



DETERMINATION OF SIGNIFICANCE / SCOPING NOTICE (DS/SCOPING)

REQUEST FOR COMMENTS ON SCOPE OF ENVIRONMENTAL IMPACT STATEMENT (EIS)

City of Edgewood ■ 2224 104th Ave East ■ Edgewood, Washington 98372-1513 ■ 253-952-3299

Date of Issuance:	October 4, 2021
Project Name:	PROLOGIS PARK / BRIDGE POINT INDUSTRIAL
Files:	#21-1031 PROLOGIS PARK SITE PLAN APPLICATION #21-1403 BRIDGE POINT SITE PLAN APPLICATION
Lead Agency:	City of Edgewood, Community and Economic Development Department
Agency Contact:	Morgan Dorner, Senior Planner morgan@cityofedgewood.org (253) 831-4252 2224 104th Avenue East, Edgewood, WA 98372
Proponent:	Barghausen Consulting Engineers (425) 251-6222 18215 72nd Ave S, Kent, WA 98032 Prologis Park Contact: Colleen Allen callen@barghausen.com Bridge Point Contact: Jennifer Duarte jduarte@barghausen.com
Locations:	<u>Prologis Park:</u> generally located at 4120 90th Avenue East; Tax Parcel(s): 0420163702, 0420162700, 04201630-03, -23, -26, -47, -51, -52, -54, -55, -74, 04201677-03, -04, -05, -06, 0420175004, and 0420175005; Section 17, Township 20 North, Range 4 East, W.M. <u>Bridge Point:</u> generally located at 9321 44th Street Court East; Tax Parcel(s): 04201630-00, -34, -37, -38, -43, -75, 0420164-004, -050, -095, -096, -097, -098, and -130; Section 17, Township 20 North, Range 4 East, W.M.
Project Description:	The applicants are proposing to construct a combined total of six (6) industrial warehouse buildings (a total of approximately 1,574,340 square feet building coverage) on approximately 153.24 acres, with associated site improvements (roads, utilities, parking, stormwater facilities). Access to the sites is proposed at 42 nd Court Street East for Prologis Park and 96 th Avenue East for Bridge Point. A new public roadway will connect the developments east to west. As proposed, environmentally critical area impacts to Wapato and Simons Creeks and associated wetlands and wetland buffers will occur. The developments are not serviced by water or sewer. Sewer and watermain extensions are proposed from the projects sites to connect to existing water and sewer.
Existing Environmental Documents:	<u>Prologis Park:</u> Revised SEPA Checklist (June 2, 2021), Site Layout Drawings (Nelco Architecture, Inc., June 2, 2021), Wetland and Fish & Wildlife Habitat Assessment Report (Soundview Consultants, revised May 28, 2021), Conceptual Mitigation Plan (Soundview Consultants, revised May 28, 2021), Arborist Report and Tree Retention Plan (Soundview Consultants, November 10, 2020), Landscape and Irrigation Plans (Barghausen Consulting Engineers, May 27, 2021), Traffic Impact Analysis (Transportation Engineering NorthWest, June 2, 2021), Water and Sewer Plans (Barghausen Consulting Engineers, May 27, 2021), Grading and Drainage Plans (Barghausen Consulting Engineers, May 27, 2021), Geotechnical Report-Pavement Evaluation (Terra Associates, Inc., May 28, 2021), Preliminary Stormwater Site Plan (June 1, 2021), Cultural Resources Assessment (Cultural Resource Consultants, May 30, 2021), Demolition Plans (Barghausen Consulting Engineers, May 27, 2021) <u>Bridge Point:</u> SEPA Checklist (September 2, 2021), Site Plan (Innova Architects, July 30, 2021), Cover Letter (Barghausen Consulting Engineers, September 2, 2021), Building Elevations (Innova Architects, July 30, 2021), Civil Plans (Barghausen Consulting Engineers, July 30, 2021), Title Reports, Existing Conditions Survey (Barghausen Consulting Engineers, September 2, 2021), Landscape Plans (Barghausen Consulting Engineers, September 1, 2021), Cultural Resources Assessment (Cultural Resource Consultants, July 30, 2011), Geotechnical Report (TERRA Associates, Inc. dated July 23, 2021), Phase I and II Environmental Site Assessment (Atlas Geosciences NW, May 24, 2021), Phase I Environmental Site Assessment (Atlas Geosciences NW, August 9, 2021), Wetland and Fish & Wildlife Habitat Assessment Report (Soundview Consultants, July 30, 2021), Wetland Mitigation Plan (Soundview Consultants, July 30, 2021) Master Sign Plan, Owner Authorizations, Photometric Plan (Olsen Electric, Inc., July 30, 2021), Arborist Report (The Watershed Company, July 16, 2021), Title Reports, Traffic Impact Analysis (TENW, July 30, 2021), Water & Sewer Availability Letter (City of Puyallup, July 28, 2021)
Permits/Approvals Required:	Site Plan Review Permit, Boundary Line Adjustment Permit, Site Development Permit, Traffic Concurrency, Demolition Permit, Building Permits, Sign Permit, WA Department of Ecology (Ecology) Construction Stormwater General Permit, Ecology Section 401

Please call (253) 952-3299 if you have any questions.

Any interested person/party has the right to comment on the proposal, review file materials, request a copy of the decision, and appeal the decision subject to requirements outlined in Edgewood Municipal Code Chapter 18 and the applicable regulations as adopted by the City.

Individual Water Quality Certification, WA Department of Fish and Wildlife Hydraulic Project Approval (HPA), Federal Emergency Management Agency (FEMA) Conditional Letter of Map Revision Based on Fill (CLOMR-F), FEMA Letter of Map Revision Based on Fill (LOMR-F), and US Army Corps of Engineers (Corps) Section 404(b)(1) of the Clean Water Act (CWA)

SEPA Determination:

The City of Edgewood has determined that this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c) and will be prepared. Environmental checklists and/or other materials indicating likely environmental impacts are attached to this notice. Additional application materials are available portal.cityofedgewood.org or can be made available upon request.

The lead agency has preliminarily identified the following areas for discussion in the EIS:

- Environment (Earth, Air, Water)
- Plants and Animals
- Energy and Natural Resources
- Historic and Cultural Preservation
- Transportation
- Utilities

The City intends to study three (3) alternatives to be evaluated in the EIS. This includes a no action alternative to be analyzed. The reasonable alternatives analysis shall include other actions that could feasibly attain or approximate the project objectives. Analysis of each reasonable alternative will be done in a manner to allow a comparative evaluation of alternatives to the proposed project.

Scoping:

Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. Comments may be made on the alternatives, mitigation measures, probable significant adverse impacts, and permits or other approvals that may be required. When commenting, please provide your name, address, and project name and project file number. The methods and deadline for submitting comments are:

Email: comdev@cityofedgewood.org

Mail: City of Edgewood
ATTN: Morgan Dorner, Senior Planner
2224 104th Avenue East
Edgewood, WA 98372

Comment Deadline: November 3, 2021, by 5:00 pm

Public Scoping Meeting:

The meeting will be held virtually via Zoom on October 21, 2021 at 5:30 pm - 7:00 pm, presentations starting at 5:30 pm and again at 6:30 pm. Additional meeting information is available on the City's web calendar (calendar.cityofedgewood.org) or see below for the Zoom meeting link and call-in information:

Join from a PC, Mac, iPad, iPhone or Android device:

<https://us06web.zoom.us/j/82859673501>

Or One tap mobile: US: +12532158782, 85330384382# or +13462487799, 85330384382#

Or join by phone: US: +1 253 215 8782 or 888 475 4499 (Toll Free)

Webinar ID: 828 5967 3501

Responsible SEPA Official:



4 OCT 21

Responsible Official Signature

Date

Darren Groth, Community and Economic Development Director
2224 104th Ave E, Edgewood, WA 98372, Ph: (253) 952-3299

Appeal Period and Process:

You may appeal this determination to the City of Edgewood pursuant to EMC 20.05.250(J) accompanied by a \$1,300 appeal fee. Appeals must be submitted in writing along with the appeal fee via the City's permit portal: portal.cityofedgewood.org. The letter of appeal will not be considered accepted by the City unless the required fee is included. The person appealing will then be notified of a hearing date, and public notice will be provided consistent with the Edgewood Municipal Code. Appeals will be accepted until **November 17, 2021**.

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Accessibility: For assistive technology (such as a Braille reader, a screen reader, or TTY) users: if the format of any material on this document or the City's website interferes with the ability to access information, please contact us. Please provide a description of the issue, the preferred format in which to receive the material, the web address of the requested material, and contact information. Users who need accessibility assistance can also contact us by phone through the Federal Information Relay Service at 1-800-877-8339 for TTY/Voice communication.

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