



CITY OF PUYALLUP

Development Services Department

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**PRELIMINARY
MITIGATED DETERMINATION
OF
NON-SIGNIFICANCE (MDNS)**

for
Port 167 Logistics Center (Tarragon)

Industrial Binding Site Plan

Project # P-12-0005

Date of Issuance:	May 30, 2012
Description of Proposal:	A 3-lot industrial binding site plan subdivision that will result in the construction of two (2) light industrial warehouses totaling approximately 650,000 square feet. Parking will be provided off-street for the proposed development (approximately 289 off-street stalls). Associated improvements include approximately 60,000 cubic yards of earthwork.
Location of Proposal:	The project is unaddressed. The project is located on the 1300 block of 27 th Avenue NW/Valley Avenue. The subject parcel numbers are 042016-3049, -3701, -7701, -7702 and a portion of -7700.
Proponent:	Tarragon 601 Union Street, Suite 3500 Seattle, WA 98101
Lead Agency Official:	Responsible Thomas C. Utterback, AICP Development Services Director City of Puyallup Development Services Dept. 333 South Meridian Street

Puyallup, WA 98371
(253) 840-6678

City of Puyallup Permits: Binding Site Plan, Civil permits, Building permits, NPDES and Engineering right-of-way permits
Zoning: Light Manufacturing (ML)
Comprehensive Plan Light Manufacturing/Warehousing (LM/W)

Notes:

1. This finding is based on review of the following documents submitted by the applicant:
 - a. Updated SEPA checklist dated **May 17, 2012**.
 - b. Updated binding site plan drawings received **May 17, 2012**.
 - c. Traffic Impact Analysis dated **March 23, 2012**. Submitted by Greg Heath, P.E., 2214 Tacoma Road, Puyallup, WA 98371.
 - d. Preliminary Technical Information Report (TIR), dated **March 23, 2012**. Prepared by Barghausen Engineers, 18215 72nd Avenue South, Kent, WA 98032.
2. This finding is based on review of the following citizen comments:
 - a. No formal written comments received on the subject project.

The SEPA Responsible Official for the City of Puyallup hereby makes the following findings and conclusions 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 under the State Environmental Policy Act (SEPA) pursuant to the Revised Code of Washington (RCW) 43.21C:

General:

1. The applicant is currently proposing the subdivision of four (4) separate tax parcels into a three (3) lot/one (1) tract (stormwater facility) industrial binding site plan located in the ML (Light Manufacturing) zone district. The project will include approximately 60,000 cubic yards of earthwork and will also necessitate the widening of existing public roads, installation of a new traffic signal and installation of underground utility lines exceeding 8 inches in diameter.

Earth:

1. The project is proposed to be consistent with Puyallup Municipal Code (PMC) 21.14, Clearing, Filling and Grading.

2. No impacts to geologic hazard areas have been identified; the site itself is currently in agricultural use and is relatively flat in nature.
3. The site is located within a lahar volcanic hazard area. The project, based on total size and expected occupancy load, per PMC 21.06.1260, will need to install a critical alert notification system that ties into the city/regional warning systems, maintain an approved emergency evacuation plan and establish procedures for periodic drills to test said evacuation plan over the life of the structure. Such a plan shall be submitted along with building permits for the structure and shall be addressed to the City of Puyallup's Emergency Management Director.
4. 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.

Air:

1. Watering of exposed soils during construction to suppress dust will ensure that no impacts to ambient air quality will result from the project improvements.
2. Building exhaust systems – where required – will be equipped with appropriate emission controls, where required by the Puget Sound Clean Air Agency.
3. Based on the submitted environmental checklist, it does not appear that wood burning stoves or fireplaces will be a standard feature of the construction project upon completion.
4. The project is not located on public transit lines but is located on what is indicated in the City's Transportation Element of the Puyallup Comprehensive Plan (Page VI – 48) as a shared bike roadway; however, it is anticipated that most travel to and from the site by residents of the project will be via automobiles. While emissions from vehicles may cumulatively cause air quality impacts, no single point source of emissions are present.

Water:

1. The project site is within the Pierce County Drainage District 21 basin. Surface water runoff will be handled with a conventional stormwater treatment and detention pond system. Storm water runoff will be detained and treated in accordance with the 1990 King County Stormwater Design Manual and all applicable NPDES permits. Stormwater runoff will be discharged to the west through a series of roadside and channelized conveyance systems, ultimately discharging to the Puyallup River.
2. The project location was not found to contain any hydrophytic vegetation, no field indications of hydric soil conditions and no location on the project site maintained hydrology indicative of wetlands. No areas of the project site are shown on the city's critical area maps as identified or suspected wetlands.

3. The project site is shown on the city's critical area maps as being within a high vulnerability aquifer recharge area; the city's critical area maps show one (1) well head located to the east of the project site. However, the project site is not within the one, five or 10-year wellhead protection areas of the mapped well and is not expected to impact water quality or quantity at these locations.
4. Two (2) private agricultural wells on site are proposed to be decommissioned as a part of the project. The proposed decommissioning process must be completed by a licensed well driller and the notice shall be provided to the Department of Ecology, in accordance with state law.
5. The project site is not located within any mapped regulated floodplain.
6. No groundwater diversions are anticipated as a part of this project; the applicant indicates that some groundwater will be withdrawn during the construction of a new sanitary sewer pump station, serving the site and the area at large, once groundwater is encountered.

Plants:

1. The project site is used exclusively for agricultural production currently and contains no stands of native vegetation, no trees or shrub masses. The project site will be cleared and graded for construction.
2. The project will meet PMC 20.58 Landscaping Requirements, PMC 11.28 Street Trees and will be consistent with the city's vegetative management standards manual (PCD-5-11).

Animals:

1. No federally listed endangered species, state threatened species or habitat or state sensitive species were found to inhabit within the project boundaries. The project proponent will contact the city and the Department of Fish and Wildlife (WDFW) and stop all work in the event that any sensitive species habitat is found on site during site construction.

Energy and Natural Resources:

1. The project will be compliant with the Washington State Energy code and all applicable regulations in the latest edition of the *International Building Code* (IBC).

Environmental Health:

1. As previously noted, the project is located within a high susceptibility aquifer recharge area; these are areas that, due to the presence of certain soils, geology, and surface water, act to recharge ground water by percolation. Industrial or warehouse uses that plans to use, process, store or handle any hazardous substances other than household chemicals used in accordance with specified on the packaging, on site shall be subject to the city's critical areas ordinance (CAO), specifically PMC 21.06.530 and 21.06.1150.

2. The use of chemical pesticides and fertilizers used to maintain yard areas, as with any landscaped project, may be expected as a result of this project. However, compost amended turf and planting bed soils will be required as a part of the project and should help to reduce non-point sources of pollution.

Noise:

1. No impacts related to noise have been determined to be significantly adverse as a result of the project. Project construction noise shall be compliant with PMC 6.16 – Noise, including time limitations on construction activities starting and stopping for both weekdays and weekends.

Land Use:

1. The project is located within the Limited Manufacturing/Warehousing (LM/W) land use designation and associated ML (Limited Manufacturing) zone district.
2. The project is compliant with the LM/W comprehensive land use description as contained in the city's Comprehensive Plan (*Land Use Element – III – 36-38*).
3. The project site does not contain any existing structures scheduled for demolition as a result of the project improvements.
4. The project site is providing 289 parking stalls (off-street). The minimum required for the subject 650,000 square foot warehousing structures is 217. The use of compact parking stalls and reductions in unneeded off-street parking, where applicable, should be utilized to reduce impervious surfaces on site.

Housing:

1. The project is not eliminating or adding any residential housing units.

Aesthetics:

1. The project will be consistent with the height limitation of 50' as stipulated by the Puyallup Municipal Code (20.35.020 and 20.35.023). No view corridors were identified to be impacted as result of the project.

Light and Glare:

1. 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.
2. Street lighting, in accordance with city standards, will be provided as a part of the project.

Recreation:

1. The project will not disrupt or displace any existing recreational opportunities in the area.

Historic and Cultural Resources:

1. No known historic artifacts or cultural resources are known to be present on site. If in the event that suspected historic or cultural artifacts are discovered during site construction, the applicant shall immediately stop work and notify the City, the State Department of Archaeology and Historic Preservation (DAHP), the Puyallup Tribe of Indians, and the Muckleshoot Indian Tribe if any artifacts of possible historic, cultural, or archaeological value are uncovered during excavations. In such cases, the 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.

Transportation:

1. Staff has reviewed and approved the traffic impact analysis in relation to the project. The project is estimated to generate 173 PM peak hour trips. Per PMC 21.20.130, the applicant is required to pay all applicable transportation impact fees at the time a building permit is issued for each subject lot.
2. The project shall be compliant with all standards contained in PMC title 11, Streets and Sidewalks, including roadway improvements, street trees and street lighting. **In order to ensure safe ingress and egress to the project site, in accordance with acceptable levels of service, a mitigation measure relating to a new traffic signal is included as 'Attachment A' at the end of this document.**
3. The project shall be compliant with the Comprehensive Plan bike route map (figure VI-14, page VI – 48). PMC 19.12.050 (3) requires bike lanes/paths to be dedicated/installed at the time of platting. Right of way width to accommodate the future addition of bike lanes along Valley Avenue, in accordance with figure VI-14, will be provided at the time of improvement; since this bike lane will not connect with any existing bike lanes along Valley Avenue, the width will not be marked as a bike lane until such time that a full connection can be provided.
4. The project shall comply with PMC 20.55 – parking regulations.

Public Services/Utilities

1. A resulting need for additional emergency or public services (e.g. fire protection, school, police services, etc) will result from the addition of new industrial project. However, these do not appear to place any undue burden beyond what is normally expected from industrial/warehouse uses.
 2. The nearest city sanitary sewer located in Valley Avenue is not deep enough to serve the development. As such, **the project does result in the need for an upgrade to the city's sanitary sewer system, as outlined in 'Attachment A' at the end of this document.**
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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 development activities, including, but not limited to, the International Fire and Building Codes, City of Puyallup Engineering Standards, applicable Surface Water Design Manual, Impact Fees and the Critical Areas Ordinance.

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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 agreed to by the Applicant are incorporated into the proposal and/or applied as conditions of permit issuance. The identified mitigation measures include mitigation for potential impacts to the following:

A. Transportation, Utilities

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 and considering mitigation measures which 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

Comments on this preliminary MDNS must be submitted within 14 days or by **5:00 p.m. on June 13, 2012**, to the Responsible Official at City of Puyallup Development Services Center, 333 South Meridian, Puyallup, WA 98371. Contact Chris Beale, Assistant Planner at (253) 841-5418 or at cbeale@ci.puyallup.wa.us with questions about the project.

Appeals

Any person directly affected by this proposal may appeal the MDNS by filing a written appeal with the Responsible Official, Tom Utterback, within 10 business days of expiration of the comment period, or by **5:00 pm on June 27, 2012**, at the above address. **Prior to submittal and payment of the \$650.00 appeal fee, consult PMC**

21.04.205 regarding SEPA Appeals or contact Chris Beale, Assistant Planner at (253) 841-5418 to ask about the appeal procedures. Be prepared to make specific factual reasons, rationale, and/or the basis for the appeal. Parties are encouraged to submit comments during the comment period prior to appealing. 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: June 6, 2012


Notice Published in: Puyallup Herald



Chris Beale, Associate Planner

5-30-12

Date



Tom Utterback, AICP
Planning Director
City of Puyallup Responsible Official

5/30/12

Date

Attachments: *Mitigation Measures, Site Plan & Environmental Checklist*

Attachment A

**Mitigation Measures
for
Port 167 Logistics Center (Tarragon)
Industrial Binding Site Plan
Project # P-12-0005**

1. **Transportation:** A traffic signal shall be constructed at the primary access along Valley Avenue E/27th Avenue Ct NW. Per Puyallup Municipal Code Section 11.08.130, the applicant/owner shall construct half-street improvements along Valley Avenue E and 27th Avenue Ct NW, including curb, gutter, sidewalk, planter strips, roadway base, pavement, and street lighting. Street widening improvements shall be completed on Valley Avenue to facilitate eastbound and westbound left turn lanes at the intersection of Valley Avenue/27th Avenue Ct NW. The street widening improvements to accommodate the turning lanes will necessitate the construction of roadway base, pavement, street lighting, drainage, and infrastructure relocation where necessary. The applicant shall obtain additional right of way to construct embankment fill and/or retaining walls needed on both sides of Valley Avenue to in order to allow for the pavement widening to accommodate the left-turn lanes and to maintain the 5 feet wide paved shoulders on each side of the street.
2. **Utilities:** The nearest city sanitary sewer located in Valley Avenue is not deep enough to serve the development. A city sanitary sewer lift station shall be constructed within the development with sufficient capacity to serve the adjacent urban growth area lying to the west. The lift station shall be constructed to city standards including a standby electrical generation system. A gravity sewer system within city easements shall be extended through the site.