



City of Puyallup  
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CITY OF PUYALLUP  
MAR 05 2013  
RECEIVED  
DEVELOPMENT SERVICES

## ENVIRONMENTAL CHECKLIST

### Purpose of Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency whether an EIS is required.

### Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if the question does not apply to your proposal, write "*do not know*" or "*does not apply*". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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

**If you are not already submitting an 8-1/2" x 11" reduction of your project site plan to the city as part of a companion case submittal, please submit a copy as a part of this SEPA application.**

**Please submit eight (8) copies of the completed SEPA checklist application packet.**

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DEVELOPMENT SERVICES

CHECKLIST NO: \_\_\_\_\_

MAR 05 2013

CITY OF PUYALLUP

**A. BACKGROUND**

1. Name of proposed project: Port 167 Industrial Park

2. Name of Applicant: Trammell Crow Company

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

<u>Mark Netherland</u>	<u>Contact: Dan Balmelli</u>
<u>Trammell Crow Company</u>	<u>Barghausen Consulting Engineers, Inc.</u>
<u>600 University St. Suite 902</u>	<u>18215-72nd Avenue South</u>
<u>Seattle, WA 98101</u>	<u>Kent, WA 98032</u>
<u>206 708-6539</u>	<u>425 251-6222</u>

4. Date checklist prepared: Revised February 14, 2011, Revised January 16, 2012, Revised March 14, 2012, Revised May 17, 2012, Revised 3/1/2013

5. Agency requesting checklist: City of Puyallup

6. Proposed timing or schedule (including phasing, if applicable):  
The proposed timing of construction is to begin grading work in May 2013, utility and road construction in June 2013 and building construction in July 2013.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
There are no future plans for future additions or expansion associated with this proposal at this time.

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

Revised Environmental Checklist  
Wetland Reconnaissance Letter  
Storm Drainage Report  
Traffic Impact Analysis  
Traffic Scoping Letter

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.

The following applications are still pending approval.  
Integral 167 Binding Site Plan  
Delacey Site Plan Approval

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

Binding Site Plan Approval  
Boundary Line Adjustment  
SEPA Determination  
Building Permits  
Plumbing/Mechanical/Electrical Permits  
Civil Construction Permit for On-Site and Off-Site Approvals  
Right-of-Way Use Permits/Approval for Road and Utility Improvements  
WSDOT Easements/Right-of-Way Use Permit for Storm and Water Improvements  
Department of Ecology NPDES Permit  
Boundary Line Adjustment

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

The project consists of a *two-lot* binding site plan to develop a future warehouse/distribution park totaling approximately 652,227 square feet. The construction will include grading, paved asphalt parking and maneuvering areas, landscaping, storm drainage facilities, water and sanitary sewer extensions, utility improvements and off-site road improvements. The binding site plan will be processed to create *two building lots* and one drainage tract.

12. Location of proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, if any, and section, township, and range, if known. If the proposal would occur over a range of area, provide the range of boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The project is located on the south side of Valley Avenue East and the west side of 90th Avenue East at 8820 Valley Avenue East, tax parcel numbers 042016-3049, 3701, 7701, 7702 and a portion of 7700. The project is located in a portion of the NW 1/4 of the SW 1/4 of the SW 1/4 of Section 16, Township 20N, Range 4E, W.M.

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

a. General description of the site (circle one): Flat, rolling, hilly, steep, slopes, mountains, other \_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)? Approximately 2%

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 prime farmland.

According to the Wetland Reconnaissance Letter prepared for the project, generally the southern portion of the property is mapped as Sultan silt loam (42A). The northern portion of the project site is generally mapped as Briscot loam (6A). Please see report for additional information.

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

None are known to exist to our knowledge.

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

Approximately 27,000 cubic yards of on-site excavation and fill material will be required to prepare the site and future building pads for construction. Approximately 42,000 cubic yards of imported fill will be needed and approximately 18,000 cubic yards of unsuitable stripping material will be exported from the site. Source of fill will be from an approved source.

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

Erosion could occur depending on weather conditions, however a temporary erosion and sedimentation control plan will be designed and implemented in accordance with City of Puyallup standards.

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

Approximately 87% of the site will be covered with impervious surface upon project completion.

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

A temporary erosion and sedimentation control plan will be implemented during the construction phase according to City of Puyallup standards to reduce and control erosion impacts. A permanent storm facility will be constructed for the development to provide detention and water quality treatment prior to discharging to the downstream system.

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2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.

Emissions from construction equipment would be present during the construction phase of the project and emissions from vehicular traffic to and from the project would be present upon project completion.

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

Emissions from vehicular traffic on Valley Avenue East and surrounding industrial projects could be present but are not be anticipated to affect the proposal.

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

Construction equipment will meet Washington State emission control standards. No other specific measures are proposed.

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3. **Water**

a. Surface:

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

Ditches used for agricultural purposes are located on and adjacent to the site.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Existing on-site ditches within the project will be filled as part of the project.  
Existing perimeter or on-site ditches conveying upstream storm runoff will either be maintained or by-passed through the site by underground conveyance system.  
\_\_\_\_\_  
\_\_\_\_\_

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

No fill or dredge material will be placed in or removed from surface water.  
\_\_\_\_\_  
\_\_\_\_\_

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

Surface water withdrawals are not anticipated and no surface water diversions are proposed as part of the project.  
\_\_\_\_\_  
\_\_\_\_\_

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

According to the FEMA Puyallup River Study Reach, dated 1/6/2006, the site is not located within a 100-year floodplain.  
\_\_\_\_\_  
\_\_\_\_\_

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

No waste materials will be discharged to surface waters.

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b. Ground:

1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

During construction, some groundwater may be withdrawn for construction of the utilities.

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

No waste material will be discharged into the ground. All stormwater runoff will be routed through pipes and catch basins prior to discharging into the proposed stormwater facility and all sewer effluent will be routed via tightline pipe into the existing sanitary sewer system in Valley Avenue East.

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c. Water Runoff (including storm water):

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

The source of stormwater runoff will be rainfall from building rooftops and asphalt pavement areas. All runoff will be collected and conveyed into a stormwater pond for detention and treatment prior to discharging to the existing downstream storm drainage system consisting of open ditches. The existing downstream ditch system ultimately discharges to the Puyallup River. A small amount of additional runoff generated from the widening of roadway improvements on 27th Ave. Ct. N.W. and Valley Ave. will discharge to the Valley Ave. storm system and ultimately to Wapato Creek.

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

No.  
\_\_\_\_\_

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any.  
During construction, temporary erosion control measures will be implemented and after project completion, all surface water will be conveyed to approved stormwater detention.  
\_\_\_\_\_

**4. Plants**

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- pasture
- crop or grain
- wet solid plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

All existing vegetation will be removed for construction of the proposed project.  
\_\_\_\_\_

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

None are known to exist to our knowledge.  
\_\_\_\_\_

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

Landscaping will be designed and constructed to meet City of Puyallup standards and will incorporate the use of native plants and trees.  
\_\_\_\_\_  
\_\_\_\_\_

5. **Animals**

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

Birds: hawk, heron, eagle, songbirds, other \_\_\_\_\_

Mammals: deer, bear, elk, beaver, other \_\_\_\_\_

Fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

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

None are known to exist to our knowledge.

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

Yes, the site is part of the Pacific Flyway for Migratory Birds.

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

New landscaping measures will preserve and enhance wildlife.

6. **Energy and Natural Resources**

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

Electricity will be used for lighting and natural gas will be used for heating needs of the proposed project.

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

No.

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

Buildings will comply with Washington State Energy Codes. No other specific measures are proposed.

7. **Environmental Health**

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

None are known to exist to our knowledge.

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1. Describe special emergency services that might be required.

Other than normal fire, police and medical services already available in the immediate area, no special emergency services are anticipated.

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

No specific measures are proposed.

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b. Noise

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

Noise from vehicular traffic along Valley Avenue East could be present but would not be anticipated to affect the project.

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

On a short-term basis, noise from construction equipment would be present weekdays from approximately 6 AM to 6 PM. On a long-term basis noise from vehicular traffic to and from the site would be present weekdays from approximately 7 AM to 6PM. A back-up diesel generator will be provided for the sanitary sewer and storm drainage pumps which may result in short term noise during power outages. Per PMC 6.16.060, noise created by back-up power is exempt.

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3. Proposed measures to reduce or control noise impacts, if any.  
Construction equipment will comply with all state standards. No other specific measures are proposed.
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**8. Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties?  
The site is currently used for agricultural purposes. The property to the south and west is also agricultural. Development to the east is industrial and Valley Avenue East is to the north.
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- b. Has the site been used for agriculture? If so, describe.  
Yes, the site is currently used for agricultural purposes.
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- c. Describe any structures on the site.  
There are no existing structures on site.
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- d. Will any structures be demolished? If so, what?  
No.
- 
- e. What is the current zoning classification of the site?  
ML-Limited Manufacturing
- 
- f. What is the current comprehensive plan designation of the site?  
LM/W-Light Manufacturing/Warehousing
-

- g. If applicable, what is the current shoreline master program designation of the site?  
N/A
- h. Has any part of the site been classified as an "environmentally sensitive" area. If so, specify.  
Not to our knowledge.
- i. Approximately how many people would reside or work in the completed project?  
Until tenants have been selected for the proposed buildings, the number of people to work at the completed project is unknown, however it is anticipated that approximately 300-400 people could work at 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?  
No specific measures are proposed.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.  
The proposed office/warehouse/distribution uses are allowed within the ML zone and the project will be designed to meet City of Puyallup zoning code requirements and development standards.

**Housing**

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

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

N/A  
\_\_\_\_\_

- o. Proposed measures to reduce or control housing impacts, if any.

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**9. Aesthetics**

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

The tallest height of the future proposed buildings are a maximum of 38-feet. The principal building material will be concrete and glass.  
\_\_\_\_\_

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

Some views from adjacent properties are expected to be altered with completion of the project but no views are anticipated to be obstructed.  
\_\_\_\_\_

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

No specific measures are proposed.  
\_\_\_\_\_  
\_\_\_\_\_

**10. Light and Glare**

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

Glare from building window glass could be present during daylight hours and light from lot lighting would be present during evening hours upon project completion.  
\_\_\_\_\_  
\_\_\_\_\_

- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
It is not anticipated that light or glare from the completed project would create a safety hazard.
- c. What existing off-site sources of light or glare may affect your proposal?  
The Puyallup Valley Sports Center is located south of the project along Valley Avenue East but is not anticipated to affect the project.
- d. Proposed measures to reduce or control light and glare impacts, if any?  
Building window glass will be glazed and lot lighting will be shielded. No other specific measures are proposed.

**11. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
The Puyallup Valley Sports Center is located to the south along Valley Avenue East.
- 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 specific measures are proposed.

**12. Historic and Cultural Preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.  
None are known to exist to our knowledge.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None are known to exist to our knowledge.

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

No specific measures are proposed.

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**13. Transportation**

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

Primary access to the site is by a new entrance to Valley Avenue which will align with the existing 27th Avenue Court N.W. access. New secondary entrances are proposed from 27th Avenue Court N.W. which connects to Valley Avenue on the north side.

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- b. Is site currently serviced in public transit? If not, what is the approximate distance to the nearest transit stop?

No. The nearest transit route is located along Meridian Avenue North.

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- c. How many parking spaces would the completed project have? How many would the project eliminate?

The completed project will have approximately 329 parking stalls. No parking stalls will be eliminated.

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- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

A new traffic signal and turn lane improvements are anticipated to be required at the proposed new main entrance at Valley Avenue. Half-street improvements to 27th Avenue Court N.W. across the property frontage will include curb, gutter, sidewalk, road base, pavement, street lighting and storm drainage.

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

No.  
\_\_\_\_\_

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Based on the Traffic Impact Analysis prepared by Heath & Associates, it is estimated that the completed project will generate approximately 158 AM Peak Hour trips and 168 PM Peak Hour trips. Please see the Traffic Impact Analysis and attached documents for further information.  
\_\_\_\_\_

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

New signal and turn lane improvements on Valley Avenue and frontage road improvements along 27th Avenue Court N.W. as well as payment of required traffic impact fees during the construction phase of the project will reduce impacts to transportation.  
\_\_\_\_\_

**14. Public Services**

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

Yes, the completed project will result in an increased need for public services.  
\_\_\_\_\_

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

Watermain extensions, the addition of fire hydrants, a new public sewer lift station, sprinklered buildings, new roadway improvements and payment of traffic impact fees will reduce impacts on public services.  
\_\_\_\_\_

**15. Utilities**

- 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.

Electricity: Puget Sound Energy Phone: CenturyLink

Natural Gas: Puget Sound Energy Cable: Comcast

Water: City of Puyallup Sewer: City of Puyallup (existing sewer is ±700

Refuse Services: Murray's Disposal feet east of the project site)

Storm Sewer: Private On-Site System

The above utilities will be extended to and through the site as required to serve the proposed buildings. A 12-inch watermain extension will also be constructed along Valley Avenue to provide a looped water main system.

**C. SIGNATURE**

I hereby state that I am the owner or authorized agent listed above, and certify that all information contained above and exhibits attached hereto are true and correct to the best of my knowledge and belief. I understand that the processing of this application may require additional supporting material upon request to City staff.

RIGHT OF ENTRY: By signing this application the applicant grants unto the City and it's agents the right to enter upon the premises for purpose of conducting all necessary inspection to determine compliance with applicable laws, codes, and regulations. This right of entry shall continue until a certificate of occupancy is issued for the property.

Signature of Property Owner: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of Agent: Daniel K. Balmelli

Date: 3/1/2013

Signature of Applicant: \_\_\_\_\_

Date: \_\_\_\_\_