Ground-mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise.
- ii. Street lighting, in accordance with city standards, will be provided as a part of the project.

13. RECREATION

- i. The project shall pay the adopted park impact fee (in the amount required by ordinance at the time of adoption) for each residential unit upon issuance of a building permit for each subject unit, per PMC 21.20.120.
- ii. The project will not disrupt, displace or otherwise adversely impact any existing recreational opportunities in the area.

14. HISTORIC AND CULTURAL RESOURCES

- i. The project is located in a high probability area for encountering cultural resources as determined by the Washington Information System for Architectural and Archeological Records Data. As such, the Puyallup Tribe has requested a cultural resource study prior to ground disturbing activities.
- ii. In the event that suspected historic artifacts, cultural artifacts, or objects of suspected archaeological value are discovered during site excavation, grading or other forms 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.
- iii. 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.
- iv. The project applicant and/or contractor may be required to complete an Inadvertent Discovery Plan (IDP), to the approval of the city, WA State Department of Archeology and Historic Preservation and affected Tribal governments. The IDP shall be completed in a form supplied by the Department and shall be completed prior to issuance of the civil permit for the site.

15. TRANSPORTATION

- i. Staff has reviewed and approved the traffic impact analysis or traffic scoping worksheet and adequacy of sight distance in relation to the project. The project case file contains applicable reports; all reports submitted shall be reviewed by the Traffic Engineer and City Engineer, for consistency with the municipal code and city standards. In accordance with city policy, Traffic review staff shall analyze vehicular impacts to surrounding intersections which will receive more than 25 PM peak hour vehicle trips for changes to the level of service standards and/or operational impacts; special mitigation, proportionate with the project impacts, may apply to the proposal.
- ii. 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) at the time of building permit issuance for the subject project.
- iii. The project shall be compliant with all standards contained in PMC title 11, Streets and Sidewalks, including roadway improvements, street trees and street lighting.

- iv. The project shall be compliant with the Comprehensive Plan Transportation Element and implementing Active Transportation Plan. Right of way width to accommodate the future addition of pedestrian and bicycle facilities.
- v. The project shall comply with PMC 20.55 – off-street Parking Regulations.

16. PUBLIC SERVICES

- i. A resulting need for additional public services, such as police protection, fire protection, library, various other municipal services, etc. can be anticipated from the project. 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.
- ii. The project shall comply with the applicable parks impact fee, consistent with the currently adopted fee amount at the time of building permit issuance, per PMC 21.20.140.

17. UTILITIES

- i. Domestic water will be provided by the water purveyor serving the site. The applicant shall provide a water availability letter/documentation to ensure adequate water can be supplied to the project.
- ii. Sanitary sewer service shall be provided to the development in accordance with city standards. OR The project is served by an onsite septic system.
- iii. Electricity, natural gas, refuse/recycling collection, internet and landline telephone service is provided by private utilities; property owner and/or applicant to determine availability of those private utilities to be provided on site.

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:

A. Historical and Cultural Resource

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 at the Puyallup Development Services Center, 333 South Meridian, during normal business hours.

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

Consistent with WAC 197-11-355, the Lead Agency issued a Notice of Application on September 22, 2023, and reissuance on February 28, 2024, with a single integrated comment period to obtain comments on the notice of application and the likely threshold determination for the proposal. Therefore, consistent with the optional DNS process outlined in WAC 197-11-355, there is no further comment period for the subject Determination.

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 the issuance of this MDNS, or by **3:00 pm** on April 29, 2024.

Appeals will be accepted by via the Cityview permit portal only (<https://permits.puyallupwa.gov/Portal>). Please call or email Planning prior to submission of an appeal, if possible.

- To file an appeal electronically, please visit <https://permits.puyallupwa.gov/Portal> and select “Apply for a Planning Permit”, selecting “Appeal to Hearing Examiner” from the project/permit type drop down when prompted. (14 days from issuance date).

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@PuyallupWA.gov 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: April 17, 2024

Notice Published in: Tacoma Weekly



Rachael N. Brown
Associate Planner

April 08, 2024

Date



Katie Baker, AICP
City of Puyallup SEPA Responsible Official

April 08, 2024

Date

Attachments:

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

Attachment A

Mitigation Measures for Project # PLPSP20230096

I. Historic and Cultural Resource:

- a. The Puyallup Tribe of Indians has requested a cultural resource survey prior to ground disturbance as the project proposal is located in a high probability area for encountering cultural resources. The applicant must provide a cultural resource survey with their civil permit application and should be reviewed by the Puyallup Tribe of Indians.



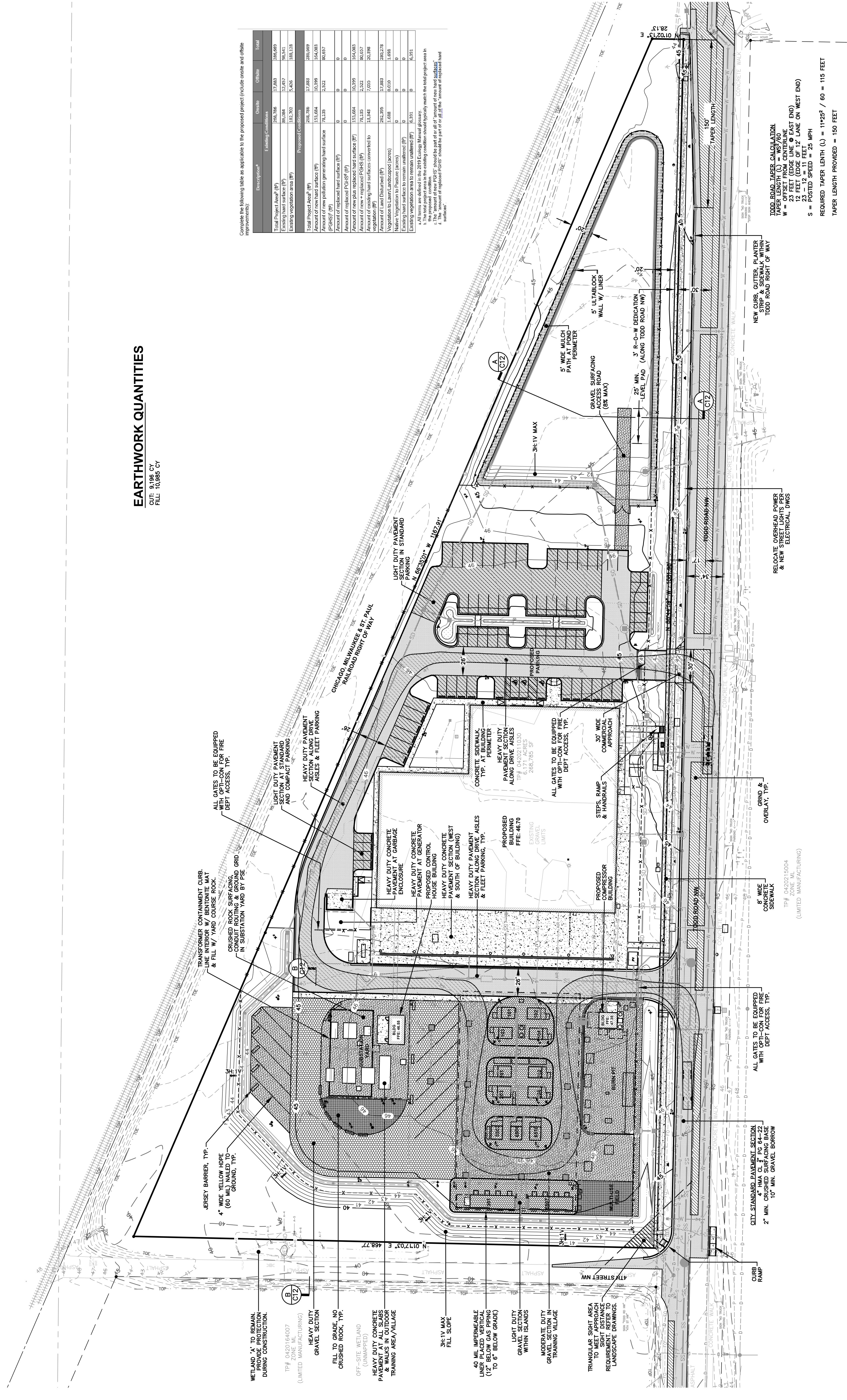
EARTHWORK QUANTITIES

CUT: 9,196 CY
FILL: 10,985 CY

Complete the following table as applicable to the proposed project (include onsite and offsite improvements):

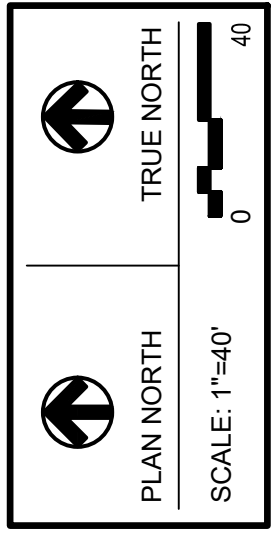
Description*	Existing Conditions	Onsite	Offsite	Total
Total Project Area (SF)	786,796	17,883	286,609	286,609
Existing hard surface (SF)	86,094	12,457	96,541	96,541
Existing vegetation area (SF)	157,702	5,426	188,128	188,128
Total Project Area (SF)	246,796	17,883	286,609	286,609
Amount of new hard surface (SF)	153,664	10,399	164,063	164,063
Amount of new vegetation (SF)	0	0	0	0
Amount of replaced hard surface (SF)	0	0	0	0
Amount of replaced vegetation (SF)	0	0	0	0
Amount of new + replaced FCSH (SF)	78,133	2,322	80,455	80,455
Amount of new + replaced FCSH (SF)	13,343	7,055	20,398	20,398
Amount of existing hard surfaces converted to vegetation (SF)	262,295	17,883	280,178	280,178
Amount of existing hard surfaces converted to vegetation (SF)	1,688	10,010	11,698	11,698
Amount of existing hard surfaces converted to vegetation (SF)	0	0	0	0
Existing vegetation area to remain unaltered (SF)	6,391	0	6,391	6,391

* All items are defined in the 2019 Ecology Manual glossary.
 † The total project area in the existing conditions should typically match the total project area in the proposed conditions.
 ‡ The amount of new P&IS* should be part of or all of "amount of new hard surface".
 § The amount of replaced vegetation should be part of or all of the "amount of replaced hard surface".



PERMIT SET

REV#	ISSUED FOR	DATE



PSE - OPERATIONAL TRAINING CENTER
SCHEMATIC DESIGN GRADING & PAVING

PROJECT NO.	22219
DRAWN BY	MPM
CHECKED BY	THF
DATE ISSUED	12-15-2023

CSD2



City of Puyallup
Development Services
333 S. Meridian
Puyallup, WA 98371
Tel. (253) 864-4165 Fax. (253) 840-6670

City of Puyallup Planning Staff Edits In Red

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:

Puget Sound Energy Operational Training Center (OTC)

2. Name of Applicant:

TC Northwest Development, Inc.

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

Applicant: TC Northwest Development, Inc.
Contact: Alex Garcia-Mendoza
Address: 600 University Street, Suite 2912, Seattle, WA 98101
Phone: (501) 749-1016

4. Date checklist prepared:

08/29/2023

5. Agency requesting checklist:

City of Puyallup Development Services Center

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

Project Permitting-Summer 2023 to Spring 2024
Construction-Summer 2024 to Fall 2025(Pending permit approvals)

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 plans are known at this time.

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

Geotechnical Report, PSE Operational Training Center, Terra Associates, Inc, December 2022; Traffic Assessment, PSE Operational Training Center (Puyallup), Transportation Engineering Northwest, December 2022; Arborist Report, PSE Todd Road, Soundview Consultants, June 2023; Critical Aquifer Recharge Areas Evaluation, PSE Operational Training Center, Terra Associates, Inc, June 2023; Wetland, Stream, and Fish and Wildlife Habitat Assessment, PSE Todd Road, Soundview Consultants Inc, April 2023

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 Land Use Permit, Industrial Design Review Approval, City of Puyallup Construction Civil Permit, City of Puyallup Commercial Building Permit, Department of Ecology Construction Stormwater General Permit (NPDES)

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).

Development of a new Puget Sound Energy Operational Training Facility (OTC). The proposed OTC building is approximately 34,000 square feet and will include office, commercial, and instructional spaces. There will be a covered area attached to the building approximately 8,800 square feet. The outdoor training area will include field area, burn pit, substation, and approximately 2,500 square feet of enclosed spaces. Associated plans include access/parking improvements, utility connections, and stormwater management facilities.

Burn bit will be used to demonstrate, teach and evaluate personnel to control natural gas fire. This will occur one per month and will utilize a ABC extinguisher.

The proposed transformers contain around 4,000 gallons of mineral oil used as insulating medium, A secondary containment system and Spill plan is proposed.

ge 3

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.

325 Todd Road NW, Puyallup, Washington 98231

Parcel Number: 0420211030

Site Area: Approximately 6.17 ac

Section 21, Township 20 North, Range 04E

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)? 10%
- 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.

Soils on the site are mapped as a combination of Pilchuk fine sand (29A), Puyallup fine sandy loam (31A), and Sultan silt loam (24A). The Pilchuk and Puyallup series are classified as hydrologic group A which have high infiltration rates. The Sultan series is classified as hydrologic group C/D which have low infiltration rates. Soils information is based on the US Department of Agriculture Natural Resources Conservation Service (NRCS).

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

The site is relatively flat with no history of landslides known.

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

Cut material is expected to exceed 10,000 CY
Fill material is expected to exceed 10,000 CY

Total Grading Area: Approximately 6 acres
Purpose: Site preparation
Source of Fill: Permitted gravel pit to be determined prior to construction.

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

Yes. Erosion may occur as a result of clearing and construction.

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

Approximately 60% impervious surface (buildings, walks, pavement, gravel, etc.)

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

An erosion control plan will be prepared for construction.

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.

Construction vehicle and equipment emissions may occur during the construction period. After project completion, emissions may occur from employee vehicles, mail couriers, and training equipment such as fire extinguishers. Emission quantities are unknown at this time.

Burn bit will be used to demonstrate, teach and evaluate personnel to control natural gas fire. This will occur one per month and will utilize a ABC extinguisher.

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

None identified.

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

Contractor to monitor emissions during construction period. Appropriate regulations will be followed for any emissions that may impact air quality.

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.

Wapato Creek is approximately 500 feet to the west. An existing wetland is located on the west side of the property. The wetland is classified as a category IV wetland.

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. Proposed construction will occur along Todd Road for utility installation. Site grading will be located within 20 feet of the existing wetland.

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

No fill or dredge material would be placed in or removed from the surface water or wetlands.

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

No surface withdrawals or diversions are planned at this time.

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

The project site is not known to lie within the 100-year floodplain.

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 groundwater will be withdrawn.

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.

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.

Runoff from rainwater landing on the project site will be collected and routed to stormwater management systems. Runoff will be discharged to the downstream drainage path along Todd Road.

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

Not anticipated.

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

Not anticipated.

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

Stormwater management systems will be provided in accordance with Department of Ecology and City of Puyallup requirements for stormwater treatment and flow control.

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?

Over 3 acres of existing vegetation will be removed for construction.

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

To our knowledge there are none identified.

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

A landscaping plan will be prepared to enhance vegetation on the site meeting City of Puyallup requirements.

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

To our knowledge there are none identified.

5. **Animals**

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: (hawk) heron, (eagle) (songbirds) other _____

Mammals: (deer) bear, elk, beaver, other _____

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

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

To our knowledge there are none identified.

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

Yes. The site is part of the Pacific Flyway migration route.

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

Landscaping is proposed for wildlife food and cover.

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

To our knowledge there are none identified.

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.

Electrical power is expected to be used for interior and exterior lighting, building heating and cooling.

Natural gas is expected to be used for training facility use.

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

Not anticipated.

- 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 proposed building will be insulated per Washington State Energy Code.

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.

None anticipated. The facility will be used for training personnel and follow appropriate safety measures. The substation area will be equipped with an oil containment system to keep oil on-site in the event of a large spill. Transfer of oil will follow appropriate spill prevention control and countermeasures. Any collected oil will be sent off-site following appropriate measures.

The proposed transformers contain around 4,000 gallons of mineral oil used as insulating medium, A secondary containment system and Spill plan is proposed.

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.

No long term hazardous material storage is anticipated. Anything deemed hazardous would be sent off-site following appropriate measures.

The transformers contain around 4,000 gallons of mineral oil.

4. Describe special emergency services that might be required.

None anticipated.

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

Project will comply with all required City regulations.

The proposed transformers contain around 4,000 gallons of mineral oil used as insulating medium, A secondary containment system is provided to satisfy EPA regulations for requirements for a Spill plan. The containment area consists of concrete curb, geosynthetic clay liner consisting of bentonite clay between geotextiles to seal the bottom of the containment.

b. Noise

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

Noise associated with vehicle traffic, industrial/manufacturing, and the railroad exists in the area but is not expected to impact the project.

2. What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction equipment and traffic noise may occur on a short-term basis. Noise associated with the training facility and employee traffic may occur on a long-term basis.

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

Construction hours will be limited to weekdays during the daytime to control noise impacts.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is partially developed with a storage yard. Adjacent land uses include distribution centers (south), single-family residential (north), light industrial (west), and rural residential (east).

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

To our knowledge the site is not known to have been working farmland or forest land.

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:

Not anticipated.

c. Describe any structures on the site.

None.

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

Not applicable.

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

ML - Limited Manufacturing

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

LM/W - Light Manufacturing/Warehousing

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.

The site is located in a critical aquifer recharge area, volcanic hazard area, and has a wetland.

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

The completed project is expected to have approximately 40 people on site (10 staff and 30 students) during a typical day.

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

None.

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

No displacement impacts are anticipated.

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

The project will obtain design review approval from the City of Puyallup to ensure the proposal is compatible with existing and projected land uses.

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

None proposed.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.

Not applicable.

- 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?

The tallest height is expected to be around 30 feet.

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

No view alterations or obstructions are anticipated.

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

Proposed measures to control aesthetic impacts include a modern building design and landscaping.

11. Light and Glare

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

The proposed development will contain outdoor lighting visible in the morning and early evening.

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

Not anticipated.

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

None identified.

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

Shielded exterior building lighting.

12. Recreation

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

The Puyallup Recreation Center is located 0.5 miles southwest of the project site.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

Not anticipated.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

None 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.

None identified.

- 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.

Department of Archeology and Historic Preservation mapping was reviewed.

- 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.

Land disturbance will be limited to the areas necessary for 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.

Existing access to the site is provided from Todd Road NW to the south.
Proposed access to the site is provided from Todd Road NW to the south.

- 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 served directly by public transit. The nearest transit stop is located 0.4 miles southeast of the site along Meridian Avenue.

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

Eliminated-0 spaces
Proposed - Approximately 68 spaces at this time as well as 10 fleet vehicle parking stalls.

- 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).

Yes, frontage improvements will be required on Todd Road for curb, gutter, sidewalk and planter strip.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Yes. The project will occur in the vicinity of rail transportation (Union Pacific Railroad) .

- 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 project is estimated to generate 624 new weekday daily trips. Peak volumes are expected to occur between 7-9 AM and 4-6 PM. These estimates were based on methodology in the ITE Trip Generation Manual, 11th Edition.

- 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.

Not anticipated.

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

On-site parking and two driveway entrances will be provided to reduce traffic impacts. Transportation impact fees will be required at building permit issuance which will help fund the City of Puyallup's planned transportation improvements throughout the City.

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 completed project will require all public services.

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

Proposed measures to reduce impacts on public services include surveillance systems and fire protection infrastructure.

16. Utilities

- a. Circle utilities currently available at the site:

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

The project will need to provide utility extensions including, but may not be limited to gas, water, sewer and power.

- 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.

Water/Sanitary Sewer - Extensions will be required to connect to City systems.
Electricity-Puget Sound Energy
Natural Gas-Puget Sound Energy
Refuse Service-DM Disposal
Phone/Internet-Century Link or similar provider

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 its agents the right to enter upon the premises for purpose of conducting all necessary inspection to determine compliance with applicable laws, codes, and regulations. This right of entry shall continue until a certificate of occupancy is issued for the property.

Signature of Property Owner: _____ Ka Wai Cheung *Cheung*

Date: 12/06/2023

Signature of Agent: _____

Date: _____

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

Dated: 12/06/2023 in Seattle, Washington.

[Signature]
(Signature of Applicant)