

STATE ENVIRONMENTAL POLICY ACT (SEPA) CHECKLIST

TO BE COMPLETED BY APPLICANT

A. BACKGROUND

1. Name of Project Prologis Park Edgewood		
2. NAME OF APPLICANT Prologis		
3. CONTACT PERSON Justin Kirk	PHONE (206) 414-7625	EMAIL jkirk@prologis.com
ADDRESS (Street, City, State, Zip) 12720 Gateway Drive, Suite 110, Tukwila, Washington 98168		
4. DATE CHECKLIST PREPARED 11/17/2020 June 2, 2021		
5. AGENCY REQUESTING CHECKLIST City of Edgewood		

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

~~Spring/Summer~~ Fall 2021 – Grading and Preload

~~Summer/Fall/Winter 2021~~ -Summer 2022– Building and Utility Construction

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

There no plans for future additions or expansions beyond the scope of work anticipated in this proposal.

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

- Arborist Report and Tree Retention Plan
- Conceptual Mitigation Plan
- Preliminary Storm Drainage Report
- Geotechnical Report
- Traffic Impact Analysis
- Wetland and Fish and Wildlife Habitat Assessment Report
- Cultural Resources Report

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

~~None are none known.~~

City of Fife Comprehensive plans must be revised to include this area in the water and sewer service areas.

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

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- Department of Ecology Construction Stormwater General Permit
- Building Permit
- Demolition Permit
- Site Development Permit
- [FEMA CLOMR-F and LOMR-F](#)
- [Sign permits](#)
- [Individual structures, stairways, ramps and retaining wall permits](#)
- [Mechanical, plumbing, fire sprinkler, etc permits](#)
- [Section 404\(b\)\(1\) of the Clean Water Act \(CWA\) – USACE](#)
- [Section 401 Individual Water Quality Certification -WSDOE](#)
- [HPA -WDFW](#)

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 proposes to construct three warehouse buildings (total of ~~1,136,352~~ [1,064,340](#) square feet building coverage) with associated truck docks, trailer parking, vehicle parking, landscaping and utilities. The project also includes realignment and mitigation of ~~Simmons~~ [Wapato](#) Creek through the site and a new ~~60'~~ [65'](#) Right-of-Way for the construction of [42nd St](#) [CT E.](#) and [90th Avenue East](#). A sewer and watermain extension is proposed from the project site to connect to existing sewer and water on the intersection of Freeman Rd E and Valley Ave E.

[The realignment of Wapato Creek includes 77,194 square feet of wetland impact, 2,907 linear feet of stream impact, 84,098 square feet of buffer impact and 25,541 square feet of buffer averaging; however, the project proposes a total of 822,825 square feet of buffer mitigation, 46,923 square feet of buffer creation averaging, and 359,560 square feet of wetland mitigation. Wetland and stream buffer creation and mitigation will occur along Simmons Creek as well.](#)

[Please see SVC'S Conceptual Mitigation Plan dated May 28, 2021 for wetland and stream impact analysis.](#)

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 project is located at the following addresses and parcel numbers and are located in Section 17, Township 20 North, Range 4 East, Willamette Meridian, Pierce County State of Washington:

- [042016-770-4; 9007 43rd Street Court East](#)
- [042016-770-5; 9019 43rd Street Court East](#)
- [042016-770-6; 9105 43rd Street Court East](#)
- [042016-300-3; 4321 90th Avenue East](#)
- [042016-307-4; 4411 90th Avenue East](#)
- [042016-270-0; 3926 90th Avenue East](#)
- [042016-305-4; XXX 42nd Street Court East](#)
- [042016-370-2; 4120 90th Avenue East](#)
- [042016-305-5; XXX Valley Avenue East](#)
- [042016-302-6; 4119 90th Avenue East](#)
- [042016-304-7; 4211 90th Avenue East](#)
- [042016-770-3; 4223 90th Avenue East](#)
- [042016-302-3; XXX 40th Street East](#)

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- 042016-305-1; 4309 90th Avenue East
- 042016-305-2; 8719 42nd Street Court East
- 042017-500-5; XXX 38th Street East
- 042016-600-3; XXX 38th Street East
- 042017-500-4; 3907 84th Avenue Court East

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other

Flat

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

The steepest slope is approximately 50% that slopes down from the Valley Ave E to the boundary line of the site. It is located east of intersection 42nd St Ct E and Valley Ave E.

- 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.

Alluvial sediments generally consisting of one to four feet of loose to medium dense, moist, mottled, silt to silty fine sand overlying fine sand, silty fine sand, and silt to sandy silt that are typically in a loose and wet condition.

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

No indications or history of unstable soils.

- 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 ~~35,734~~ 85,000 cubic yards of onsite fill and excavation and ~~837,363~~ 820,000 cubic yards will be imported to raise the existing ground to proposed subgrade elevations. The source of fill is unknown at this time, but will be from an approved source.

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

Limited erosion could occur as a result of the project because of grading and backfilling activities associated with the building construction. Typical erosion control measures may include, but are not limited to, interceptor ditches, placement of riprap and use of silt fences and siltation/retention ponds to control stormwater runoff.

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

Approximately ~~62%~~ 53% of the site will be covered with impervious surfaces.

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

A temporary erosion and sediment control (TESC) plan will be developed in accordance with City of Edgewood standards. Typical items that may be included in the TESC plan are temporary erosion control measures such as filter fabric fencing, a temporary siltation pond, mulching, matting, hydro-seeding and other BMP's. In addition, this project will comply with the Ecology NPDES Permit for construction activities. The project will have a Certified

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Erosion and Sedimentation Control Lead sampling stormwater from the site in accordance with the Department of Ecology monitoring requirements.

2. Air

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, it is anticipated that there will be air emissions from trucks and earth moving machinery for the duration of excavating and re-grading activities. After completion, the air emissions will consist of passenger vehicles and trucks entering and leaving the site.

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

There is dust associated with the material supply located south of the site but it does not affect the proposal.

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

Odors from vehicle emissions during construction will be controlled by muffler systems on the vehicles. Dust from construction activities will be controlled by the use of water applied to exposed soils.

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 or river it flows into.

Yes, there are two creeks, Simons Creek and Wapato Creek, that flow through the project site along with multiple wetlands within the project site. The creeks converge at approximately 750 feet north of the site and merged into one creek. Wapato Creek then flows in the northwest direction before discharging into Commencement Bay.

Please see SVC'S Conceptual Mitigation Plan dated May 28, 2021 for wetland and stream impact analysis.

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

Yes, work will include site development and utility construction within 200 feet of Simons Creek, Wapato Creek, and wetlands. Wapato Creek will be rerouted through the project site and multiple wetlands will be mitigated and filled. The revised alignment of Wapato Creek will include mitigated buffer and increased habitat.

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.

Approximately 65,600 cubic yards of fill will be placed in wetlands and ~~Simons~~ Wapato Creek. The source of fill is unknown at this time, but will be from an approved source. The wetlands being filled are called out on the Preliminary Grading Plans.

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

The project will reroute Wapato Creek to the south boundary of the site. Temporary diversions during construction may be required.

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

The project site lies within Flood Zone AE.

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 will be discharged to the sanitary sewer system or disposed of offsite as appropriate.

b. Groundwater:

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 general description, purpose, and approximate quantities if known.

No, groundwater will not be withdrawn for drinking water. Stormwater will be treated and detained in proposed detention ponds and vaults before discharged to Simons Creek and Wapato Creek.

Groundwater may be encountered during deeper site and utility excavations. Temporary dewatering measures will be performed during these operations.

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.

If an existing septic tanks are found onsite, they will be removed with this development. It is anticipated that no waste material will be discharged into the groundwater from septic tanks or other sources since this site will be served by public sewer and water systems.

c. Water runoff (including storm water):

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.

Stormwater runoff will be from the proposed building roof, parking lot and road area. Runoff will be collected in catch basins and underground conveyance pipes and routed to a proposed detention pond or underground detention vault before being discharged to Simons or Wapato Creek.

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

Surface water could be contaminated by runoff containing oil and gasoline from parked cars in the parking lot and streets servicing the project. However, surface water runoff will be directed to mechanical treatment, bioretention area and or stormwater treatment wetland prior to being discharged to minimize ground water contamination.

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

Other than the reroute of Wapato Creek, drainage patterns will remain the same. The stormwater detention ponds and vaults will have flow control structures to match the pre-developed drainage discharge rate.

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

The proposed development plans to use detention ponds and underground detention vaults with flow control structures to reduce and control surface, runoff water and drainage pattern impacts.

4. Plants

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

Vegetation in the forested areas onsite primarily contain wetland-associated species including Pacific willow (*Salix lasiandra*), Scouler's willow (*Salix scouleriana*), black cottonwood (*Populus balsamifera*), and red alder (*Alnus rubra*), redosier dogwood (*Cornus alba*) and American skunk cabbage (*Lysichiton americanus*). Non-native, invasive Himalayan blackberry (*Rubus armeniacus*) and reed canarygrass (*Phalaris arundinacea*) are prevalent along the identified streams and wetlands on the subject property.

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

All vegetation within the buildable area will be removed prior to grading. The remainder of the site is wetland, stream or buffers. Existing vegetation will be removed if grading is required and all invasive plants will be removed. Around 70% (61.53 acres) of the site will be grubbed and graded. If any of the existing perimeter trees can be saved, they will be. The rest of the site consist of the Wapato creek, Simons Creek and wetlands that will remain unaltered. The wetland, stream and buffer areas will be planted per the Mitigation Plans prepared by Soundview Consultants, LLC.

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

There are no known threatened or endangered species on or near the site.

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

The proposal includes the planting of native plants, trees, and low shrubs in the parking lot landscaped areas and adjacent to the building to meet City of Edgewood standards.

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

~~None are known.~~ **Himalayan blackberry and reed canarygrass are present along the streams and wetland onsite.**

5. Animals

a. List any birds and other animals which 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:

Crows, waterfowl, hawks, heron, eagles, songbirds

Mammals: Deer, bear, elk, beaver, other:

~~None are known.~~ **Beaver**

Fish: Bass, salmon, trout, herring, shellfish, other:

Salmon, Trout

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

None are known.

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

Yes, various birds are known to migrate through the area.

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

Landscaping with native plant species is proposed for the site.

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

None are known.

6. Energy and natural resources

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.

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Electricity and natural gas will be used for the building and site operation.

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

It is not anticipated that this project will 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 building will be designed in accordance with the Washington State Energy Code.

7. Environmental health

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

It is anticipated that construction related to this proposal will generate only routine potential for environmental hazards associated with construction such as vehicle fuels and exhaust emissions and exposure to common building products such as paint and adhesives. Best Management Practices will be employed throughout construction to mitigate these risks.

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

There is no known contamination present on this site.

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.

There are no anticipated existing hazardous chemical/conditions that might affect project development and design

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.

The project is in an industrial zoned area. The tenant(s) for the building are unknown at this time. It is unknown what products will be stored at the site. It is anticipated that paints will be used during construction and fertilizers and herbicides will be used for landscape maintenance.

4) Describe special emergency services that might be required.

There are no special emergency services anticipated for this project.

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

Best Management Practices will be employed throughout construction to mitigate risk of environmental health hazards.

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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)?

There is traffic noise from Valley Ave E and train noise from the train track located along the south boundary of the site. The noise will not affect the proposed project.

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.

In the short term, there will be general site development and building construction noise. The site is proposed as a warehouse, therefore, it will be subject to truck traffic during normal business hours.

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

The project will comply with the City of Edgewood's Noise Regulations within the Municipal Code.

8. Land and shoreline use

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 site consists of approximately 85 percent agricultural land use with the remainder being single-family residences. The proposal will not affect current land uses on 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 as a result 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?

85 percent of the project site is used as working farmlands. 100 percent (approximately 53 acres) of the existing farmland will be converted to nonfarm use.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

The project will not affect or be affected by surround working farm or forest land. Farm accesses will not be impeded by the project.

c. Describe any structures on the site.

There are several single-family residence homes on the site.

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

Yes, all existing structures onsite will be demolished

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

Industrial

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

Industrial

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

Not applicable

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

Parts of the site have been classified as Fish and Wildlife Habitat, Wellhead Protection, Aquifer Recharge, Potential Flood Hazard, Wetlands, Volcanic Hazard, and Seismic Hazard.

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

It is anticipated that approximately 500 people would work the facility but due to the speculative nature of the project, it is unknown how many people will work at the site.

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

Approximately 25 people will be displaced due to approximately 10 homes being demolished.

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

No measures are proposed.

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

The project is consistent with zoning for the City of Edgewood. In addition, this project is in compliance with all applicable federal, state and county standards applicable to this site.

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

No mitigation measures are proposed.

9. Housing

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

None

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

Not applicable.

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

Not applicable.

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10. Aesthetics

- 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 structures is 42 to 45.5 feet. Painted tilt-up concrete will be the exterior building material.

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

The new building will not alter views in the immediate vicinity.

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

Design will be reviewed and approved by the City of Edgewood.

11. Light and glare

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

The parking lot and roadway will have lights with downward directed fixtures to reduce glare beyond the perimeter of the site. The building will have perimeter security lighting. A tenant has not yet been identified to determine hours of operation. We are assuming standard distribution operation hours.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Light and glare from finished project will be designed to not interfere with other adjacent facilities.

- c. What existing offsite sources of light or glare may affect your proposal?

There are no existing off-site sources of light or glare that are anticipated to affect this proposal.

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

The exterior lighting will be directed downward to minimize any glare to nearby property owners. An outdoor lighting plan will be prepared and submitted, complying with Edgewood Municipal Code requirements.

12. Recreation

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

No designated and informal recreational opportunities are known.

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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 recreational opportunities are proposed.

13. Historic and cultural preservation

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

There are buildings over 45 years old but none are known to be listed or eligible to be listed on any historic register.

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.

The site is within the 1873 surveyed boundary of the Puyallup Tribal Reservation. The Cultural Resource Assessment includes a trail through the property shown on an 1872 map of the Puyallup Tribal Reservation. ~~None are known.~~ The existing site has been farmed since at least the 1940s based on aerial photos on the Pierce County GIS site. One farm building was constructed in 1930 and several were constructed in the 40s.

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.

Pierce County Register of Historic Places was reviewed as well as aerial photos from the Pierce County GIS site dating back to 1945. A Cultural Resource Assessment has been prepared for this project site and includes many references to access the historical resources. Consultation with the Puyallup Tribe was done as part of the assessment.

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.

~~None are proposed.~~ The Cultural Resource Assessment identified an intact refuse deposit tentatively dated to the mid-1900s. This site is recommended to be further studied and delineated. The Cultural Resource Assessment includes an Inadvertent Discovery Protocol that will be adhered to during development.

14. Transportation

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

The site lies adjacent to Valley Ave E along with a train track running parallel to Valley Ave E. The site can be accessed on 42nd St Ct E that intersects Valley Ave E. Traffic to and from the site will use the proposed extension of 42nd St Ct E and 90th Avenue East.

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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?

There are no transit stops located on Valley Ave E in the vicinity of the proposed project site access at 42nd Street Ct E. The nearest transit stop is located on the intersection of Freeman Rd E and Valley Ave E, approximately 1500 feet from the intersection of Valley Ave E and 42nd Street Ct E.

c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

The proposed project will have ~~899~~ 742 total vehicle parking stalls and ~~149~~ 108 total trailer stalls. The existing developments on-site are farmlands and single-family house that do not have designated marked parking spaces.

d. 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).

Frontage improvements will be added to the adjacent streets as required by the City of Edgewood. 42nd Street Ct E will be extended by approximately 2,500 linear feet and expanded to ~~60'~~ 65' public right-of-way that consists of 3 lanes, planter strip, and pedestrian sidewalk. New traffic signals, turning lanes, additional width, and striping will be added on the public intersection of Valley Ave E and 42nd Street Ct E. 90th Avenue East will also be extended through the site as a public roadway.

The proposed ~~60'~~ 65' public right-of-way road will be part of the City's long-term transportation project for a new east-west public road (called "Railroad Frontage Road") on the north side of the Valley Ave E and north of the existing Union Pacific Railroad.

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

The project is adjacent to the Union Pacific Railroad that runs parallel to the proposed ~~60'~~ 65' public right-of-way road. The proposed ~~60'~~ 65' public right-of-way road will be part of the City's long-term transportation project for a new east-west public road (called "Railroad Frontage Road") on the north side of the Valley Ave E and north of the existing Union Pacific Railroad.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The project is anticipated to generate a total net trip of ~~2,327~~ 3,963, with the AM Peak Hour being a net trip of 474 and PM Peak Hour being a net trip of 471. The trip generation estimates are based on methodology documented In the ITE Trip Generation Manual, 10th Edition for LUC 130 (Industrial Park).

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

h. Proposed measures to reduce or control transportation impacts, if any:

New traffic signal lights, additional turning lanes, and additional road width are proposed on the intersection of Valley Ave E and 42nd St Ct E. Payment of traffic impact fees will be required to mitigate the project.

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15. Public services

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.

This project will result in need for fire protection and police protection.

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

The proposed project will include fire sprinkler systems with monitoring systems and the parking lot and building will have security lighting.

16. Utilities

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

Electricity, ~~water~~, telephone

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.

The proposed utilities include:

Electricity - Provided by Lakeview Light and Power

~~Water - Mountain View Edgewood Water Company. Public water will be looped through the site.~~ The City of Fife is in the process of updating their comprehensive plan in order to provide water and sanitary sewer service to the site.

Telephone - Provided by CenturyLink

Sanitary Sewer - Provided by City of Fife. Public sanitary sewer will be extended to the site.

Natural Gas - Provided by Puget Sound Energy

Extension of these services to serve the site will be in accordance with the construction guidelines of these utility providers.

C. SIGNATURE

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.

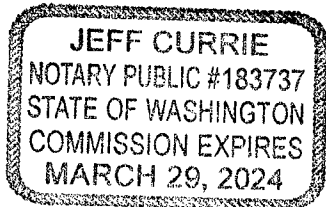
I, Jason Hubbell, Agent, being duly sworn, declare that I am the contract purchaser, agent or owner of the property involved in this application, and under penalty of perjury by the laws of the state of Washington certify, that the foregoing statements and answers herein contained and the information herewith submitted are true and correct to the best of my knowledge and belief.

Dated : 6/3/21

Signature : 

STATE ENVIRONMENTAL POLICY ACT (SEPA) CHECKLIST

Subscribed and sworn to before me this 3RD day of JUNE, 2021



[Signature]
Notary Public in and for the State of Washington

Residing at AUBURN

Commission Expires 3-29-24

Credits

Statutory Authority: RCW 43.21C.110. WSR 16-13-012 (Order 15-09), S 197-11-960, filed 6/2/16, effective 7/3/16. Statutory Authority: RCW 43.21C.110 and RCW 43.21C.100 [43.21C.170]. WSR 14-09-026, (Order 13-01), S 197-11-960, filed 4/9/14, effective 5/10/14; Statutory Authority: RCW 43.21C.110. WSR 13-02-065 (Order 12-01), S 197-11-960, filed 12/28/12, effective 1/28/13; WSR 84-05-020 (Order DE 83-39), S 197-11-960, filed 2/10/84, effective 4/4/84.

Current with amendments adopted through the 17-13 Washington State Register dated, July 5, 2017.

WAC 197-11-960, WA ADC 197-11-960

End of Document