



City of Puyallup
Development Services
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SEPA Environmental Checklist (2023 UPDATED VERSION)

Purpose of checklist

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

Instructions for applicants

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

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

Instructions for lead agencies

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

Use of checklist for nonproject proposals

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

A. Background

[Find help answering background questions](#)¹

1. Name of proposed project, if applicable:

212 Todd Road Development

2. Name of applicant:

E.J. Fernandez

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

E.J. Fernandez
PO Box 309, Puyallup, WA 98372
253-988-2449

4. Date checklist prepared:

05/27/2026

5. Agency requesting checklist:

City of Puyallup

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

Construction will proceed once all applicable permits have been acquired. The goal is to begin construction late 2026.

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

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

To our knowledge, no further additions, expansions, or further activity will occur connected with this proposal.

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

Soils Report, GeoResources, 2022 (Prepared for 320 Todd Rd)
Stream/Wetland Corridor Buffer Restoration Program, Habitat Technologies, 2023
(Prepared for 320 Todd Rd)

- 9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

None known or available through a City of Puyallup online permit search.

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

City of Puyallup Site Civil and Building Permits are required for this proposal. A ROW permit will be required for the proposed frontage improvements.

- 11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

The project site spans two properties, 212 and 302 Todd Rd NE. The total area of both parcels is 79,919 SF. The affected project area will be approximately 55,000 SF. The proposal seeks to construct a contractor shop building and yard with a 6,467 SF shop/storage space and 3,531 SF admin office space. Construction will include utility service connections, parking, circulation, landscaping, site access improvements, ROW dedication, and half-street frontage improvements. The wetland buffer will be reduced from 150-feet to 110-feet with enhancements per City code.

- 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.**

The proposal site is located at 212 and 302 Todd Rd NE in Puyallup, WA 98372 and will span across both properties.

The parcel numbers are 0420222008 and 0420222028

B. Environmental Elements

1. Earth

[Find help answering earth questions](#)²

a. General description of the site:

Flat with gravel paving and two single-family residential homes.

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

Flat

b. What is the steepest slope on the site (approximate percent slope)?

10%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Per the Soils Report (GeoResources, 2023), the Natural Resource Conservation Service (NRCS) Web Soil Survey maps the site as being underlain by Pilchuck fine sand (29A) and Puyallup fine sandy loam (31A) soils.

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

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

To our knowledge there are no surface indications or history of unstable soils in the immediate vicinity.

- 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.**

Approximately 55,000 SF of area will be affected by grading and excavation.

Approximately 2,400 cubic yards of fill/cut will occur for the purpose of constructing paving, foundation, and utilities. Grading plans will be submitted at a later date.

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

As with all construction activities, erosion can occur during construction if proper measures are not observed. The site will have a temporary erosion and sediment control (TESC) plan to manage the site and limit erosion risk.

The use of the site will not lead to erosion.

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

The site will be 88.6% impervious after project construction.

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

Project will employ best management practices (BMPs) to minimize stormwater flows, prevent soil erosion, capture water-borne sediment from exposed soils, and protect water quality from on-site pollutant sources. These BMPs include straw, fencing, inlet protection, etc., in accordance with City of Puyallup, Pierce County standards and the Stormwater Management Manual for Western Washington.

2. Air

[*Find help answering air questions³*](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

During construction, emissions to the air will be released by construction vehicles and heavy equipment. Construction would temporarily increase dust and vehicle emissions near the construction area. Mitigation will include using BMPs to control dust, covering exposed soils, and requiring idling vehicles to be shut off. After construction typical emissions from vehicle trips will occur.

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

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

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

Construction vehicles will be fitted with required, factory-installed emission control devices. To reduce the potential of dust, construction accesses will be covered with rock or aggregate. Dust emissions will also be reduced during construction through the use of spray water as necessary during dry weather conditions. Material stockpiles will also be covered or watered as necessary to control dust.

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

3. Water

[Find help answering water questions](#)⁴

a. Surface:

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

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Wapato Creek is within 100 feet of the eastern edge of the site. The buffer for the creek extends into the proposal parcel. There are no on-site wetlands or habitat, but the stream has wetlands along it. The onsite wetland and stream buffer will be enhanced as part of the buffer reduction process.

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.**

Project Construction will enhance the stream and wetland buffer and Construction of an infiltration pond and permeable pavement will occur within 200 feet of the described waters but outside of the buffer zones.

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

No fill or dredge of Wapato Creek is proposed.

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

No surface water withdrawals or diversions are proposed.

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

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

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

According to FEMA Firm Map Panel 530144 (2017), the majority of the proposal parcel lies outside of any floodplain. The adjacent creek and buffer are within a regulatory floodway (Zone AE) without base flood elevation.

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.**

The proposal will not involve any discharges of waste materials to surface waters.

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)⁶

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

The proposal will not withdraw groundwater. Stormwater for on-site pollution generating surfaces will be managed using permeable pavement with a treatment layer prior to infiltrating into native soils. An infiltration pond will manage and infiltrate runoff from the proposed roof area. Separation between groundwater and infiltrative BMPs will be maintained.

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

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

The proposal will not include any discharge of waste material into the ground.

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.**

Sources of runoff will include stormwater and minimal amounts from landscape watering. This project proposed the infiltration of all site runoff into native soils through the use of permeable pavement with a treatment layer for pollution generating surfaces and an infiltration pond for the proposed roof.

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

There are no anticipated waste materials entering ground or surface waters associated with this proposal. As with all projects, there are possibilities of waste materials entering ground or surface waters during construction. A TESC plan will be in place to reduce the likelihood of this occurring.

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

Drainage on-site currently infiltrates into native soils. The project will maintain the drainage pattern on-site by infiltrating all runoff into native soil.

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

Surfaces will be graded such that flows are contained within the project area and 100% of runoff is infiltrated into native soils.

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?**

Low quality grass/brush will be removed as a part of this proposal.

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.**

This proposal will include a landscaping plan completed by a landscape architect following Puyallup Municipal Code and the City of Puyallup Vegetation Management Standards.

- e. **List all noxious weeds and invasive species known to be on or near the site.**
None known.

5. Animals

[Find help answering animal questions](#)⁷

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

Examples include:

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

Birds and other animals observed on and near the site include: red tailed hawk, common raven, American crow, American robin, house sparrow, starling, song sparrow, American goldfinch, tree swallow, violet green swallow, dark eyed junco, northern flicker, raccoon, opossum, deer mouse, voles, Norway rat, shrew,

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

None known. The proposal site and area are highly urbanized and unlikely to have threatened or endangered species. According to the Buffer Program report (Habitat Technologies), the creek and wetland on the neighboring parcel are categorized as Type III using the City of Puyallup's categorization.

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

Most of Western Washington is within the Pacific Flyway.

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

Light and noise will be directed away from the wetland and creek buffer to the southeast of the site; stormwater will be treated and infiltrated into native soils; construction dust will be minimized; and human and pet waste will be kept away from the buffer area.

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

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

None known.

6. Energy and natural resources

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

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

The project uses electricity and natural gas for building operations.

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

Proposed structures will not affect the potential use of solar energy by adjacent properties.

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

The proposal will use low impact features where applicable, such as LED lighting to limit energy impacts.

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

7. Environmental health

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

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

There are no environmental health hazards associated with the proposal.

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

None known.

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

None known.

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

No toxic or hazardous chemicals to be used, stored, or produced during development/construction.

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

4. Describe special emergency services that might be required.

No special emergency services will be required.

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

Not applicable.

b. Noise

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

The subject property and vicinity is urbanized and experiences normal traffic noise associated with vehicles traveling on Todd Road NE.

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)?

The proposal will create typical noise associated with commercial use, including vehicles as well as temporary construction noise. Construction noise will be limited to code allowed construction hours. Commercial use will be associated with daytime working hours.

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

Construction will be limited to day time hours to limit impacts to neighbors.

8. Land and shoreline use

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

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

The current use on-site is Residential. The adjacent uses are multi-family residential and Limited Manufacturing use. The proposal will be consistent with land use not affect current land uses on or nearby or adjacent properties

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

The existing structure on the site was constructed in 1921. Uses before that time are unknown. Neighboring properties do not indicate farmland use in recent history.

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 are two single-family homes on site and a garage.

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

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

An existing garage will be demolished.

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

ML - Limited Manufacturing

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

The site is currently under the City of Puyallup Comprehensive plan, ML - Limited Manufacturing

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

Not applicable.

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

Wapato Creek runs north/south on the outer east side of the property. The creek buffer extends onto the property in the SE corner of the site and along the eastern property line.

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

It is anticipated that 2-6 people would reside within the project site and approximately 20 people will work within the completed project.

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

None.

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

The project will not cause any displacement; Therefore, no preventative measures are required.

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

The site will comply with the requirements for the current land use of the site.

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

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

Two existing single family homes (middle housing) will remain on-site.

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

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

None.

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

The existing residential units will remain.

10. Aesthetics

[*Find help answering aesthetics questions*](#)¹²

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

The tallest height of the proposed structure will be 28.5 feet. The building may incorporate hardy siding, commercial awnings over entry doors and the use of timber to add architectural interest.

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

The proposal does not alter or obstruct views.

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

The site will be improved to include perimeter landscaping, which is not currently on-site. A landscaping plan following the City of Puyallup's Vegetation Management Standards will also be included at a later date.

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

11. Light and glare

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

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

The proposal site will emit light typical light from commercial use and associated parking lot. Parking lot and exterior lighting will be on during overnight hours for security. Daytime use of the building will produce typical office light, generally between the hours of 7AM-5PM.

- 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.

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

Site lighting will be pointed downward or shielded to limit light pollution to neighboring properties and Wapato Creek.

12. Recreation

[*Find help answering recreation questions*](#)

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

There are no recreational opportunities in the immediate vicinity.

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

- b. **Would the proposed project displace any existing recreational uses? If so, describe.**
No.

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

No mitigation is proposed as no impacts are anticipated.

13. Historic and cultural preservation

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

- a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

The existing buildings on-site are not of historic significance. The site is not a candidate for national, state or local 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.**

There is no material evidence, artifacts or areas of cultural importance known to be on or near the site.

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

- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

The Washington State Department of Archaeology and Historical Preservation WISAARD map was used to assess cultural and historic resources near the site.

- 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.**

There are no measures proposed to reduce or control impacts. However, if objects are unearthed during site work that may be culturally significant, construction will pause and the Washington State Department of Archaeology and Historic Preservation (DAHP) will be notified immediately. The proposal will follow any instructions from the DAHP for proper preservation of resources.

14. Transportation

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

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The property is accessed through Todd Road NE, a public road. N Meridian Ave, a Major Arterial is Approximately 2,000 feet from the project site. The project site will be accessed through two existing driveway approaches, which are proposed to be improved.

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

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

The site is near North Meridian, which is a public transit route. The nearest transit stop is along North Meridian and Spencer Road (Stop #4169). The bus stop is approximately 2,000 feet from the property.

- 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).**

The site proposed half street frontage improvements including the construction of sidewalk and half street paving.

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

The project will not use water, rail or air transportation. An active Union Pacific railway is located on the north side of Todd Road NE, across from the property. The property will not impact or be impact by the railroad use.

- 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?**

Using ITE's Trip Generation, 11th Edition, I, the completed project will generate a net 82.1 Average Daily Trips and 16.3 PM peak hour trips. It is unknown what percentage of volume would be trucks.

- 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.**

The project will not interfere with agricultural or forest products on roads or streets in the area.

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

None are proposed other than a private access road to access the property.

15. Public services

[Find help answering public service questions¹⁶](#)

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

The project will not result in an increased need for public services.

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

No mitigation is proposed as no impacts are anticipated.

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

16. Utilities

[Find help answering utilities questions](#)¹⁷

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electric: PSE

Water: City of Puyallup

Sewer: City of Puyallup

Refuse: D.M. Disposal

Telephone: Multiple

C. Signature

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

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

 Digitally signed by Justin Jones
DN: C=US,
E=justin@jnjteam.com, O=JMJ
TEAM, CN=Justin Jones
Date: 2026.07.07 10:55:28-07'00'

Type name of signee: Justin Jones

Position and agency/organization: JMJ Team

Date submitted: 07/07/2026

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

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

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

Do not use this section for project actions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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