



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

PRELIMINARY*

DETERMINATION OF NON-SIGNIFICANCE (DNS)

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

for
Puyallup Mazda Service Drive Expansion
SEPA Standalone, SEPA Checklist
Project # PLSSP20250066
[Online Permit File](#)

Date of Issuance:	December 31, 2025
Description of Proposal:	Proposed 1,577 square foot expansion of an existing service drive-thru for customer car drop-off and pickup at Puyallup Mazda. Project includes additional associated parking, landscaping, utilities, and storm water.
Location of Proposal:	608 RIVER RD, PUYALLUP, WA 98371;
Proponent: Lead Agency Responsible Official:	Will Schuur Katie Baker, AICP Planning Manager City of Puyallup Planning Division 333 S. Meridian Puyallup, WA 98371 (253) 435-3604 www.cityofpuyallup.org
City of Puyallup Permits:	PRCCP20251188, PRCA20251194
Zoning:	CG - General Commercial
Comprehensive Plan:	AOC
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](#).

- ◆ Site Plan, received September 05, 2025
- ◆ SEPA Project Checklist, received September 05, 2025

- I. Notice of Application (NOA) date, consistent with WAC 197-11-355 (Optional DNS Process)
 - i. Optional DNS notice sent on November 12, 2025. Comment period expired November 26, 2025
 - ii. List of recipients, comments received, and copy of NOA materials available on [the City's online permit portal](#).
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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 not been identified.
- 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 location was not found to contain any hydrophytic vegetation, no field indications of hydric soil conditions, and no location on the project site-maintained hydrology indicative of wetlands. No areas of the project site are shown on the city's critical area maps as identified or suspected wetlands.
- 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. All developments in the 100-year floodplain are required to meet the standards of PMC 21.07, flood control ordinance, and any other required state and/or federal standards. Applicants are encouraged to consult with FEMA region X regarding their project if located in the regulated (100-year) floodplain.
- vii. 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 waste is used as fill material, a Solid Waste Handling permit may be required (WAC 173-350-700). 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. This project is within one quarter mile of two known or suspected contaminated sites. The sites are Northwest Motor Sports Puyallup, Facility Site ID (FSID) 68989278; and Former Manweiler Apartments, FSID 87817. To search and access information concerning these sites see <http://www.ecy.wa.gov/fs/> and <https://fortress.wa.gov/ecy/gsp/SiteSearchPage.aspx>. If contamination is suspected, discovered, or occurs during construction of the service drive-through expansion and associated improvements, testing of the potentially contaminated media must be conducted. If soil or groundwater contamination is readily apparent, or is revealed by testing, the Department of Ecology must be notified. To notify Ecology, contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Sandy Smith with the Toxics Cleanup Program at the Southwest Regional Office at (360) 999-9588.
- v. 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 CG – general commercial zone and the AOC – auto oriented commercial 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 with the associated building (PRCA20251194) and civil (PRCCP20251188) permits available in their project case files.
- 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
	10-year wellhead protection area
	5-year wellhead protection area
	1-year wellhead protection area
X	Geologic hazard area – Volcanic hazard area
	Geologic hazard area – Landslide hazard area
	Geologic hazard area – Erosion hazard area
X	Geologic hazard area – Seismic hazard areas
	Wetland and wetland buffer
	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 and Historic Preservation 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.

13. RECREATION

- i. The project will not disrupt, displace or otherwise adversely impact any existing recreational opportunities in the area.

14. HISTORIC AND CULTURAL RESOURCES

- i. 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.
- ii. 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 and any other Tribal government expressing interest during SEPA review 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.
- iii. The project applicant and/or contractor will be required to complete an Inadvertent Discovery Plan (IDP), to the approval of the city, WA State Department of Archaeology 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 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, including dedication of, right-of-way width to accommodate the future addition of pedestrian and bicycle facilities.
- v. The project shall comply with PMC 20.55 – 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. is not anticipated from the project. 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 school impact fee, consistent with the currently adopted fee amount at the time of building permit issuance, per PMC 21.20.140.
- iii. 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 and fire flow can be supplied to the project.
- ii. Sanitary sewer service shall be provided to the development in accordance with city standards.
- 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.

DETERMINATION OF NON-SIGNIFICANCE (DNS)

Upon review of applicable documentation, the responsible official of the lead agency hereby finds that this proposed permit action would not result in a probable significant adverse impact on the environment. The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA.

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. 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 November 12, 2025 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 DNS 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 DNS, or by **5:00 pm** on Thursday, January 15, 2025.

Appeals will only be accepted via the City's online permits portal. Please call the case planner listed above prior to submission of an appeal to make arrangements for submittal of the appeal documents.

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: December 31, 2025

Notice Published in: Tacoma Weekly



Nabila Comstock
Associate Planner

December 31, 2025

Date



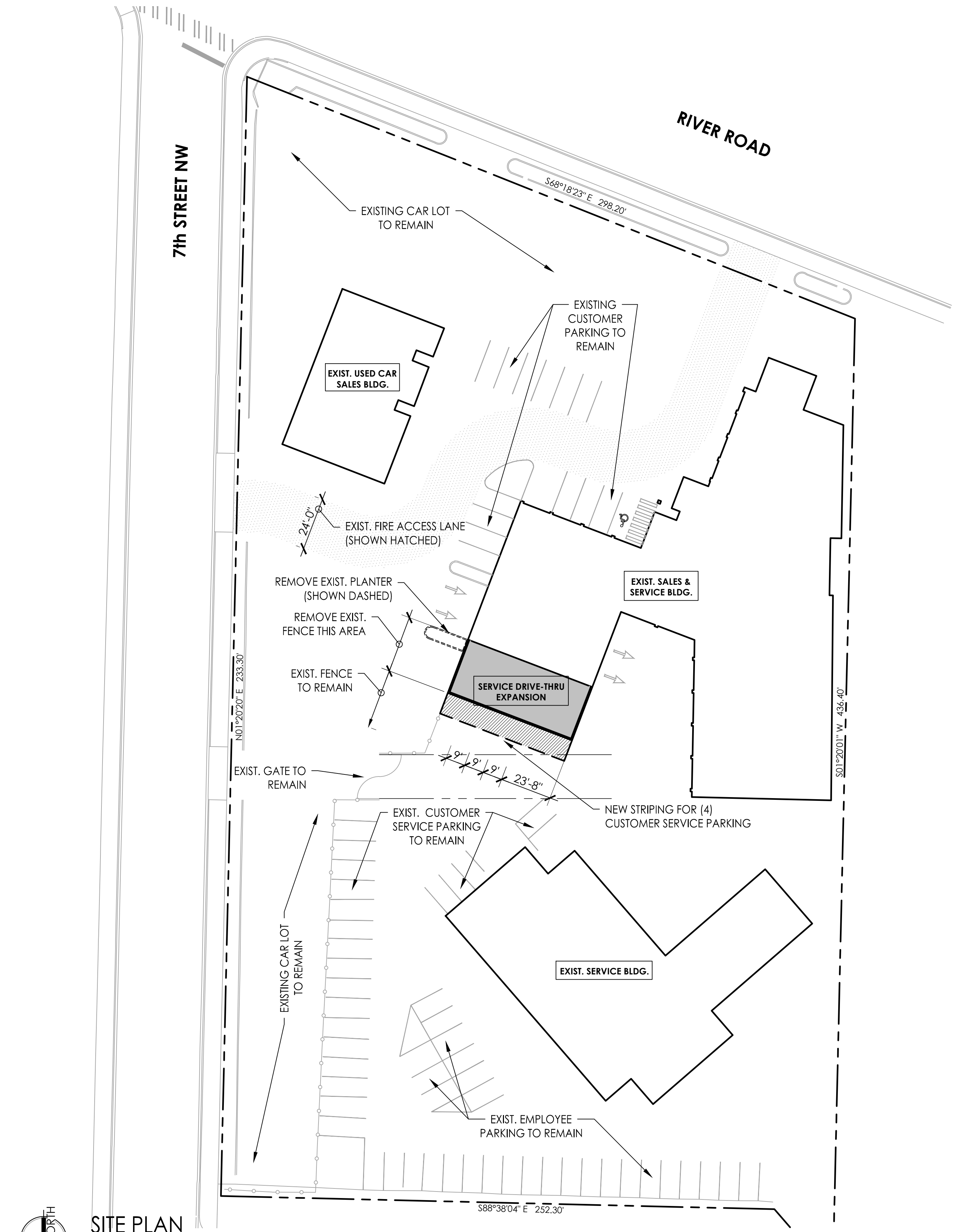
Katie Baker, AICP
City of Puyallup SEPA Responsible Official

December 31, 2025

Date

Attachments:

- A. Site Plan
- B. Environmental Checklist



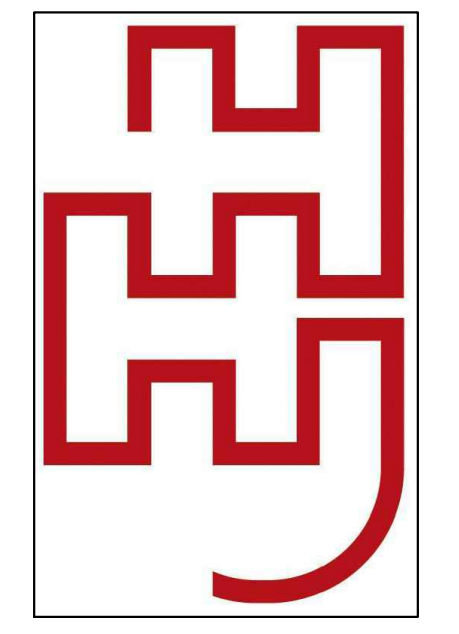
PARKING STATISTICS:

The proposed customer service drop-off/pick-up expansion is a transitional space that does not increase the number of customers nor employees. Customers who are dropping off their vehicle for service would: a) not need a designated parking space while waiting for car service and b) the enclosed service drop-off/pick-up area provides up to twelve (12) temporary parking spaces as the customer transitions to and from the dealership.

PARKING PROVIDED:
 EXISTING CUSTOMER PARKING - (15) STD. PARKING STALLS & (1) HC
 EXISTING CUSTOMER SERVICE PARKING - (22) STD. PARKING STALLS
 RE-STRIPED CUSTOMER SERVICE PARKING - (4) 9'x18' STALLS RE-STRIPED
 EXISTING EMPLOYEE PARKING - (28) STD. STALLS

SITE PLAN
 22" x 34" - 1" = 30'-0"
 11" x 17" - 1" = 60'-0"

- GENERAL SITE PLAN NOTES**
- COORDINATE w/CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL SITE DEMOLITION NOTES.
 - COORDINATE w/CIVIL ENGINEERING DRAWINGS FOR NEW PAVING & BUILDING DRAINAGE SYSTEM.



ARCHITECTS
 PLLC

601 St. Helens
 Tacoma, Washington 98402
 Phone: (253) 922-4168

Project Title
**Puyallup Mazda -
 Customer Service
 Drop-Off
 Expansion**

608 River Road,
 Puyallup, WA
 98371

Sheet Title
Site Plan

Project Number:

Date: August 19, 2025

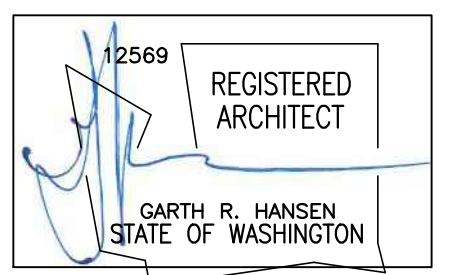
Drawn:

Checked:

File:

Scale: As Noted

REVISIONS:



Permit Set

A1.0

PLOT:



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

SEPA Environmental Checklist (2023 UPDATED VERSION)

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

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.

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.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A. Background

[Find help answering background questions¹](#)

1. Name of proposed project, if applicable:

Puyallup Mazda Service Drive-Thru Expansion

2. Name of applicant:

Ken Dinsmore

3. Address and phone number of applicant and contact person:

608 River Road, Puyallup, WA 98371 - (253) 845-1766

4. Date checklist prepared:

8/20/2025

5. Agency requesting checklist:

City of Puyallup

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

Construction to commence as soon as permit issuance.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

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

None.

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.

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

City of Puyallup Building permit, City of Puyallup Site Development permit

- 11. Give brief, complete description of your proposal, including the proposed 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 on project description.)**

The project proposes to expand on an existing service drive-thru for customer car drop-off and pickup. The site size is 2.33 acres, and the project size is 4,403 SF.

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or 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.**

Site Address: 608 River Road

Legal Description: PARCEL 0420214017
COMMENCING AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO THE BRUCE A MERCER POST NO. 67 OF THE AMERICAN LEGION BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 1855113 AND RECORDED IN VOLUME 1194 OF DEEDS AT PAGE 32; THENCE 69°37' WEST ALONG THE SOUTH LINE OF STATE HIGHWAY NO. 5 FOR 200.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH PARALLEL WITH 4TH STREET NORTHWEST TO THE LINE DESCRIBED IN THE BOUNDARY LINE SETTLEMENT QUIT CLAIM DEED RECORDED IN VOLUME 1017 OF DEEDS AT PAGE 263 UNDER AUDITOR'S FI558LE NUMBER 1627552; THENCE NORTH 42°20" WEST ALONG SAID LINE TO ITS INTERSECTION WITH THE EAST LINE OF 7TH STREET NORTHWEST; THENCE NORTHERLY ALONG SAID EAST LINE 233.20 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE SOUTH LINE OF STATE HIGHWAY NO. 5; THENCE SOUTH 69°37' EAST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, BEING LOCATED IN SECTION 21, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M. IN PUYALLUP, WASHINGTON.

B. Environmental Elements

1. Earth

[Find help answering earth questions](#)²

a. General description of the site:

The site is a car dealership with showroom and maintenance/repair facilities.

Circle or highlight one: **Flat**, rolling, hilly, steep slopes, mountainous, 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.

On-site soils are typically Puyallup fine sandy loam (31A). The proposal does not intend to remove these soils.

² <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

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

No.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

The total area of grading/filling is 4,403 SF to allow for the building expansion. Roughly 85 CY of fill are required. Fill will be structural fill.

- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

No, the project area and areas around the project are fully impervious.

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

100%.

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

The project will install inlet protection filters in all existing catch basins that could collect construction runoff.

2. Air

[*Find help answering air questions*](#)³

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.

There will be minor short-term emissions to the air from construction-related activities, and minor long-term emissions from the customers automobiles.

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

There are no off-site sources of emissions that would affect this proposal.

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

No impacts identified. No mitigation is proposed.

³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

3. Water

[Find help answering water questions](#)⁴

a. Surface:

[Find help answering surface water questions](#)⁵

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 or river it flows into.**

The Puyallup River is roughly 900' north of the project site.

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

No work will be performed within 200' of the Puyallup River.

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.**

There will be no fill placed in and no dredge material removed from surface water bodies.

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

The proposal will not require surface water withdrawals or diversions.

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

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

The project has been mapped by FEMA as "Zone X". This zone is defined by FEMA as an area determined to have a 0.2% chance of annual flood and outside of a 100-year flood plain.

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.**

There will be no discharge of waste materials to surface water.

b. Ground:

[Find help answering ground water questions](#)⁶

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 a general description, purpose, and approximate quantities if known.**

No Groundwater will be withdrawn.

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

There will be no waste material discharged into the ground. The project is served by public sewer.

c. Water Runoff (including stormwater):

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Stormwater from roof areas will be collected and conveyed to an infiltration trench on-site. Replaced asphalt pavement will drain to the existing storm system on site.

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

No waste materials will be allowed to enter ground or surface waters.

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

The proposal does not affect drainage patterns in the vicinity of the site.

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

Selected BMPs in accordance with the Ecology drainage manual.

4. *Plants*

[Find help answering plants questions](#)

a. **Check the types of vegetation found on the site:**

- deciduous tree: alder, maple, aspen, other**
- evergreen tree: fir, cedar, pine, other**
- shrubs**
- grass**
- pasture**
- crop or grain**
- orchards, vineyards, or other permanent crops.**
- wet soil 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?**

No vegetation will be removed or altered at the site.

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

There are no threatened or endangered species known to be 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.**

There is no proposed landscaping as part of this project.

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

None known.

5. *Animals*

[Find help answering animal questions](#)⁷

- a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include:

- **Birds:** hawk, heron, eagle, songbirds, other:
- **Mammals:** deer, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

No animals have been observed on or near the site.

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

None.

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

The site is under the Pacific Flyway for migratory birds, as is most of Western Washington.

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

No impacts have been identified. No mitigation proposed.

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

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

None known.

6. Energy and natural resources

*[Find help answering energy and natural resource questions](#)*⁸

- a. **What kinds 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 for lighting and natural gas for freeze protection heating.

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

Site improvements will not affect the potential use of solar energy on adjacent properties.

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

High efficiency lighting and heating systems.

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

7. *Environmental health*

[Health Find help with answering environmental health questions](#)⁹

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

There are no known significant health hazards associated with this proposal.

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.**

There are no hazardous chemicals associated with this project.

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

4. Describe special emergency services that might be required.

It is not anticipated that special emergency services will be required.

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

No special measures are proposed.

b. Noise

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

There is noise from traffic on River Road, and periodic noise from vehicles on-site.

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

There will be short-term construction-related noise during daylight working hours. Long term periodic noise from vehicles entering/exiting site and some noise associated with mechanical work on vehicles.

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

There are no new noise impacts identified. No mitigation is proposed.

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹⁰

- 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 current use of the site is a car dealership. Adjacent land use is also car dealerships. The proposal will not affect current land uses on nearby or 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 because 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 nonfarm or nonforest use?**

The project site has not been used as working farmlands or forest lands.

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?**

No.

- c. **Describe any structures on the site.**

There is an existing showroom building, existing customer vehicle drop off/pickup building, and existing repair facilities.

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

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

No.

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

The site is currently zoned CG (General Commercial).

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

General Commercial.

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

Shoreline regulations are not applicable.

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

None known.

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

1 to 3 additional people will work in the completed project.

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

None.

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

There will be no displacement of residents.

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

No impacts have been identified. No mitigation is proposed.

m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

There are no impacts to agricultural and forest lands as part of this proposal. No mitigation is proposed.

9. Housing

[Find help answering housing questions](#)¹¹

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

None.

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

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

None.

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

There are no housing impacts. No mitigation is proposed.

10. Aesthetics

[*Find help answering aesthetics questions¹²*](#)

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

16'-0" is the tallest height of the proposed addition.

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

None.

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

None.

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

11. Light and glare

[Find help answering light and glare questions](#)¹³

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

Light or glare from car head lights leaving the site at nighttime.

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

No, the proposed exterior building lights will directed towards the ground.

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

There are existing street lights along River Road.

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

None for the existing street lights.

12. Recreation

[Find help answering recreation questions](#)

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

The Puyallup skate park and Riverwalk Trail are roughly 1,000 feet from the site.

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

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

No.

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

There are no proposed on-site measures that would reduce or control impacts on recreation.

13. Historic and cultural preservation

*[Find help answering historic and cultural preservation questions](#)*¹⁴

- 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? If so, specifically describe.**

There are no known places or objects on or near the site that are eligible for listing under any historic register.

- 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.**

There are no known landmarks, features, or other evidence of Indian or historic use or occupation on or near the site.

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

- 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.**

Historic Maps and GIS data.

- 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.**

Not applicable.

14. Transportation

[*Find help with answering transportation questions*](#)¹⁵

- 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.**

The site is bound by River Road to the north, and 9th Street NW to the west. The site has existing driveways that provide access to both roads.

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

- 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 by public transit.

- c. **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).**

No.

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

No.

- e. **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?**

Approximately 50 vehicle trips per day would be generated per the ITE trip generation tool. Peak volumes would occur during weekdays between 4 Pm to 6 PM. There will not be significant truck traffic.

- f. **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.

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

No significant impacts were identified. No mitigation required

15. Public services

[Find help answering public service questions¹⁶](#)

- 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.**

No, there will not be an increased need for public services.

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

There are no impacts identified, and no mitigation proposed.

¹⁶ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

16. Utilities

[Find help answering utilities questions](#)¹⁷

- 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.

Only new storm will be installed as part of this proposal.

C. Signature

[Find help about who should sign](#)¹⁸

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X

Type name of signee:

Position and agency/organization:

Date submitted:

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

D. Supplemental sheet for nonproject actions
[Find help for the nonproject actions worksheet¹⁹](#)

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

- **Proposed measures to avoid or reduce such increases are:**

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

¹⁹ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

3. How would the proposal be likely to deplete energy or natural resources?

- **Proposed measures to protect or conserve energy and natural resources are:**

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

- **Proposed measures to reduce or respond to such demand(s) are:**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.