



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

**Addendum to
Mitigated Determination of Non-Significance (MDNS)
Previous Document ID PLPSP20220172
Addendum ID PLSSP20250073**

for

**EJ Poultry – Red Dot / 2401 Inter Ave
SEPA Standalone & SEPA Environmental Checklist
[Online Permit File](#)**

Date of Addendum Issuance:	April 15, 2026
Date of Original SEPA Determination Issuance:	September 05, 2023
Project Location:	2401 Inter Ave Puyallup, WA 98372
Proponent:	Jason Sea – McInnis Engineering
Lead Agency:	City of Puyallup
Lead Agency Responsible Official:	Katie Baker, AICP City of Puyallup Planning Division 333 S. Meridian Puyallup, WA 98371 (253) 864-4165 www.cityofpuyallup.org
Original SEPA Document ID:	PLPSP20220172
Description:	Proposed off-street parking lot with 62 stalls and semitruck parking. Approximately half of the stalls will serve Red Dot Corporation which is located directly to the north of the site. Project includes paving, striping, landscaping, lighting, and stormwater. No new buildings are proposed. Associated civil application: PRCCP20250176.
Location of Background Information:	Puyallup City Hall, 333 South Meridian, Puyallup 98371

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

- I. The subject Addendum herein and associated environmental findings are based upon review of the following document(s) submitted by the applicant and official responses from the city regarding the underlying permit(s). These documents are incorporated by reference, in accordance with WAC 197-11-635, and are available for public review. To request access to electronic copies of project materials, please contact Planning@PuyallupWA.gov or (253) 864-4165, or visit <https://permits.puyallupwa.gov/Portal> and search for the permit (PLSSP20250073) by selecting “application search” under Planning Division section.
 - a. SEPA Environmental Checklist, received September 26, 2025
 - b. Site Plan prepared by McInnis Engineering, received September 26, 2025

- c. Critical Area Report, dated November 11, 2022
 - d. Critical Area Report Checklist, received September 26, 2025
 - e. Final Development Review Team (DRT) Letter to be issued.
2. The subject Addendum herein and associated environmental findings are based upon review of the following document(s) previously issued by the City of Puyallup in relation to the proposed project:
- a. SEPA Mitigated Determination of Non-Significance (MDNS) for Project ID PLPSP20220172 was issued on **September 07, 2023**.
3. Notice of Application (NOA):
- a. Notice was sent on **March 4, 2026**, with a comment period that expired on **March 18, 2026**.
 - b. List of recipients, comments received, and a copy of NOA materials are available in the project file, which can be accessed online by visiting <https://permits.puyallupwa.gov/Portal> and searching for the permit (PLSSP20250073) by selecting “application search” under Planning Division section. Contact Planning@PuyallupWA.gov or the Lead Agency Responsible Official for further information.

BACKGROUND

1. Under prior case number PLPSP20220172, the subject site received an approved preliminary site plan for the development of the project site, which included the paving of the site with impervious asphalt for truck parking, a 4,800 square foot storage building, and frontage improvements.
- a. The original project had two options: to fill the unregulated wetland or to not fill the unregulated wetland. If the wetland were to be filled, the mitigation measure included in the MDNS for PLPSP20220172 stated:
The proposed filling of the wetland shall be fully mitigated in accordance with any conditions from the state Department of Ecology and/or U.S. Army Corps (USACE). This exemption does not relieve the applicant/property owner from permits required by the state Department of Ecology and/or U.S. Army Corps (USACE). The applicant/property owner shall provide proof of applicable approvals, exemptions and/or permits obtained from the state Department of Ecology and/or U.S. Army Corps (USACE) prior to the city approving any construction permits for the subject fill action (PMC 21.06.910(4)(e)). The city will also require proof if the state Department of Ecology and/or U.S. Army Corps (USACE) does not grant approval for the filling of the wetland in order to issue an approval of the site plan that corresponds with the denial of filling the wetland prior to the city approving any construction permits.
2. The above detailed project PLPSP20220172 was not constructed. The associated SEPA MDNS was issued on September 07, 2023. The applicant has applied for the new civil permit PRCCP20250176 and associated standalone SEPA for the project described below.

PROJECT DESCRIPTION

Proposed off-street parking lot with 62 stalls and semitruck parking. Approximately half of the stalls will serve Red Dot Corporation, which is located directly to the north at 2401 Inter Ave. Project includes paving, striping, landscaping, lighting, and stormwater. No new buildings are proposed. Associated civil application PRCCP20250176.

POTENTIAL SIGNIFICANT IMPACTS

1. Traffic:
- a. A driveway between the Red Dot Corporation site located at 2504 E Main and the project site at 2401 Inter Ave is proposed. The site development includes a fence between the truck parking for EJ Poultry and the additional car parking for the Red Dot Corporation site. The fencing between the two areas on the project site is intended to remove the potential for added vehicle traffic from the Red Dot Corporation development site onto Inter Avenue. A gate agreement will be required to ensure that access between the Red Dot Corporation parking area and the truck parking for EJ Poultry will be restricted except for fire/emergency

access.

2. Environmental Health, Waters, Plants:

- a. The applicant is currently working with Ecology on an Administrative Order under RCW 90.48 Water Pollution Control Act for the proposed wetland impacts.
- b. There is an existing wetland located on the north end of the subject parcel. The wetland is not regulated by the City of Puyallup. However, it is regulated by the state Department of Ecology and/or U.S. Army Corps (USACE). This SEPA addendum retains the mitigation measure from the original SEPA MDNS issued for the development of this site on September 05, 2023 as follows:
 - i. Any proposed filling of the wetland shall be fully mitigated in accordance with any conditions from the state Department of Ecology and/or U.S. Army Corps (USACE). This exemption does not relieve the applicant/property owner from permits required by the state Department of Ecology and/or U.S. Army Corps (USACE). The applicant/property owner shall provide proof of applicable approvals, exemptions and/or permits obtained from the state Department of Ecology and/or U.S. Army Corps (USACE) prior to the city approving any construction permits for the subject fill action (PMC 21.06.910(4)(e)). The city will also require proof if the state Department of Ecology and/or U.S. Army Corps (USACE) does not grant approval for the filling of the wetland in order to issue an approval of the site plan that corresponds with the denial of filling the wetland prior to the city approving any construction permits.

FINDINGS TO SUPPORT ADDENDUM

1. Staff has reviewed the proposed project and finds that it is substantially the same as the previous project environmental determination (PLPSP20220172) for the site; and,
2. Staff has reviewed the previous SEPA document (PLPSP20220172) and finds that anticipated impacts are the same.

DETERMINATION

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

1. Traffic impact fees (TIF) will be assessed in accordance with fees adopted by ordinance, per PMC 20.10.
2. Any existing improvements which are damaged now or during construction, or which do not meet current City Standards, shall be replaced.
3. A driveway between the Red Dot Corporation site located at 2504 E Main and the project site at 2401 Inter Ave is proposed. The site development includes a fence between the truck parking for EJ Poultry and the additional car parking for the Red Dot Corporation site. The fencing between the two areas on the project site is intended to remove the potential for added vehicle traffic from the Red Dot Corporation development site onto Inter Avenue. A gate agreement will be required to ensure that access between the Red Dot Corporation parking area and the truck parking for EJ Poultry will be restricted except for fire/emergency access.
4. Any proposed filling of the wetland shall be fully mitigated in accordance with any conditions from the state Department of Ecology and/or U.S. Army Corps (USACE). This exemption does not relieve the applicant/property owner from permits required by the state Department of Ecology and/or U.S. Army Corps (USACE). The applicant/property owner shall provide proof of applicable approvals, exemptions and/or permits obtained from the state Department of Ecology and/or U.S. Army Corps (USACE) prior to the city approving any construction permits for the subject fill action (PMC 21.06.910(4)(e)). The city will also require proof if the state Department of Ecology and/or U.S. Army Corps (USACE) does not grant approval for the filling of the wetland in order to issue an approval of the site plan that corresponds with the denial of filling the wetland prior to the city approving any construction permits.



Katie Baker, AICP
SEPA Responsible Official

April 15, 2026

Date

ATTACHMENTS

- A. Original SEPA MDNS (PLPSP20220172)
- B. Site Plan PLSSP20250073
- C. SEPA Checklist PLSSP20250073



City of Puyallup

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PRELIMINARY*

MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

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

for

EJ Poultry / 2401 Inter Ave
Preliminary Site Plan, SEPA Checklist

Project # PLPSP20220172

[Online Permit File](#)

Date of Issuance:	September 05, 2023
Description of Proposal:	Complete frontage improvements required by the City of Puyallup for a 1.85 acre site which will be paved with impervious asphalt which shall be used for truck parking. A 4,800 sq.ft. storage building will be constructed in the northwest corner of the property. The applicant is proposing to fill the existing wetland on site if they receive approval from the state Department of Ecology and/or the Army Corp of Engineers. If the applicant does not receive approval from Ecology and/or the Army Corp of Engineers, they will not fill the wetland. The City issued a SEPA DNS for this project previously (P-19-0042), however, the scope of work has since changed.
Location of Proposal:	2401 INTER AVE, PUYALLUP, WA 98372
Proponent:	Greg Zetterberg
Lead Agency Responsible	Katie Baker, AICP
Official:	City of Puyallup Planning Division 333 S. Meridian Puyallup, WA 98371 (253) 864-4165 www.cityofpuyallup.org
City of Puyallup Permits:	Preliminary site plan, SEPA checklist, civil permit application, building permit
Zoning:	ML – Limited Manufacturing
Comprehensive Plan:	LM/W – Limited 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. To request access to electronic copies of project materials, please contact Planning@PuyallupWA.gov or (253) 864-4165, or visit <https://permits.puyallupwa.gov/Portal> and select “application search” under Planning Division section.

- ♦ Final Development Review Team (DRT) letter, dated August 30, 2023
 - ♦ Application Form, received January 03, 2023
 - ♦ Site Plan, received July 14, 2023
 - ♦ Vicinity Map, received January 03, 2023
 - ♦ Critical Area ID Form, received December 29, 2022
 - ♦ Preliminary Storm Report, received April 06, 2023
 - ♦ Critical Area Report, received April 06, 2023
 - ♦ SEPA Project Checklist, received August 16, 2023
 - ♦ Traffic Scoping Worksheet, received July 14, 2023
 - ♦ Landscape Plans, received July 18, 2023
 - ♦ Narrative From Project Architect, received July 14, 2023
 - ♦ Critical Areas Report Checklist, received December 29, 2022
- I. Notice of Application (NOA) date, consistent with WAC 197-11-355 (Optional DNS Process)
- i. Optional DNS notice sent on February 1, 2023 Comment period expired February 17, 2023
 - ii. List of recipients, comments received, and copy of NOA materials available in [Permit Portal Link](#).

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 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. The project site is not located within the 100-year floodplain and therefore is not required to meet the standards of PMC 21.07, flood control ordinance, or other related required state and/or federal standards.
- 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.
- ii. The project is not located near aquatic resources that support listed species of salmonids.

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 zone and the LM/VW 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
	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
X	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 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 is not required to pay the adopted park impact fee per PMC 21.20.120.
- ii. The project is not required to provide required open spaces, as stipulated by the city's municipal code.
- iii. 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 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 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 is not required to contribute a 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 is not required to contribute a 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.
- 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. Water, Plants

The full text of the identified mitigation measures appears in Attachment A to this document. The mitigation measures and the project documents upon which this determination was based are available for review 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 February 01, 2023 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 DNS, or by **3:00 pm** on September 19, 2023.

Appeals will be accepted by mail, or (preferably) by email. Please call the case planner listed below prior to submission of an appeal to make arrangements for submittal of the appeal documents.

- Please mail to: Development Services Department, Attn: Michelle Ochs, 333 S Meridian, Puyallup, WA 98371.
- To submit an appeal electronically, please send via E-mail to : Planning@PuyallupWA.gov and PermitCenter@PuyallupWA.gov ; and/or contact the case planner below.
- Nabila Comstock, Assistant Planner at (253) 770-3361 or NComstock@PuyallupWA.gov

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: September 07, 2023

Notice Published in: Tacoma News Tribune



Nabila Comstock
Assistant Planner

September 07, 2023

Date



Katie Baker, AICP
City of Puyallup SEPA Responsible Official

September 07, 2023

Date

Attachments:

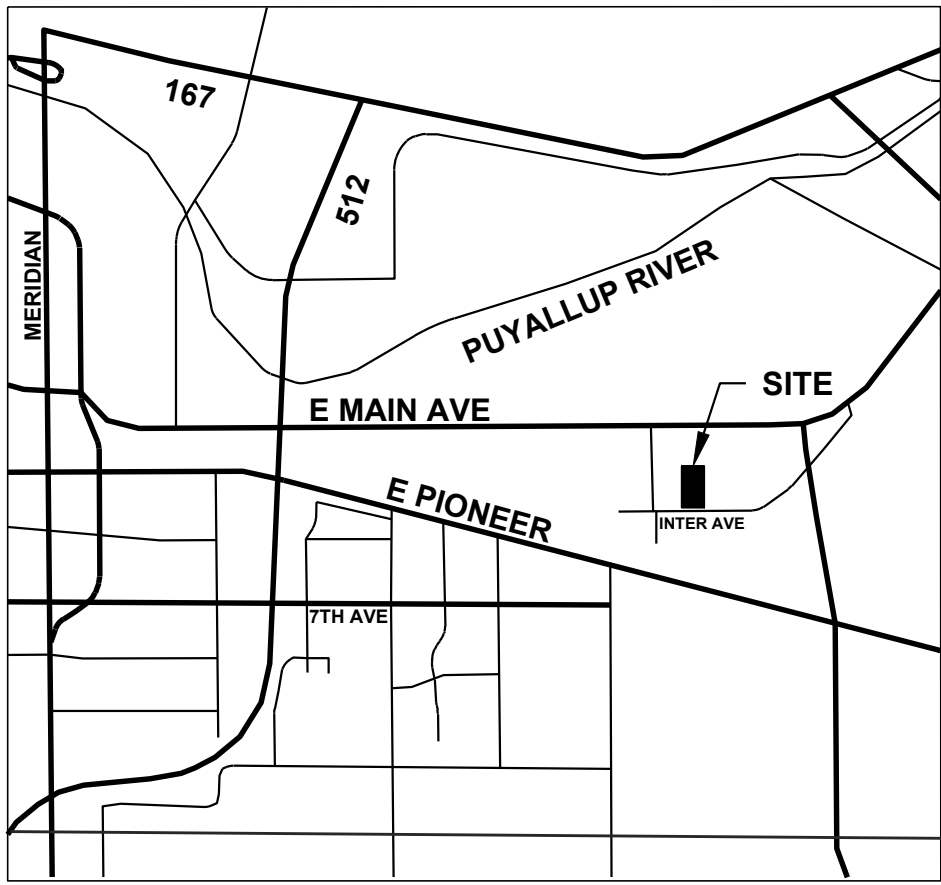
- A. Mitigation Measures
- B. Site Plan
- C. Environmental Checklist

Attachment A

Mitigation Measures for Project # PLPSP20220172

I. Water, Plants:

- a. The proposed filling of the wetland shall be fully mitigated in accordance with any conditions from the state Department of Ecology and/or U.S. Army Corps (USACE). This exemption does not relieve the applicant/property owner from permits required by the state Department of Ecology and/or U.S. Army Corps (USACE). The applicant/property owner shall provide proof of applicable approvals, exemptions and/or permits obtained from the state Department of Ecology and/or U.S. Army Corps (USACE) prior to the city approving any construction permits for the subject fill action (PMC 21.06.910(4)(e)). The City will also require proof if the state Department of Ecology and/or U.S. Army Corps (USACE) does not grant approval for the filling of the wetland in order to issue an approval of the site plan that corresponds with the denial of filling the wetland prior to the city approving any construction permits.



VICINITY MAP
SCALE: NTS

SITE SPECIFICATIONS

SITE DATA:
ASSESSORS/TAX PARCEL NUMBER(S): 2105200150
PARCEL/SITE SIZE: 80,436 SF / 1.85 ACRES
SECTION/TOWNSHIP/RANGE: 26/20/04
DEVELOPMENT JURISDICTION: CITY OF PUYALLUP
SITE ADDRESS: 2401 INTER AVE SE
PUYALLUP, WA 98372
ZONING: LIMITED MANUFACTURING
DENSITY: X
PRESENT USE: LIMITED MANUFACTURING
SENSITIVE AREAS: NO
WETLANDS: UNDER CURRENT REVIEW
FLOOD PLAIN HAZARD AREAS: NO
EROSION HAZARD AREAS: NO
LANDSLIDE HAZARD AREAS: NO
COAL MINE HAZARD AREAS: NO
SEISMIC HAZARD AREAS: NO
CREEKS/STREAMS: NO
LAKES: NO
STEEP SLOPES(10% OR GREATER): NO
VOLCANIC: NO
WILDLIFE HABITAT: NO
SHORELINE CLASSIFICATION: NO

NORTH: LIMITED MANUFACTURING
SOUTH: LIMITED MANUFACTURING
EAST: LIMITED MANUFACTURING
WEST: LIMITED MANUFACTURING

VERIFICATION NOTE

ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES, CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

FIRE SPRINKLER NOTE

FIRE LINE SHALL BE SIZED BY A LICENSED FIRE PROTECTION ENGINEER. A SEPARATE, DETAILED PLAN SHALL BE APPROVED BY THE FIRE MARSHALL AND INSTALLED BY A WASHINGTON CERTIFIED LEVEL "U" CONTRACTOR IN ACCORDANCE WITH WAC 212-80-010. A POST INDICATOR VALVE SHALL BE INSTALLED ON THE SPRINKLER LINE TO ISOLATE THE FIRE SYSTEM FROM THE WATER SYSTEM WHEN REQUIRED.

FILL SPECIFICATIONS

FILL MATERIAL SHALL NOT CONTAIN PETROLEUM PRODUCTS, OR SUBSTANCES WHICH ARE HAZARDOUS, DANGEROUS, TOXIC, OR WHICH OTHERWISE VIOLATE ANY STATE, FEDERAL, OR LOCAL LAW, ORDINANCE, CODE, REGULATION, RULE, ORDER, OR STANDARD.

TOPOGRAPHIC NOTE

THE EXISTING CULTURAL AND TOPOGRAPHICAL DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, MCINNIS ENGINEERING CANNOT ENSURE ACCURACY AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION, OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

PROJECT BENCHMARK

ELEVATION: 60.21 FEET
DESCRIPTION:
SOUTHWEST DEED CORNER BEING A REBAR WITH PLASTIC CAP STAMPED "APEX LS 41278/45792" AT SURFACE

SECONDARY PROJECT BENCHMARK

ELEVATION: 61.41 FEET
DESCRIPTION:
SOUTHEAST DEED CORNER BEING A REBAR WITH PLASTIC CAP STAMPED "APEX LS 41278/45792" AT SURFACE

METHODOLOGY:

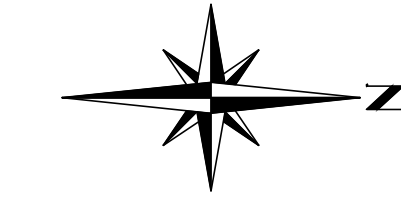
THIS SURVEY WAS PERFORMED VIA CONVENTIONAL AND RADIAL TRAVERSE METHODS WITH A TOPCON PS103 3" SECOND TOTAL STATION AND A GEOMAX ZOOM 95 3" SECOND TOTAL STATION TOGETHER WITH RTK NETWORK/ROVER TECHNIQUES UTILIZING TOPCON GR-3 RECEIVER AND CARLSON GR7 RECEIVER AND MEET OR EXCEED ACCURACY REQUIREMENTS CONTAINED IN WAC 332.130.090

2401 INTER COVER SHEET

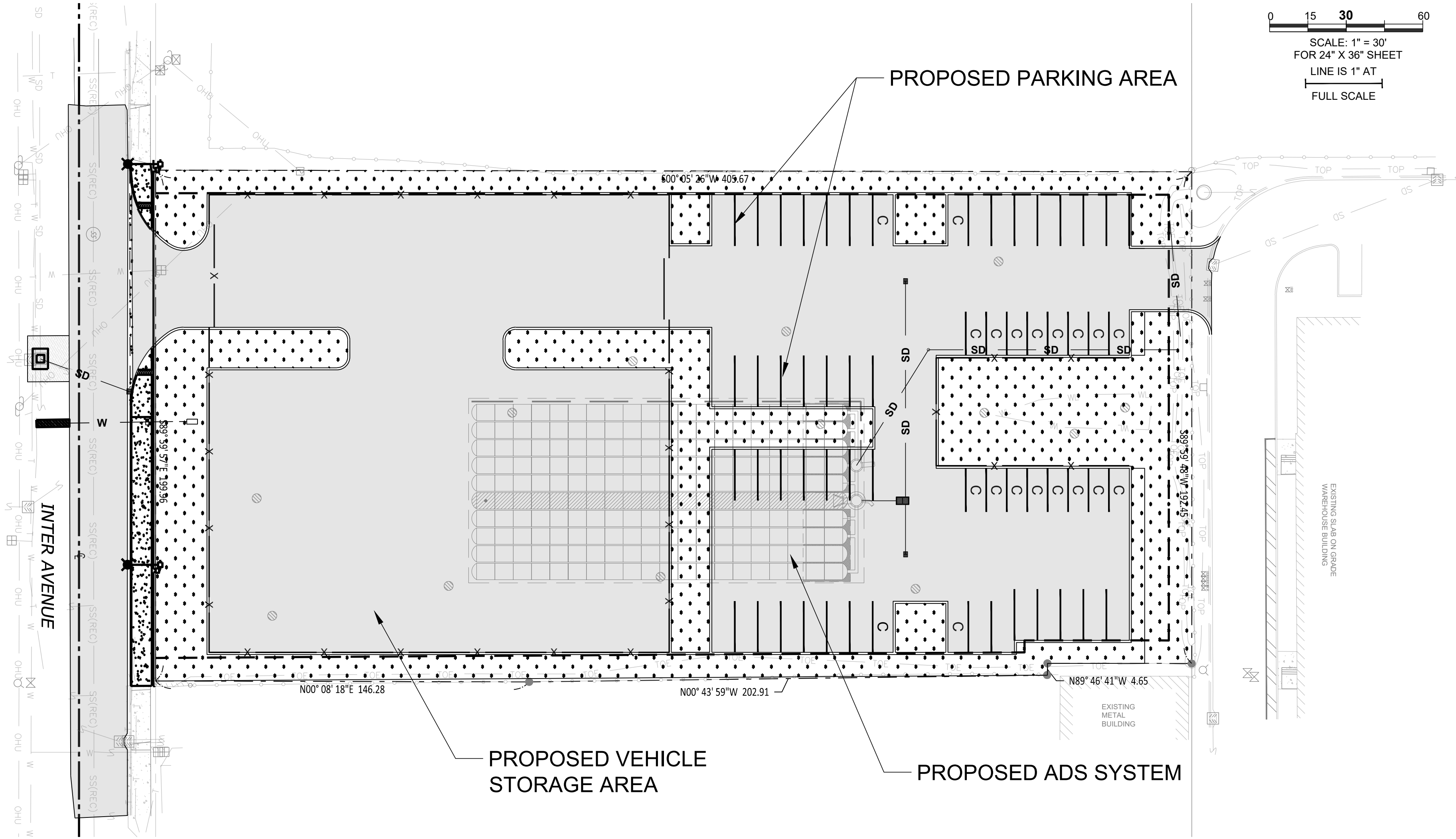
A PORTION OF THE SW 1/4 OF SECTION 26, TOWNSHIP 20 N, RANGE 4 E, W.M. PIERCE COUNTY, WA

SHEET INDEX

SHEET NUMBER	SHEET NAME	DESCRIPTION
1	C-1	COVER SHEET
2	C-2	SITE PLAN
3	C-3	TESC PLAN
4	C-4	TESC NOTES AND DETAILS
5	C-5	GRADING PLAN
6	C-6	FRONTAGE IMPROVEMENT PLAN
7	C-7	STREET LIGHTING PLAN
8-14	C8-C14	NOTES AND DETAILS



0 15 30 60
SCALE: 1" = 30'
FOR 24" X 36" SHEET
LINE IS 1" AT
FULL SCALE



PROPOSED VEHICLE
STORAGE AREA

PROPOSED PARKING AREA

PROPOSED ADS SYSTEM

LEGEND

---	PROPERTY LINE
---	SETBACK
[Pattern]	PROPOSED CONCRETE
[Pattern]	PROPOSED ASPHALT
[Pattern]	PROPOSED LANDSCAPE
[Pattern]	PROPOSED ADS SYSTEM
[Pattern]	TRENCH BACKFILL
[Pattern]	PAVING PATCH
SD	STORM DRAIN
W	WATER LINE
X	PROPOSED FENCE
[Symbol]	CATCH BASIN
[Symbol]	CLEAN OUT
[Symbol]	WATER METER
[Symbol]	DOUBLE CHECK VALVE ASSEMBLY
[Symbol]	PROPOSED CONTOUR LINES

LEGAL DESCRIPTION

PER BOUNDARY LINE RESOLUTION PURSUANT TO RCW 58.04.007 AND QUIT CLAIM RECORDED UNDER PIERCE COUNTY AFN 201705310130

LOT 8, ACKERSON'S 2ND ADDITION TO PUYALLUP, ACCORDING TO PLAT RECORDED IN BOOK 80F PLATS, AT PAGE 25, PIERCE COUNTY, WASHINGTON; SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

EXCEPT THAT OF LOT 8, ACKERSON'S 2ND ADDITION TO PUYALLUP, ACCORDING TO PLAT RECORDED IN BOOK 80F PLATS, AT PAGE 25, PIERCE COUNTY, WASHINGTON LAYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8 THENCE NORTH 0° 18' 18" EAST ALONG THE EAST LINE OF LOT 8 A DISTANCE OF 146.28 FEET TO THE INTERSECTION OF THE CYCLONE FENCE AS IT EXISTS AS OF FEBRUARY 17, 2017;

THENCE NORTH 0° 43' 59" WEST ALONG THE EXISTING CYCLONE FENCE A DISTANCE OF 202.91 FEET TO A POINT 5.00 FEET SOUTHERLY OF THE SOUTH FACE OF THE METAL BUILDING AS IT EXISTS AS OF FEBRUARY 17, 2017;
THENCE NORTH 89° 46' 41" WEST PARALLEL WITH THE EXISTING METAL BUILDING A DISTANCE OF 4.65 FEET TO A POINT 5 FEET FROM THE WESTERLY FACE OF THE EXISTING METAL BUILDING;
THENCE NORTH 0° 01' 42" EAST PARALLEL WITH THE WESTERLY FACE OF THE EXISTING METAL BUILDING A DISTANCE OF 56.50 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 8, SAID POINT LAYS SOUTH 89° 59' 48" WEST AND 7.85 FEET DISTANT FROM THE NORTHEAST CORNER OF SAID LOT 8;
AREA OF EXCEPTION BEING 763 SQUARE FEET MORE OR LESS.
CONTAINING 80436 SQUARE FEET (1.85 ACRES) MORE OR LESS.

EXISTING LEGEND

[Symbol]	EXISTING SURFACE SPOT ELEVATION	[Symbol]	BUILDING
[Symbol]	EXISTING STORM DRAIN CATCH BASIN	[Symbol]	FLOW LINE CURB
[Symbol]	SANITARY SEWER MANHOLE	[Symbol]	EXTRUDED CURB
[Symbol]	EXISTING WATER METER	[Symbol]	STANDARD CURB
[Symbol]	EXISTING WATER VALVE	[Symbol]	EDGE OF CONCRETE
[Symbol]	EXISTING FIRE HYDRANT	[Symbol]	EDGE OF GRAVEL
[Symbol]	EXISTING IRRIGATION CONTROL VALVE	SS(REC)	EXISTING SANITARY SEWER LINE RECORD POSITION
[Symbol]	EXISTING POWER METER	SD	EXISTING STORMDRAIN LINE
[Symbol]	EXISTING UTILITY POLE	W	EXISTING WATER LINE
[Symbol]	EXISTING UTILITY JUNCTION BOX	T	EXISTING SUBTERRANEAN TELECOMMUNICATIONS LINE
[Symbol]	EXISTING SIGN AS NOTED	OHU	EXISTING OVERHEAD UTILITY LINE
[Symbol]	EXISTING GROUND SPOT ELEVATION	[Symbol]	EXISTING CHAINLINK FENCE AS NOTED
[Symbol]	POWER JUNCTION BOX	WL	WETLAND MARGIN
[Symbol]	PROPERTY LINE MARKER	[Symbol]	EDGE EXISTING ASPHALT PAVING
[Symbol]	CENTERLINE	[Symbol]	EXISTING CONCRETE SURFACE
[Symbol]	RIGHT OF WAY	[Symbol]	EXISTING ASPHALT SURFACE
[Symbol]	MAJOR CONTOUR	[Symbol]	EXISTING GRAVEL SURFACE
[Symbol]	MINOR CONTOUR	[Symbol]	BUILDING HATCH
[Symbol]	EXISTING TOP OF SLOPE		
[Symbol]	EXISTING TOE OF SLOPE		

CIVIL ENGINEER

MCINNIS ENGINEERING
202 E 34TH ST
TACOMA, WA 98404
CONTACT: WILL MCINNIS
OFFICE: 253-414-1992

OWNER/CLIENT:

2401 INTER INC
BOX P.O. 252
PUYALLUP, WA 98371
(253) 841-1388
MIKE@EJPOULTRY.COM

SURVEYOR

MCINNIS ENGINEERING
202 E 34TH ST
TACOMA, WA 98404
CONTACT: LARRY WALKER
OFFICE: 253-414-1992

PROJECT SPECIFICATIONS

PARCEL NO: 2105200150
ADDRESS: 2401 INTER AVE SE PUYALLUP, WA 98372
ZONING: LIMITED MANUFACTURING
PARCEL SIZE: 1.85 AC
PROPOSED LOT USE: LM
NO. OF DWELLING UNITS: 0
DOMESTIC WATER SOURCE: PUBLIC
SEWAGE DISPOSAL SYSTEM: PUBLIC
EXISTING PARKING TOTAL: 0
PROPOSED PARKING TOTAL: 3

BASIS OF BEARINGS

HELD BEARING OF: SOUTH 89° 59' 57" EAST ALONG THE CENTER LINE OF INTER AVENUE AS SHOWN ON RECORD OF SURVEY FOR BOUNDARY LINE RESOLUTION UNDER PIERCE COUNTY AUDITOR'S FILE NUMBER 201705315001

VERTICAL DATUM

NAVD 88.

THE BENCHMARKS SHOWN HEREON WERE DERIVED BY GPS 15 MINUTE OBSERVATIONS CONSTRAINING TO THE WSRN (WASHINGTON STATE REFERENCE NETWORK) AND EMPLOYING THE 2012a GEOID MODEL.

HORIZONTAL DATUM

ASSUMED

SURVEYORS NOTES:

- NO DEED CORNERS WERE SET THIS SURVEY
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL OR ANY EASEMENTS OF RECORD. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE REPORT.
- THE PURPOSE OF THIS SURVEY IS TO SHOW CURRENT CONDITIONS OF SITE FOR DESIGN PURPOSES
- THIS SURVEY SHOWN HEREON IS A CONGLOMERATION OF DATA OBSERVED BY THIS SURVEYOR FROM TWO DIFFERENT COMPANIES. ALL WORK SHOWN HEREON WAS PERFORMED BY THIS SURVEYOR. DATA SHOWN HEREON NORTH OF THE SOUTHERLY BANK OF THE NORTHERLY DEPICED EAST/WEST DRAINAGE SWALE WAS OBSERVED IN 2024 UNDER MCINNIS ENGINEERING. ALL DATA SOUTHERLY OF SAID SOUTHERLY DRAINAGE SWALE BANK WAS OBSERVED IN 2019 UNDER ABBEY ROAD GROUP. SAID ABBEY ROAD GROUP DATA MAY NOT REFLECT CURRENT CONDITIONS.
- DATES OF SURVEY: MAY 07, 2019 AND DECEMBER 13TH AND 20TH, 2024.
- CONTOUR INTERVAL SHOWN HEREON IS AT A 1' INTERVAL.
- THE SUBSURFACE UTILITIES OF POWER, NATURAL GAS, AND TELECOMMUNICATIONS WERE DEMARCATED BY 811 ONE CALL SERVICE IN APRIL OF 2019 AND FIELD LOCATED BY ABBEY ROAD GROUP IN MAY OF 2019. ABBEY ROAD GROUP DOES NOT WARRANT NOR CERTIFY THE ACCURACY OR COMPLETENESS OF SAID UTILITIES. NO UTILITY LOCATES WERE REQUESTED FOR THE 2024 TOPOGRAPHIC SURVEY AREA. THERE MAY EXIST UTILITIES NOT SHOWN HEREON.
- THIS SURVEY DOES NOT RESOLVE ANY POSSIBLE UNWRITTEN RIGHTS DUE TO ADVERSE POSSESSION OR OTHER OCCUPATIONAL INDICATORS SUCH AS FENCES.
- INVESTIGATION OF SUBSURFACE UTILITIES AS CONTRACTED BETWEEN ABBEY ROAD GROUP AND CLIENT WAS LIMITED TO 811 ONE CALL LOCATES. THERE MAY BE OTHER UTILITIES NOT DEPICTED. IF CONSTRUCTION IS TAKE PLACE WITHIN THE DEPICTED TOPOGRAPHY, ONE MUST BE CAUTIOUS AND MAY HAVE TO PERFORM ADDITIONAL RESEARCH FOR RECORD LOCATIONS OF UTILITIES IN THE AREA.
- SEWER LATERALS AS DEPICTED WERE DERIVED THROUGH 811 UTILITY MARKING AND ABBEY ROAD GROUP DOES NOT WARRANT NOR CERTIFY THE ACCURACY OR COMPLETENESS OF SAID UTILITIES.
- FOR A COMPLETE BOUNDARY BREAKDOWN, PLEASE REFERENCE RECORD OF SURVEY FOR BOUNDARY LINE RESOLUTION UNDER PIERCE COUNTY AUDITOR'S FILE NUMBER 201705315001

CUT AND FILL

FILL: 0 CY
CUT: 10,857 CY

PLEASE NOTE THAT CUT AND FILL NUMBERS ARE ESTIMATES AND MAY NOT REFLECT THE FINAL IMPORT/EXPORT.

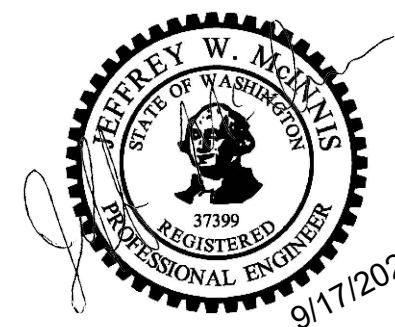
CALL BEFORE YOU DIG
1-800-424-5555 OR 811

mcinnisengineering.com
253.414.1992

McInnis
ENGINEERING

2401 INTER
COVER SHEET

2401 INTER AVE SE
PUYALLUP, WA 98372



DESCRIPTION	DATE	SCALE
INITIAL RELEASE	01/24/25	1"=30'
SECOND RELEASE	06/23/25	
NUM	V1	V2
DESIGNED	W. MCINNIS	
DRAWN	W. MCINNIS	CHECKED J. MCINNIS
DATE	9/17/2025	APPROVED J. MCINNIS
JOB NO.	24-166	
SHEET	C1	OF C14
		C1

A PORTION OF THE SW 1/4 OF SECTION 26, TOWNSHIP 20 N, RANGE 4 E, W.M. PIERCE COUNTY, WA

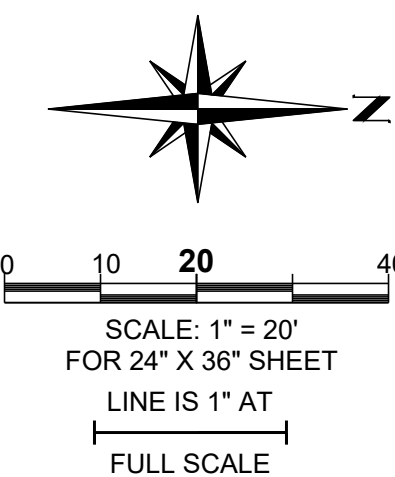
NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE.
THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS.
FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.

202 East 34th Street
Tacoma, Washington 98404

**2401 INTER AVE SE
PUYALLUP, WA 98372**



NUM	DATE	DESCRIPTION
V1	01/24/25	INITIAL RELEASE
V2	06/23/25	SECOND RELEASE
DESIGNED BY: MCINNIS		SCALE 1"=20'
DRAWN BY: MCINNIS		CHECKED BY: MCINNIS
DATE 11/17/2025		APPROVED BY: MCINNIS
JOB NO. 24-166		
SHEET C2 OF C14		
C2		



CALL BEFORE YOU DIG
1-800-424-5555 OR 811



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

A. Background

[Find help answering background questions²](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)

1. Name of proposed project, if applicable:

2401 Inter Ave SE

2. Name of applicant:

Mike Phair (Owner/Applicant)

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

Mike Phair, 615 East Pioneer #209, Puyallup, WA 98372 • Contact: Will McInnis, McInnis Engineering, 202 E 34th St, Tacoma, WA 98404

4. Date checklist prepared:

September 19, 2025

5. Agency requesting checklist:

City of Puyallup – Development Services

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

Single-phase construction following permit issuance. [4/2026] start, [8/2026] completion.

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

None. No buildings are proposed; use is limited to surface parking and truck staging.

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

Stormwater report, updated civil plans and ESC plan, landscape plan, geotechnical report

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.

Army Corp of Engineers reviewing onsite wetland for potential future paving.

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

SEPA determination; civil construction 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.)

Grading and asphalt site for use as surface parking only. Approximately half of stalls will serve the adjacent Red Dot Corp site; the remainder will accommodate semi

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

- 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.

2401 Inter Ave SE, Puyallup, WA 98372. A portion of the SW 1/4 of Section 26, Township 20 N, Range 4 E, W.M. See Vicinity map

B.Environmental Elements

1. Earth

[Find help answering earth questions³](#)

- a. General description of the site:**

Flat, currently grass and gravel

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

Flat

- 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.**

Briscot loam.

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

None known/observed.

- 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.**

Fill as needed to fit the subsurface detention/quality system under paving. Prior estimate ~11,124 CY fill; update with final design quantities. Source of imported fill: commercial supplier meeting City specs.

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

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

Temporary erosion possible during construction; implement ESC BMPs including silt fence, stabilized construction entrance, and hydroseed.

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

71%

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

Install and maintain SWPPP/ESC BMPs including marked clearing limits, a stabilized construction entrance, silt fence or compost filter sock at downgradient limits, catch

2. Air

[Find help answering air questions](#)⁴

- 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: diesel exhaust from equipment/haul trucks and fugitive dust during grading, backfill, and paving.

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

None known. Surrounding industrial uses are typical for the area and are not expected to create unusual odors or air impacts to the site.

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

Water exposed soils, sawcutting, and haul routes as needed; cover/secure loads; maintain a stabilized construction entrance and paved access to minimize track

3. Water

[Find help answering water questions](#)⁵

- a. **Surface:**

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

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

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>

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-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 or river it flows into.**

A small non-regulated wetland occurs at the north end of the property; on-site bioswale conveys stormwater. No work is proposed in wetlands.

- 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, see attached

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

None proposed.

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

Unknown

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

No

- 6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

Treated stormwater discharges to the on-site swale and then to the public system.

b. Ground:

[Find help answering ground water questions](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)⁷

- 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 wells proposed. No groundwater withdrawals or discharges proposed.

⁷ <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.**

None. No septic tank is proposed and there are no process-water discharges to the ground. During construction, any portable sanitation will be serviced off-site by a licensed provider. No wells are proposed.

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.**

Runoff will come from paved parking and drive aisles (employee vehicles and semi-trucks). Runoff will be collected by catch basins and piped to a Contech water-quality unit, then detained in an underground ADS StormTech (model 3500) system with an orifice flow-control manhole. Controlled discharge will outfall to the on-site north swale, continue through the public system toward E Main, and ultimately reach the Puyallup River per City standards.

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

Low with BMPs. Potential sources are incidental vehicle drips (oil/fluids) or track-out during construction. Protections include pretreatment (Contech unit), detention/flow control,

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

The project formalizes on-site drainage to the north swale and maintains the existing discharge location to the public system. No new outfalls are created. Detention reduces peak rates compared to existing conditions; no adverse changes to off-site drainage patterns are expected.

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

Construct and maintain SWPPP/ESC BMPs (stabilized entrance, silt fence/compost sock, inlet protection, stockpile cover, soil stabilization,) Operate and maintain the Contech WQ unit, StormTech detention, and flow-control per the O&M plan.

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?

Grass and shrubs will be removed

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

None known

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

See landscaping plan

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

None known

5. Animals

[Find help answering animal questions⁸](#)

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:

Assumed common species: Birds: hawks, herons, eagles (all overflight), robins, sparrows, chickadees, pigeons, gulls, crows. Mammals: raccoons, opossums, coyotes, gray squirrels, rabbits; deer occasionally; Fish: none on-site (no fish-bearing water). Nearby river has salmon and trout.

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

No critical habitat or notable wildlife use known

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

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

No migration route known/observed

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

Landscaping features, maintaining wetland area

- 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](#)⁹

- 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.**

No building energy use proposed. Minor electricity for site lighting only.

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

No

- 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.**

None included

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

- 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.**

None expected beyond normal construction activity. Short-term risks are limited to equipment fuel and oils, refueling, and small amounts of paving/stripping materials

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

None known to the applicant.

⁹ <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>

¹⁰ <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>

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 on the site. No underground storage tanks are known to the applicant.

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.**

Construction: small quantities of diesel/gas, hydraulic oil, lubricants, concrete/paving and striping products

4. **Describe special emergency services that might be required.**

None beyond normal fire/EMS response.

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

SWPPP/ESC BMPs (stabilized entrance, inlet protection, silt fence/compost sock, covered stockpiles, street sweeping).

b. Noise

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

Typical industrial-area sounds: traffic on nearby streets, trucks and forklifts, loading/unloading activity, and occasional backup alarms.

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)?**

Short-term (construction): Equipment operation, truck deliveries, compactors, and backup alarms

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

Limit construction to City-allowed hours;

8. Land and shoreline use

[Find help answering land and shoreline use questions](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)¹¹

- 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 and the surrounding area are industrial. There will be no effect on land uses of nearby 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**

¹¹ <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>

not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

It may have in the past, however current use is industrial. There is no proposal to change the current use

- 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 single family residence

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

Yes, a single family house onsite

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

Limited Manufacturing (LM).

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

Industrial

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

N/A

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

A very small wetland is present at the north end with an on-site drainage swale

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

No one would reside or work there as it solely for parking. 60-70 vehicles could use it for parking

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

None

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

N/A

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

None

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

None

9. Housing

[Find help answering housing questions](#)¹²

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**
None
- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**
N/A
- c. **Proposed measures to reduce or control housing impacts, if any:**
N/A

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**
N/A
- b. **What views in the immediate vicinity would be altered or obstructed?**
N/A
- c. **Proposed measures to reduce or control aesthetic impacts, if any:**
N/A

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**
There are no buildings proposed. Streetlights will help to illuminate Inter Ave
- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**
No
- c. **What existing off-site sources of light or glare may affect your proposal?**
None

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

¹⁴ <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>

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

None

12. Recreation

[Find help answering recreation questions](#)

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

N/A

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

N/A

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

N/A

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- 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 is an existing home on site. It is not on any preservation registers

- 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.**

No

- 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.**

Desktop review of City/County GIS, parcel records, historic aerials/topos, and publicly available info

¹⁵ <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>

- 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.**

If artifacts are found, a stop work will be issued, secure the area, and notify the City, DAHP, Tribes, and law enforcement

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- 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 will continue to have access to Inter Ave as previously. It will also have access to Red Dot's site which is off of E Main.

- 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?**

It is not. Transit is approximately 1 mile away

- 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).**

Yes, it will have half-street improvements and new sidewalk

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

N/A

- 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?**

The lot serves an existing adjacent business (Red Dot) and provides truck staging already associated with nearby industrial uses, so most trips are already accounted for

- 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:**

None

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

15. Public services

[Find help answering public service questions¹⁷](#)

- 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

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

Maintain and inspect the stormwater treatment/detention system to avoid spill/cleanup calls.

16. Utilities

[Find help answering utilities questions¹⁸](#)

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

Electricity, water, sanitary sewer, refuse service, storm

- 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.**

Electric, water, storm

C. Signature

[Find help about who should sign¹⁹](#)

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 Michael Phair

Type name of signee: Michael Phair

Position and agency/organization: property owner

Date submitted: 9/25/25

¹⁷ <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>

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

Figure 1: Vicinity Map

SITE ADDRESS
2401 INTER AVE SE
PUYALLUP, WA 98372

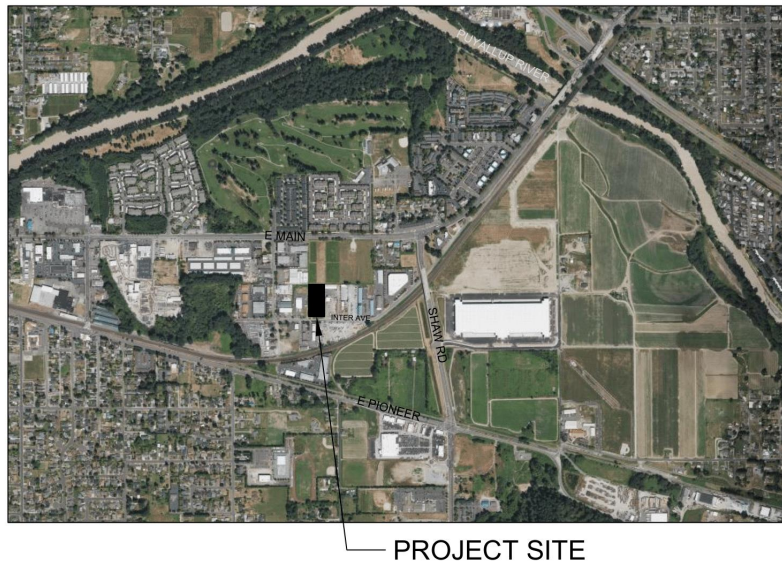


Figure 2: Site Soils



SITE ADDRESS
2401 INTER AVE SE
PUYALLUP, WA 98372



6A = BRISCOT LOAM

Figure 3: Grading and Drainage Plan Concept

2401 INTER GRADING, DRAINAGE, AND UTILITY PLAN

A PORTION OF THE SW 1/4 OF SECTION 26, TOWNSHIP 20 N, RANGE 4 E, W.M. PIERCE COUNTY, WA

APPROVED

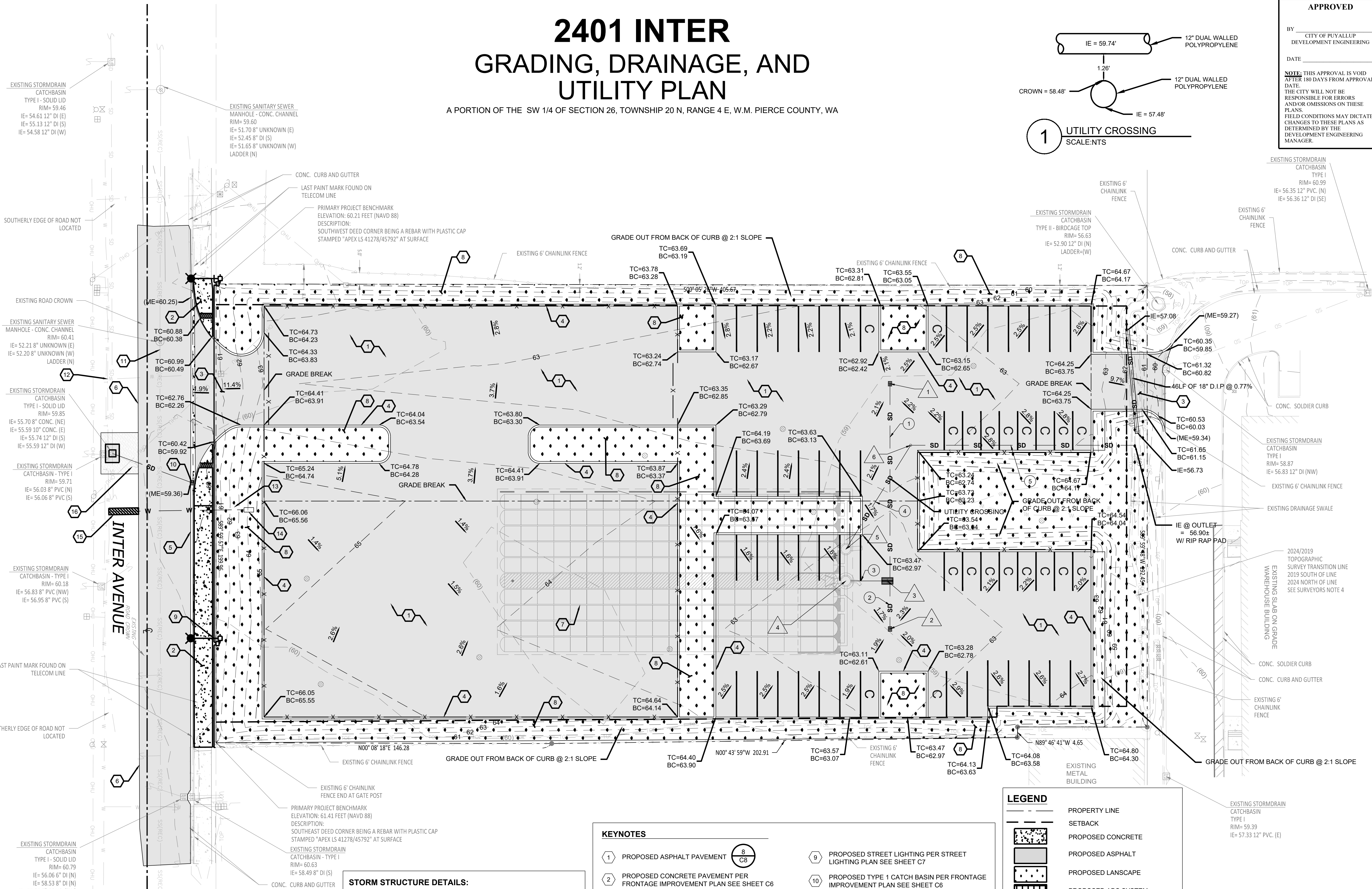
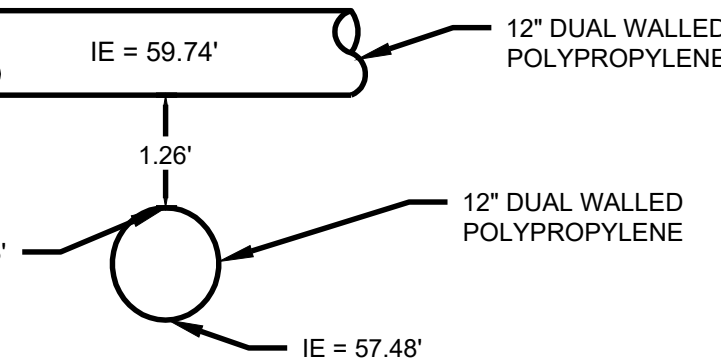
BY
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE

NOTE: THIS APPROVAL IS VOID
AFTER 180 DAYS FROM APPROVAL
DATE.
THE CITY WILL NOT BE
RESPONSIBLE FOR ERRORS
AND/OR OMISSIONS ON THESE
PLANS.
FIELD CONDITIONS MAY INDICATE
CHANGES TO THESE PLANS AS
DETERMINED BY THE
DEVELOPMENT ENGINEERING
MANAGER.

1 UTILITY CROSSING
SCALENTS

1



STORM DRAIN PIPE SECTIONS

- # EACH PIPE SECTION IS NUMBERED IN A BUBBLE AND THE ASSOCIATED LENGTHS AND SLOPES ARE PROVIDED BELOW
- 85 LF 12" DUAL WALLED POLYPROPYLENE @ 0.5% SLOPE
 - 20 LF 12" DUAL WALLED POLYPROPYLENE @ 0.5% SLOPE
 - 13 LF 12" DUAL WALLED POLYPROPYLENE @ 0.5% SLOPE
 - 53 LF 12" DUAL WALLED POLYPROPYLENE @ 0.5% SLOPE
 - 99 LF 12" DUAL WALLED POLYPROPYLENE @ 0.5% SLOPE
 - 37 LF 12" DUAL WALLED POLYPROPYLENE @ 0.5% SLOPE

STORM STRUCTURE DETAILS:

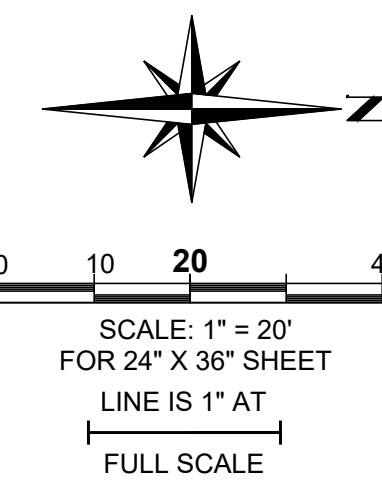
- # EACH STORM STRUCTURE IS NUMBERED IN A TRIANGLE BUBBLE AND THE ASSOCIATED INVERTS AND RIM ELEVATIONS ARE PROVIDED BELOW
- TYPE 1 CATCH BASIN
RIM = 62.11
IE 12" E = 59.98
 - TYPE 1 CATCH BASIN
RIM = 62.28
IE 12" W = 58.32
 - CONTECH WATER QUALITY SYSTEM
RIM = 62.51
IE 12" W = 59.55
IE 12" E = 58.22
IE 12" S = 57.72
 - MANHOLE
RIM = 62.77
IE 12" NE = 57.66
 - FLOW CONTROL MANHOLE
RIM = 62.96
IE 12" NE = 57.66
 - CLEAN OUT
RIM = 62.68
IE 12" E = 57.39

KEYNOTES

- PROPOSED ASPHALT PAVEMENT (8 C8)
- PROPOSED CONCRETE PAVEMENT PER FRONTAGE IMPROVEMENT PLAN SEE SHEET C6
- PROPOSED MINOR DRIVEWAY APPROACH (6 C8)
- PROPOSED EXTRUDED CURB (8 C10)
- PROPOSED CURB AND GUTTER PER FRONTAGE IMPROVEMENT PLAN SEE SHEET C6
- PROPOSED SAW CUT AND ASPHALT RESTORATION PER FRONTAGE IMPROVEMENT PLAN SEE SHEET C6
- PROPOSED STORM TECH SYSTEM (1-4 C11, 1-2 C12)
- PROPOSED LANDSCAPE (3 C12)
- PROPOSED STREET LIGHTING PER STREET LIGHTING PLAN SEE SHEET C7
- PROPOSED TYPE 1 CATCH BASIN PER FRONTAGE IMPROVEMENT PLAN SEE SHEET C6
- EXISTING SANITARY LATERAL TAP TO BE CUT AND CAPPED AT THE MAIN LINE
- REMOVE THE CORPORATION STOP ON THE WATER MAIN AND INSTALL A BRASE PLUG
- PROPOSED 1" WATER SERVICE CONNECTION (1 C13)
- PROPOSED 2" AND SMALLER DOUBLE CHECK VALVE ASSEMBLY INSTALLATION (2 C13)
- PROPOSED TRENCH BACKFILL (2 C8)
- PROPOSED PAVING PATCH (1 C8)

LEGEND

- PROPERTY LINE
- SETBACK
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED LANDSCAPE
- PROPOSED ADS SYSTEM
- TRENCH BACKFILL
- PAVING PATCH
- STORM DRAIN
- WATER LINE
- PROPOSED FENCE
- CATCH BASIN
- CLEAN OUT
- WATER METER
- DOUBLE CHECK VALVE ASSEMBLY
- PROPOSED CONTOUR LINES



CALL BEFORE YOU DIG
1-800-424-5555 OR 811

2401 INTER GRADING, DRAINAGE, AND UTILITY PLAN

2401 INTER AVE SE
PUYALLUP, WA 98372



DESCRIPTION

INITIAL RELEASE

SECOND RELEASE

DATE

NUM

DESIGNED

DRAWN

DATE

JOB NO.

SHEET

C5

W. MCINNIS

J. MCINNIS

9/17/2025

24-166

C5 OF C14

C5

SCALE

1"=20'

CHECKED

APPROVED

J. MCINNIS

J. MCINNIS

C5

mcinnisengineering.com
253.414.1992

McInnis
ENGINEERING

202 East 34th Street
Tacoma, Washington 98404

Figure 4: Erosion Control Plan

2401 INTER TESC PLAN

A PORTION OF THE SW 1/4 OF SECTION 26, TOWNSHIP 20 N, RANGE 4 E, W.M. PIERCE COUNTY, WA

TESC INSPECTION NOTES:

- INSPECT ALL INLET PROTECTION ON CATCH BASINS. CLEAN OR REPLACE IF FULL OF SEDIMENT /DEBRIS AND REPAIR/REPLACE AS NEEDED IF DAMAGED TO MAINTAIN PROTECTION.
- INSPECT ALL PERMANENT AND TEMPORARY STABILIZED SLOPES. REPAIR ANY DAMAGED SECTIONS AND RE-VEGETATE AS NEEDED TO ENSURE THE ESTABLISHMENT OF VEGETATION AND THAT NO EROSION OF THE SLOPES OCCUR.
- INSPECT ALL FILTER FABRIC FENCING FOR SIGNS OF EROSION, DAMAGE OR FAILURES. REPAIR AND/OR REPLACE AS NEEDED. SEE FILTER FABRIC NOTES. SEDIMENT BUILD-UP ALONG FENCE SHALL BE REMOVED WHEN REACHES 1/3 THE FENCE HEIGHT. IF EROSION IS OCCURRING, CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES AS NEEDED TO PREVENT EROSION.
- ANY FILLCUT SLOPES SHALL BE INSPECTED FOR EROSION. IF SIGNS OF EROSION ARE PRESENT, INSTALL APPROPRIATE BMPs AS NEEDED TO STOP EROSION AND STABILIZE SLOPES.
- TESC LEAD RESPONSIBLE FOR NOTIFYING ENGINEER IF ADDITIONAL MEASURES ARE WARRANTED.

PERMANENT STABILIZATION NOTES:

- ALL EXPOSED SOILS AND SLOPES SHALL BE SEEDED OR OTHERWISE STABILIZED IMMEDIATELY AFTER CONSTRUCTION AND GRADING ACTIVITIES HAVE BEEN COMPLETED.
- SILT FENCE, IF DEEMED APPROPRIATE, SHALL REMAIN FOR A MINIMUM OF 30 DAYS AFTER THE FINAL STABILIZATION OF THE SLOPES HAS OCCURRED.
- ALL TEMPORARY EROSION CONTROL BMPs SHALL BE REMOVED 30 DAYS AFTER FINAL STABILIZATION HAS OCCURRED AS DIRECTED BY CITY OR COUNTY INSPECTOR.
- CONTRACTOR SHALL REFER TO THE CONSTRUCTION SWPP FOR APPLICABLE BMPs.

AMENDED SOILS NOTES:

- SOIL AMENDMENTS ARE REQUIRED FOR ALL DISTURBED AREAS IN ACCORDANCE WITH CS 01.02.0A AND DEPTH OF THE 2019 SURFACE WATER MANAGEMENT MANUAL.
- AMENDED SOILS SHALL BE A MINIMUM OF 8" (NON-COMPACTED) WITH SUBSOILS SCARIFIED AT LEAST 4" WITH INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
- QUALITY OF COMPOST AND OTHER MATERIALS USED TO MEET THE ORGANIC CONTENT REQUIREMENTS ARE AS FOLLOWS:
 - THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST THAT MEETS THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350-220. THE WAC IS AVAILABLE ONLINE AT: [HTTP://WWW.ECY.WA.GOV/PROGRAMS/SWFA/FACILITIES/350.HTML](http://www.ecy.wa.gov/programs/swfa/facilities/350.html). THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 35% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35: 1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
 - CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIALS AS DEFINED ABOVE; OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND MEETING THE CONTAMINANT STANDARDS OF GRADE A COMPOST.
- USE ONE OF THE FOLLOWING OPTIONS TO MEET THE POST CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS. USE THE MOST RECENT VERSION OF "GUIDELINES FOR RESOURCES FOR IMPLEMENTING SOIL QUALITY AND DEPTH BMP T5.13" TO MEET THE REQUIREMENTS OF THIS BMP. THIS GUIDANCE CAN BE FOUND ONLINE AT WWW.SOILSFORSALMON.ORG.
- LEAVE NATIVE VEGETATION AND SOIL UNDISTURBED, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
- AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PRE-APPROVED" RATES, OR AT CUSTOM CALCULATED RA TES BASED ON SPECIFIC TESTS OF THE SOIL AND AMENDMENT.
- STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS. EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.
- IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS. MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.
- AMENDED SOILS SHALL BE MAINTAINED AS FOLLOWS:
 - SOIL QUALITY AND DEPTH SHOULD BE ESTABLISHED TOWARD THE END OF CONSTRUCTION AND ONCE ESTABLISHED, SHOULD BE PROTECTED FROM COMPACTION, SUCH AS FROM LARGE MACHINERY USE, AND FROM EROSION.
 - SOIL SHOULD BE PLANTED AND MULCHED AFTER INSTALLATION.
 - PLANT DEBRIS OR ITS EQUIVALENT SHOULD BE LEFT ON THE SOIL SURFACE TO REPLENISH ORGANIC MATTER.
 - IT SHOULD BE POSSIBLE TO REDUCE USE OF IRRIGATION, FERTILIZERS, HERBICIDES AND PESTICIDES. THESE ACTIVITIES SHOULD BE ADJUSTED WHERE POSSIBLE, RATHER THAN CONTINUING TO IMPLEMENT FORMERLY ESTABLISHED PRACTICES.
- SEE PROJECT CONSTRUCTION SWPPP FOR ADDITIONAL INFORMATION OR SECTION 2.2.1.4 OF CHAPTER 2 OF VOLUME 6 OF THE 2021 SURFACE WATER MANAGEMENT MANUAL.

MULCHING NOTES:

- MULCH MATERIALS USED SHALL BE STRAW OR HAY, AND SHALL BE APPLIED AT THE RATE OF 75-100 POUNDS PER 1000 SQ. FT. (APPX 2" THICK).
- MULCH SHALL BE APPLIED IN ALL AREAS WITH EXPOSED SLOPES GREATER THAN 2: 1.
- MULCHING SHALL BE USED IMMEDIATELY AFTER SEEDING OR IN AREAS WHICH CANNOT BE SEEDED BECAUSE OF THE SEASON.
- ALL AREAS NEEDING MULCH SHALL BE COVERED BY NOVEMBER 1.

CONTRACTOR NOTES:

- INLET PROTECTION SHALL BE INSTALLED IN ALL NEWLY CONSTRUCTED CATCH BASINS AND ALONG ALL IMPACTED FRONTAGE AND OFFSITE AREAS PER THE REQUIREMENTS OF THE CITY INSPECTOR PER DETAIL 3 ON THIS SHEET.
- CONSTRUCTION FENCE CAN BE UTILIZED IN PLACE OF FILTER FABRIC FENCE ONLY IN AREAS WHERE THE GRADES DO NOT ALLOW THE POTENTIAL FOR ANY STORMWATER TO LEAVE THE SITE.
- ALL DEMOLISHED MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A CITY APPROVED LOCATION AND IN A MANNER CONSISTENT WITH CURRENT REGULATIONS AND REQUIREMENTS.
- ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN (7) DAYS DURING THE DRY SEASON OR TWO (2) DAYS DURING THE WET SEASON, SHALL BE COVERED WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR OTHER EQUIVALENT PER CURRENT CITY OR COUNTY STANDARDS. SEE SEEDING NOTES AND MULCHING NOTES ON THIS SHEET.
- CONTRACTOR SHALL DESIGNATE A WASHINGTON DEPT OF ECOLOGY CERTIFIED EROSION CONTROL LEAD PERSON, AND SHALL COMPLY WITH THE CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT.
- AT ANY TIME DURING CONSTRUCTION IT IS DETERMINED BY THE CITY OR COUNTY THAT MUD AND DEBRIS ARE BEING TRACKED ONTO PUBLIC STREETS WITH INSUFFICIENT CLEANUP, ALL WORK SHALL CEASE ON THE PROJECT UNTIL THIS CONDITION IS CORRECTED. THE CONTRACTOR AND/OR THE OWNER SHALL IMMEDIATELY TAKE ALL STEPS NECESSARY TO PREVENT FUTURE TRACKING OF MUD AND DEBRIS INTO THE PUBLIC ROW, WHICH MAY INCLUDE THE INSTALLATION OF A WHEEL WASH FACILITY ON-SITE.
- SEDIMENT LADEN RUNOFF SHALL NOT BE ALLOWED TO DISCHARGE BEYOND THE LIMITS OF THE IMPROVEMENTS. ADDITIONAL MEASURES SHALL BE INSTALLED AS NEEDED.
- SAND BAGS SHALL BE SECURELY PLACED AROUND INSTALLED CATCH BASINS WITH INLET PROTECTION AS FIELD AND WEATHER CONDITIONS WARRANT SO TO PROTECT ALL DISPERSION AND INFILTRATION TRENCHES SEDIMENT LADEN RUNOFF.
- TREES WITHIN WORKING LIMITS TO BE SAVED, SHALL BE MARKED AS SUCH ON SITE AND PROTECTION FENCE PLACED AROUND EACH TREE.

SEEDING NOTES:

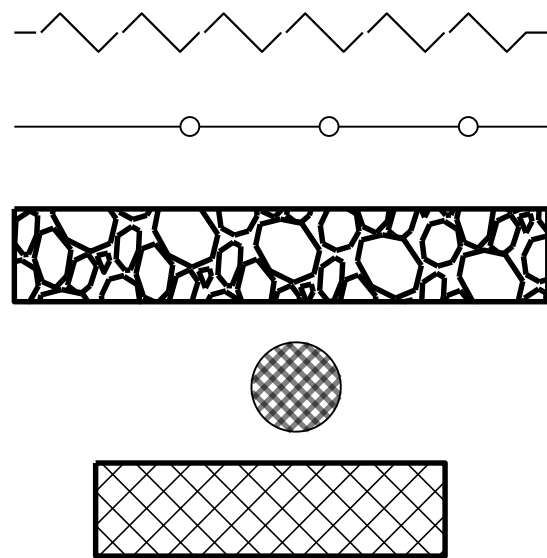
- THE FOLLOWING SEED MIXTURE SHALL BE AS BELOW AND SHALL BE APPLIED AT THE RATE RECOMMENDED BY THE SUPPLIER.

TABLE D.3.2.B TEMPORARY EROSION CONTROL SEED MIX			
	% WEIGHT	% PURITY	% GERMINATION
CHEWINGS OR RED FESCUE FESTUCA RUBRA VAR. COMMUTATA OR FESTUCA RUBRA	40	98	90
ANNUAL OR PERENNIAL RYE LOLIUM MULTIFLORUM OR LOLIUM PERENNE	40	98	90
REDTOP OR COLONIAL BENTGRASS AGROSTIS ALBA OR AGROSTIS TENUIS	10	92	85
WHITE DUTCH CLOVER TRIFOLIUM REPENS	10	98	90

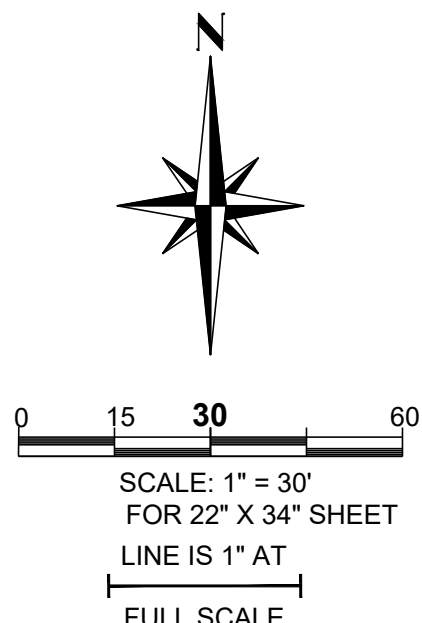
- SEED BEDS PLANTED BETWEEN MAY 1 AND OCTOBER 31 WILL REQUIRE IRRIGATION AND OTHER MAINTENANCE AS NECESSARY TO FOSTER AND PROTECT THE ROOT STRUCTURE.
- FOR SEED BEDS PLANTED BETWEEN OCTOBER 31 AND APRIL 30, ARMORING OF THE SEED BED WILL BE NECESSARY. (E.G., GEOTEXTILES, JUTE MAT, CLEAR PLASTIC COVERING).
- BEFORE SEEDING, INSTALL NEEDED SURFACE RUNOFF CONTROL MEASURES SUCH AS GRADIENT TERRACES, INTERCEPTOR DIKES, SWALES, LEVEL SPREADERS AND SEDIMENT BASINS.
- THE SEEDBED SHALL BE FIRM WITH A FAIRLY FINE SURFACE, FOLLOWING SURFACE ROUGHENING. PERFORM ALL OPERATIONS ACROSS OR AT RIGHT ANGLES TO THE SLOPE.
- FERTILIZERS ARE TO BE USED ACCORDING TO SUPPLIER'S RECOMMENDATIONS. AMOUNTS USED SHOULD BE MINIMIZED, ESPECIALLY ADJACENT TO WATER BODIES AND WETLANDS.

STORMTECH
DETENTION LOCATION
@56'

TESC LEGEND:



- CL CLEARING/ GRADING/ DISTURBED LIMITS
- FF FILTER FABRIC FENCE SEE DETAIL
- CE CONSTRUCTION ENTRANCE
- IP INLET PROTECTION
- DR DEMO AND REMOVE



APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.

mcinnisengineering.com
253.414.1992

McInnis
ENGINEERING

202 East 34th Street
Tacoma, Washington 98404

2401 INTER
TESC PLAN

2401 INTER AVE SE
PUYALLUP, WA 98372

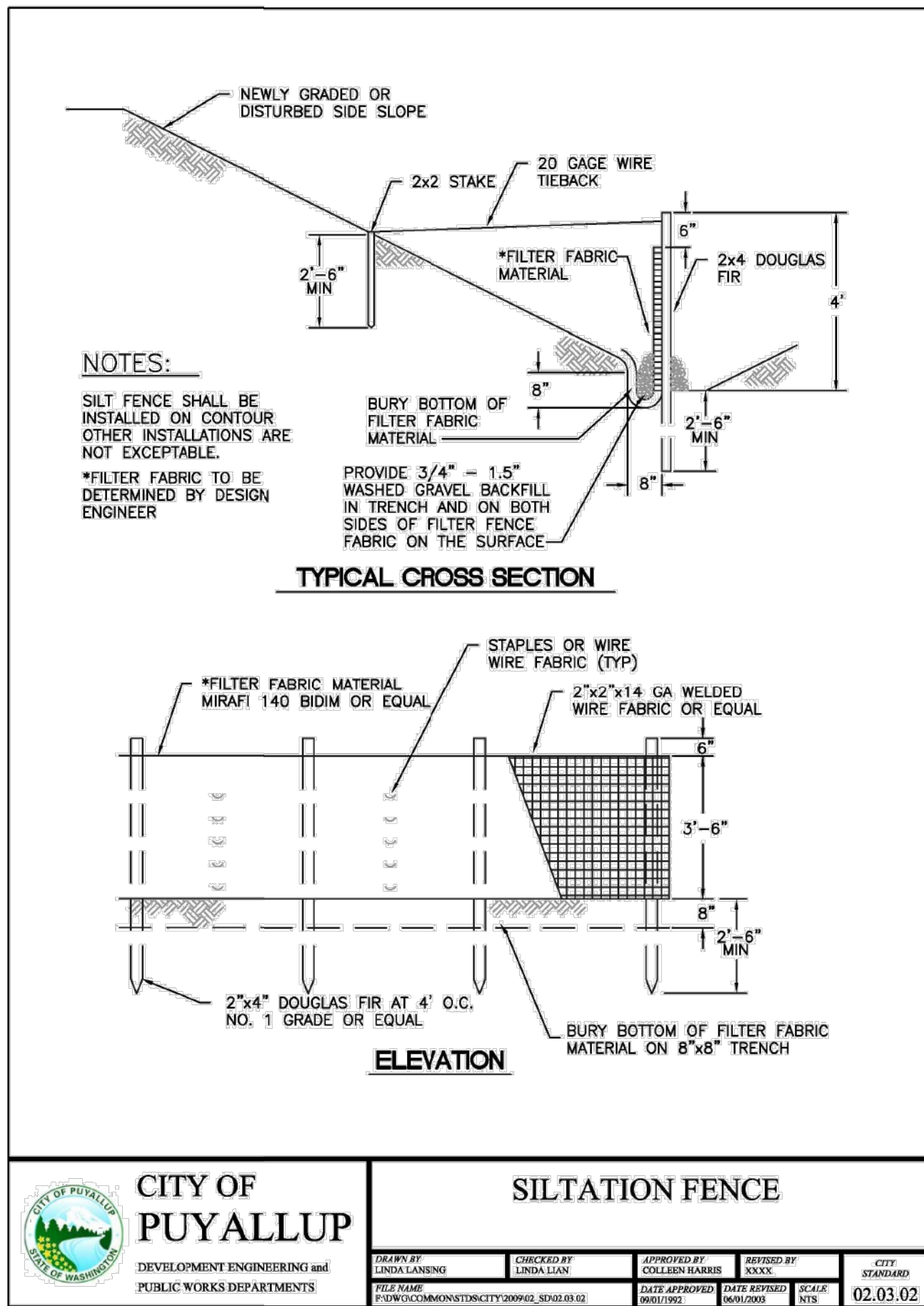


DESCRIPTION		DATE		NUM		SCALE	
INITIAL RELEASE		01/24/25		V1		1"=30'	
SECOND RELEASE		06/23/25		V2			
DESIGNED W. MCINNIS		DRAWN W. MCINNIS		DATE 9/17/2025		CHECKED J. MCINNIS	
JOB NO.		24-166		SHEET C3 OF C14		C3	

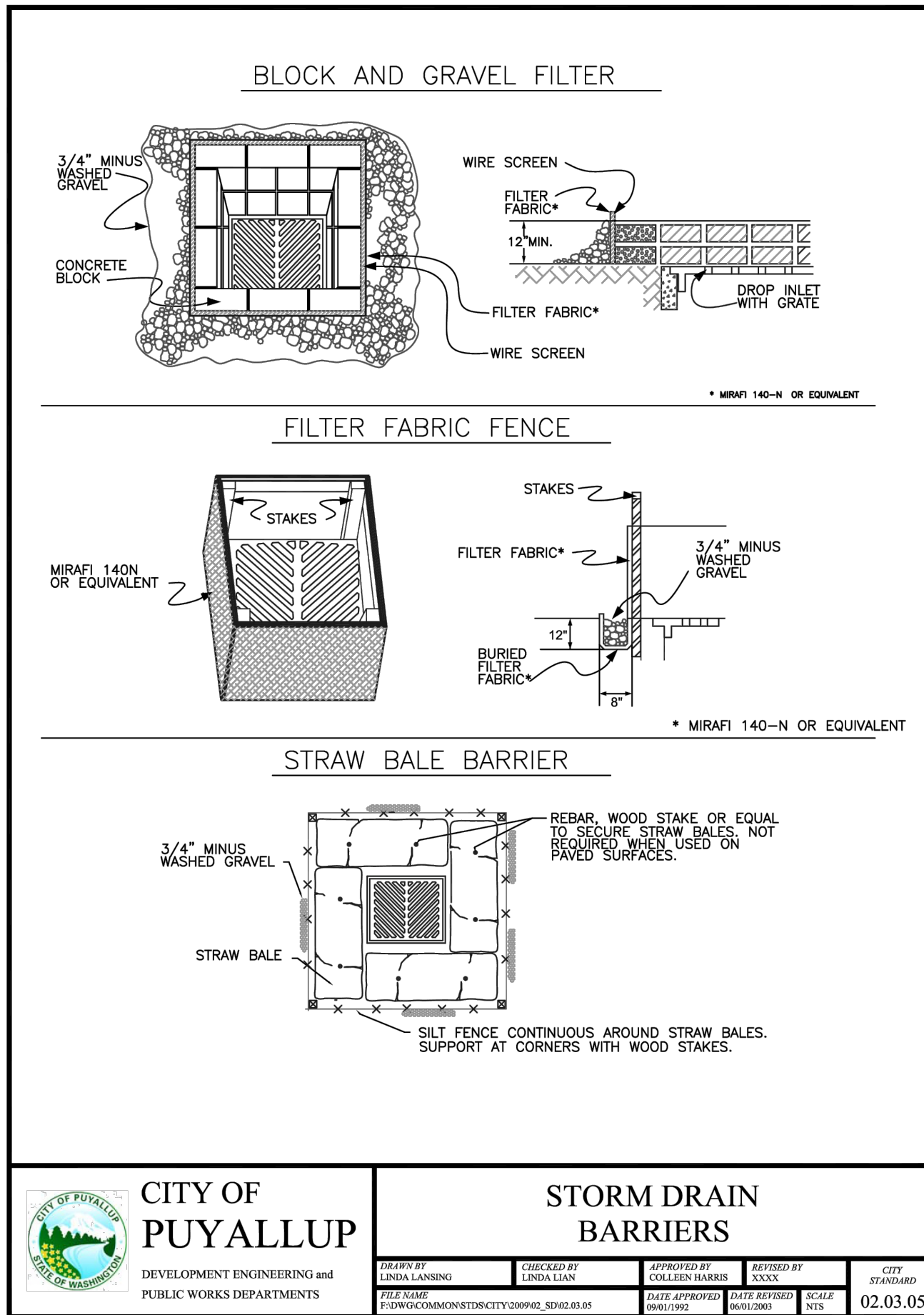
CALL BEFORE YOU DIG
1-800-424-5555 OR 811

2401 INTER TESC NOTES AND DETAILS

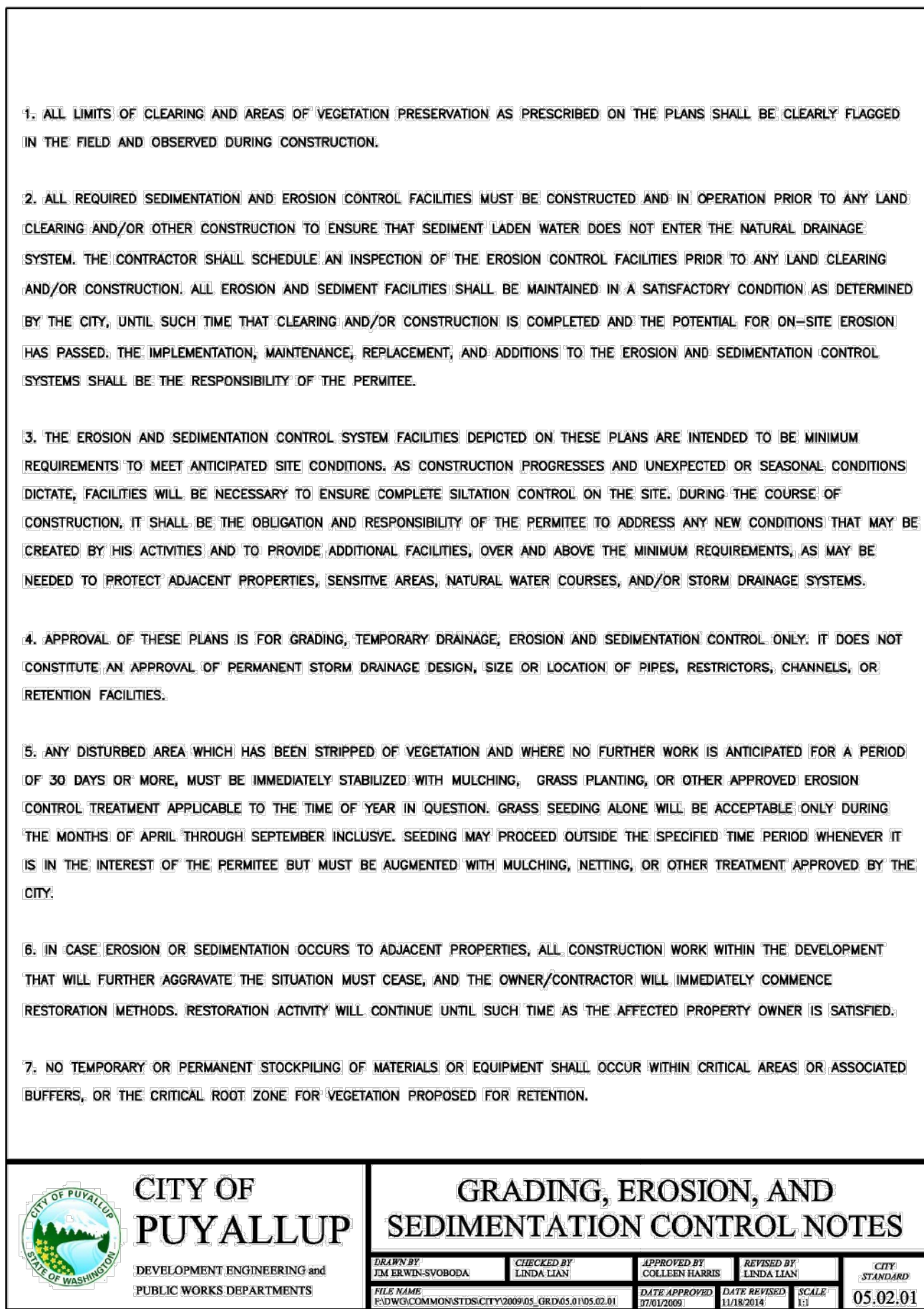
A PORTION OF THE SW 1/4 OF SECTION 26, TOWNSHIP 20 N, RANGE 4 E, W.M. PIERCE COUNTY, WA



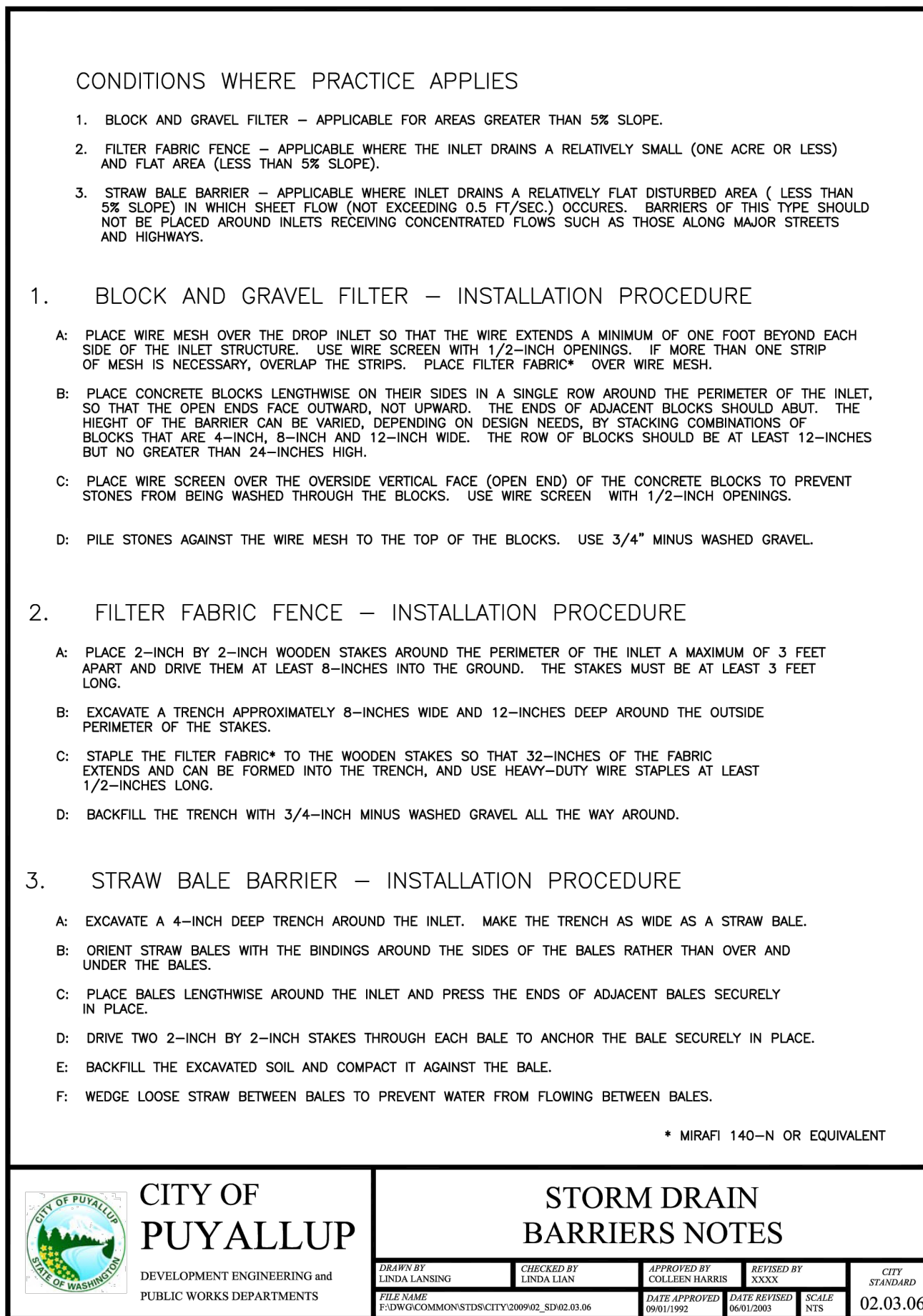
1 SILTATION FENCE SCALE:NTS



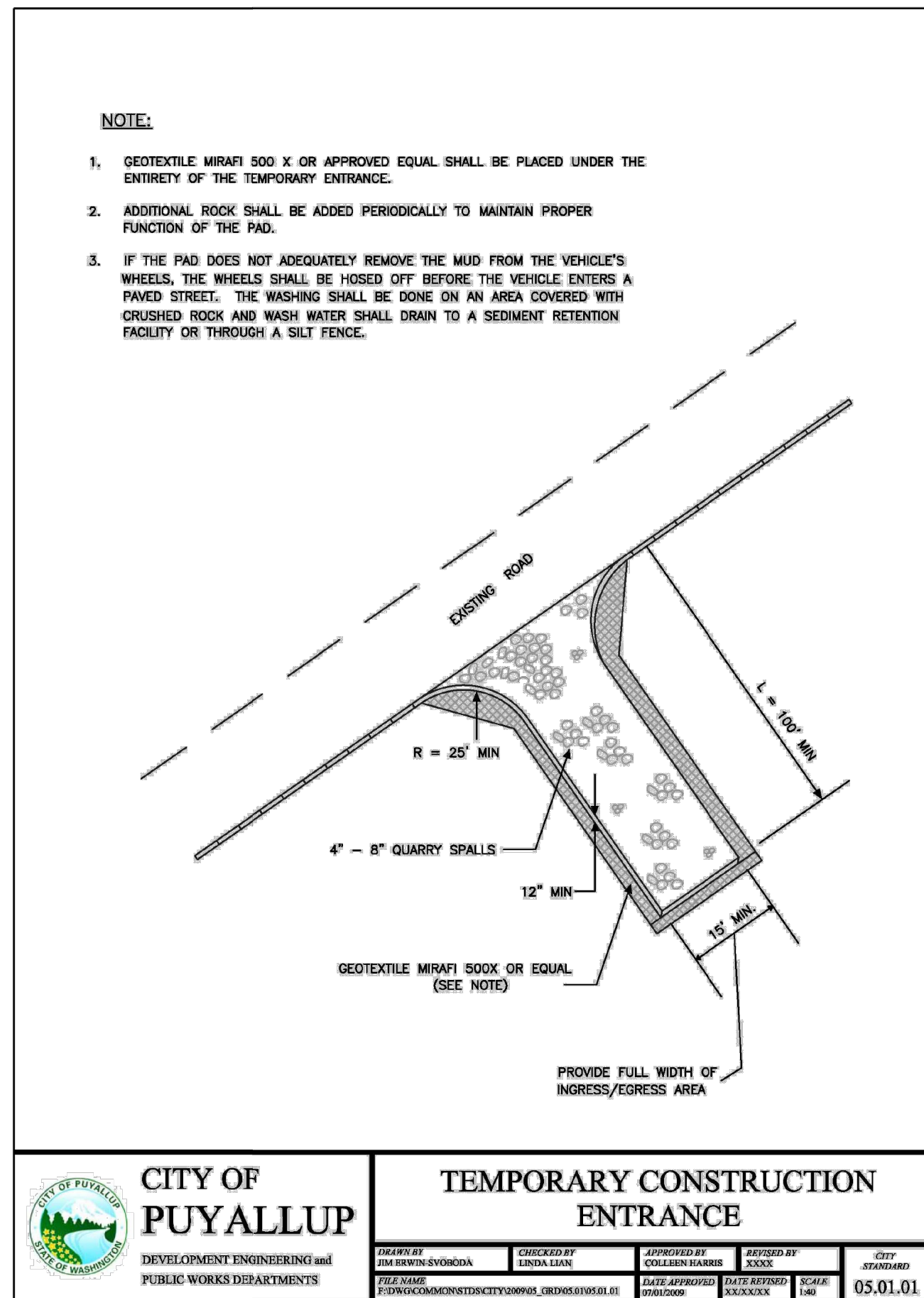
4 STORM DRAINAGE BARRIERS SCALE:NTS



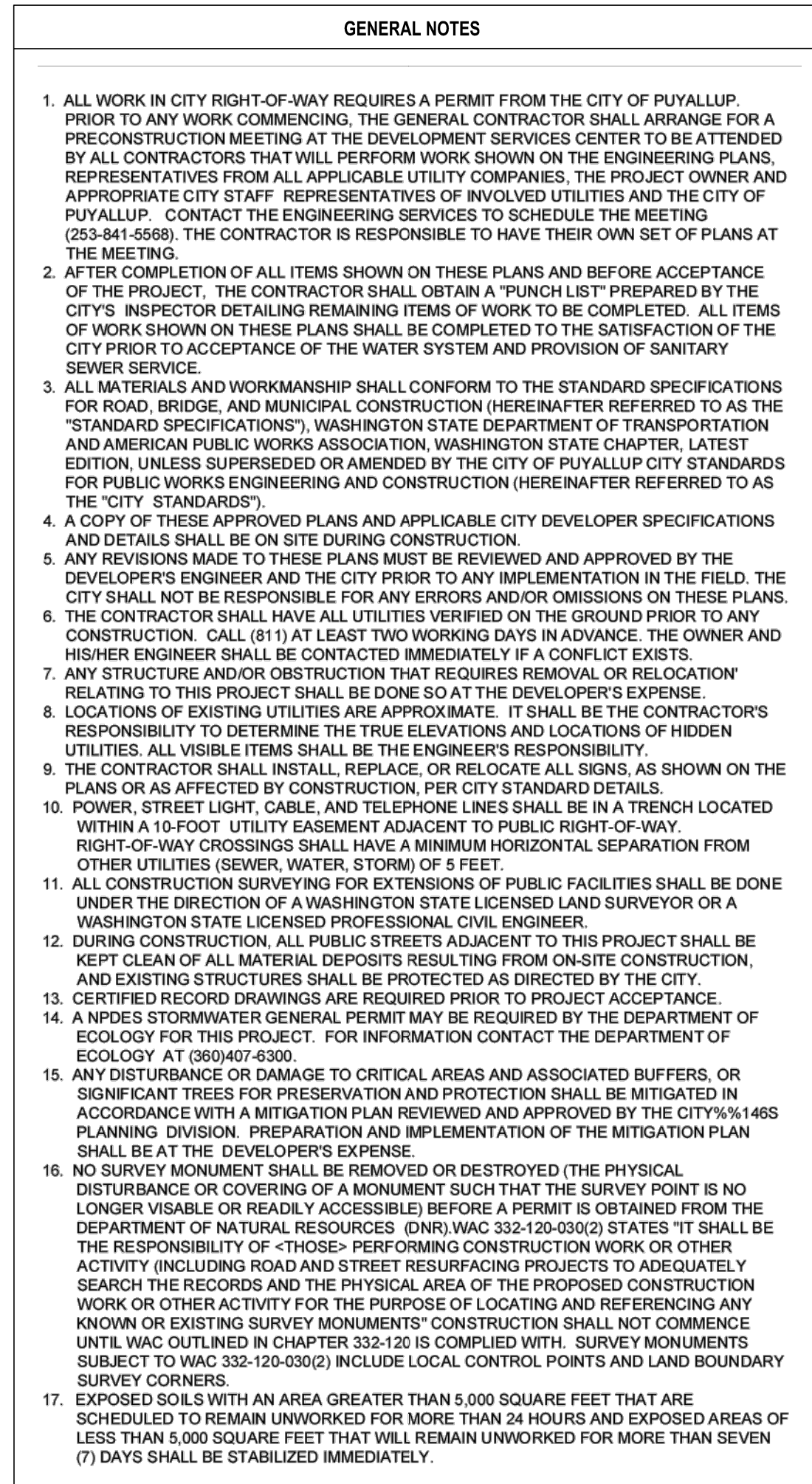
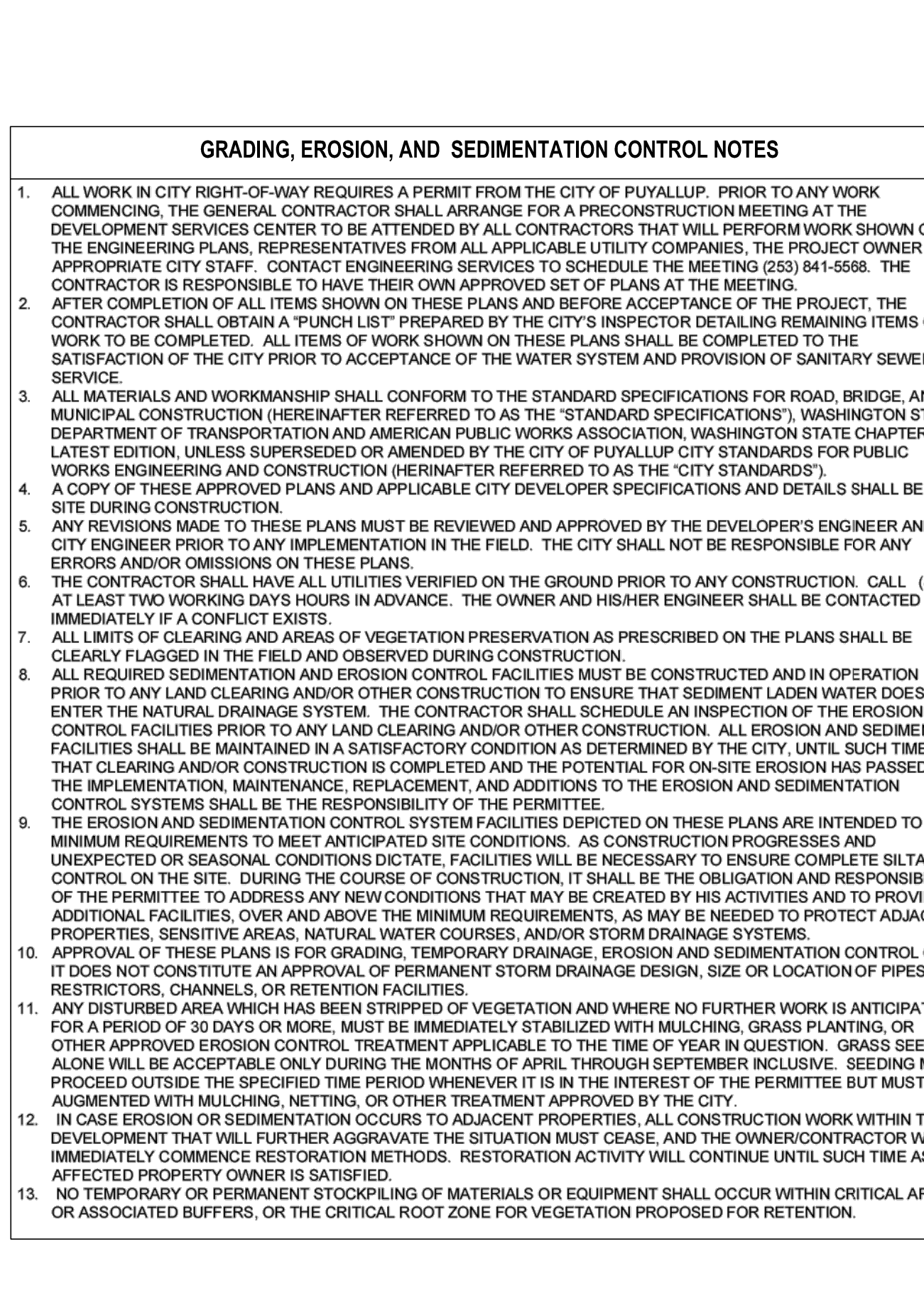
2 GRADING, EROSION, AND SEDIMENTATION CONTROL NOTES SCALE:NTS



5 STORM DRAINAGE BARRIERS NOTES SCALE:NTS



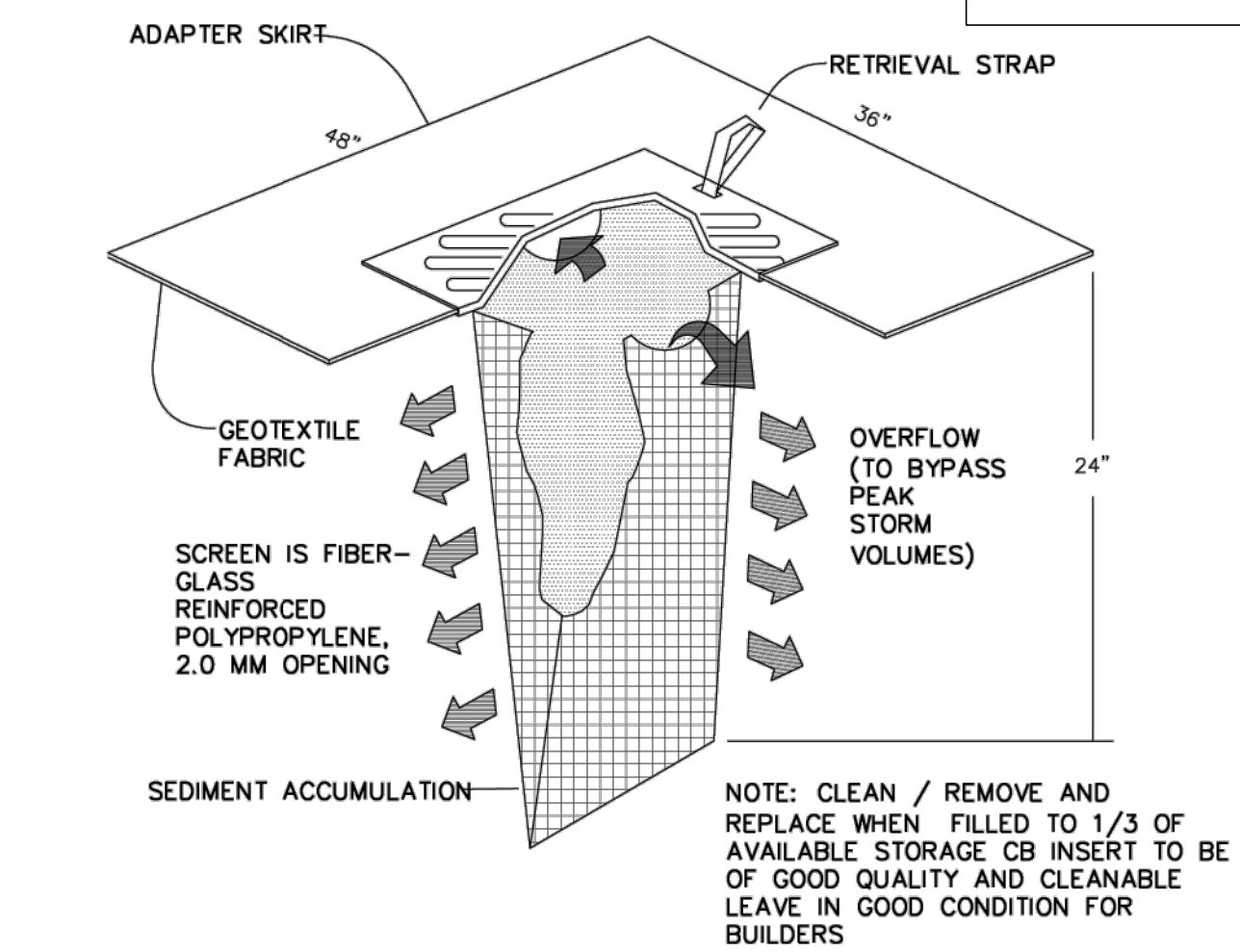
3 TEMPORARY CONSTRUCTION ENTRANCE SCALE:NTS



SEDIMENTATION NOTE

AT ANY TIME DURING CONSTRUCTION IT IS DETERMINED BY THE CITY THAT MUD AND DEBRIS ARE BEING TRACKED ONTO PUBLIC STREETS WITH INSUFFICIENT CLEANUP, ALL WORK SHALL CEASE ON THE PROJECT UNTIL THIS CONDITION IS CORRECTED. THE CONTRACTOR AND/OR THE OWNER SHALL IMMEDIATELY TAKE ALL STEPS NECESSARY TO PREVENT FUTURE TRACKING OF MUD AND DEBRIS INTO THE PUBLIC ROW, WHICH MAY INCLUDE THE INSTALLATION OF A WHEEL WASH FACILITY ON-SITE.

SEDIMENT LADEN RUNOFF SHALL NOT BE ALLOWED TO DISCHARGE BEYOND THE CONSTRUCTION LIMITS IN ACCORDANCE WITH CITY REGULATIONS.



6 CATCH BASIN INSERT SCALE:NTS

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.

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**McInnis
ENGINEERING**

2401 INTER
TESC NOTES AND DETAILS

2401 INTER AVE SE
PUYALLUP, WA 98372

SEAL OF THE CITY OF PUYALLUP
PROFESSIONAL ENGINEER
8/22/2025

DESCRIPTION	DATE	SCALE
INITIAL RELEASE	01/24/25	N.T.S.
SECOND RELEASE	06/23/25	N.T.S.

NUM	V1	V2	SCALE
DESIGNED	W. MCINNIS	CHECKED	N.T.S.
DRAWN	W. MCINNIS	CHECKED	J. MCINNIS
DATE	9/17/2025	APPROVED	J. MCINNIS

JOB NO. 24-166

SHEET C4 OF C14

C4

CALL BEFORE YOU DIG
1-800-424-5555 OR 811

Plotted By: _____

Figure 5: Downstream Analysis Map

