

STATE ENVIRONMENTAL POLICY ACT (SEPA) CHECKLIST



Planning and Land Use
2224 104th Ave E
Edgewood, WA 98372
253-952-3299

Submitted
9/7/2021
City of Edgewood

FILE NUMBER: _____

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C 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 with 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 decide 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 a 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 or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal.

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

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TO BE COMPLETED BY APPLICANT

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A. BACKGROUND

1. Name of Project Bridge Point Edgewood			<i>SITE PLAN REVIEW APPLICATION</i>
2. NAME OF APPLICANT Bridge Industrial			
3. CONTACT PERSON Jessica Burgess	PHONE (360) 929-4265	EMAIL jburgess@bridgeindustrial.com	
ADDRESS (Street, City, State, Zip) 10655 NE 4th Street, Suite 212 Bellevue, WA 98004			
4. DATE CHECKLIST PREPARED September 1, 2021			
5. AGENCY REQUESTING CHECKLIST City of Edgewood			

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

Spring 2022 – Grading and Preload

Summer 2022 – Fall 2023 – 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 are 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**
- **Preliminary Storm Drainage Report**
- **Geotechnical Report**
- **Traffic Impact Analysis**
- **Wetland and Fish and Wildlife Habitat Assessment Report**
- **Conceptual Mitigation Plan**
- **Cultural Resources Inventory**
- **Phase I & II Environmental Site Assessments**

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 applicant is filing an application to rezone five parcels from Single-Family Moderate (SF-3) to Industrial (I) for consistency with the City's Comprehensive Plan Future Land Use Map (FLUM). The applicant is also in negotiations with the City of Puyallup to provide water and sewer availability to the project. The City of Puyallup Comprehensive Plan must be revised to include this area in the water and sewer service area maps.

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

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

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 proposal is to construct three warehouse buildings (a total of approximately 510,000 square feet building coverage) with associated truck docks, trailer parking, vehicle parking, landscaping, and utilities. The project also includes a new 65' right-of-way connecting to 7th Street and 42nd St. Ct. E. A sewer and watermain extension is proposed from the City of Puyallup. The project includes a proposal to rezone five parcels in the southwest corner of the site from Single-Family Moderate (SF-3) to Industrial (I) for consistency with the City's Comprehensive Plan Future Land Use Map (FLUM).

The project will require work in, over, and adjacent to Wapato Creek and two wetlands (Wetlands F and G). The project proposes the removal of one existing culvert and installation of one bottomless box culvert on Wapato Creek to widen 7th Avenue Northwest for safe site access. Restoration actions to Wapato Creek and Stream W will require grading or excavation within the existing channels for re-sloping (i.e., pulling back) the banks to dechannelize the streams by creating more naturally meandering channels. Please see SVC'S Conceptual Mitigation Plan dated July 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 in Section 17, Township 20 North, Range 4 East, Willamette Meridian, Pierce County State of Washington:

Tax Parcel Number: 0420163000

Site Address: 9321 44TH STREET CT E

Taxpayer Name: HUTCHINSON EILEEN & ALAN & SOON

Tax Parcel Number: 0420164004

Site Address: 9419 44TH STREET CT E

Taxpayer Name: HUTCHINSON A S

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Tax Parcel Number: 0420164130
Site Address: XXX 96TH AVE E
Taxpayer Name: SAGER FAMILY HOMES INC

Tax Parcel Number: 0420164098
Site Address: XXX 98TH AVE E
Taxpayer Name: FIFTY THREE POINT THREE LLC

Tax Parcel Number: 0420164097
Site Address: 4515 TO 4519 96TH AVE E
Taxpayer Name: FIFTY THREE POINT THREE LLC

Tax Parcel Number: 0420164096
Site Address: XXXX 96TH AVE E
Taxpayer Name: FIFTY THREE POINT THREE LLC

Tax Parcel Number: 0420164095
Site Address: XXXX 96TH AVE E
Taxpayer Name: FIFTY THREE POINT THREE LLC
Tax Parcel Number: 0420164050
Site Address: XXX 96TH AVE E
Taxpayer Name LORANG MARY E

Tax Parcel Number: 0420163075
Site Address: 9317 44TH STREET CT E
Taxpayer Name: NITSCHKE SCOTT M & CHARLOTTE R

Tax Parcel Number: 0420163043
Site Address: 9220 44TH STREET CT E
Taxpayer Name: YAGUCHI DANIEL

Tax Parcel Number: 0420163034
Site Address: 9308 44TH STREET CT E
Taxpayer Name: TEODORO JOSHUA & ANGELA

Tax Parcel Number: 0420163037
Site Address: XXX 44TH STREET CT E
Taxpayer Name: HOLT ANNA

Tax Parcel Number: 0420163038
Site Address: XXX 44TH STREET CT E
Taxpayer Name: SKELLY MARGARET & HOLT ANNA

1. Earth

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

Flat, with isolated hills.

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.

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The slope is intermittent with 5-10 feet of relief and is not in proximity to any areas that will be developed.

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.

Site soils generally consist of alluvial silts, sands, and clays with minor peat inclusions. There are some areas of fill consisting of wood debris. Additional analysis of the soil conditions is provided in the Geotechnical Report.

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

There are no indications or history of unstable soils on the site or in the immediate vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

There will be approximately 103,000 cubic yards of onsite fill and excavation, and 87,000 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 because of grading and backfilling activities associated with building construction. Typical erosion control measures will be used and 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 during construction. After construction, operation of the project is not anticipated to result in any erosion.

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

Approximately 43% of the site will be covered with impervious surfaces after project construction.

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 Erosion and Sedimentation Control Lead sampling stormwater from the site in accordance with the Department of Ecology monitoring requirements. With the proposed mitigation measures, no significant erosion impacts are anticipated.

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.

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The applicant is not aware of any off-site sources of emissions or odor that would 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. Well-maintained vehicles will be used, and idling will be minimized. Dust from construction activities will be controlled using water applied to exposed soils. With the proposed mitigation measures, no significant air impacts are anticipated.

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.

There are nine potentially regulated wetlands (Wetlands A, B, C, D, E, F, G, 1, and 2) and two streams (Wapato Creek, Stream W) on or within 300 feet of the subject property. Wetland classifications and ratings are provided in the table below.

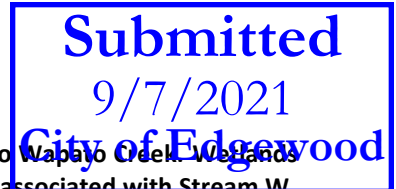
Wetland	Predominant Wetland Classification / Rating			
	Cowardin ¹	HGM ²	WSDOE ³	City of Edgewood ⁴
A	PFOC	Riverine	II	II
B	PFO/EMBC	Depressional	II	II
C	PFO/SS/EMBC	Depressional	III	III
D	PEMBC	Depressional	III	III
E	PFO/SSABC	Depressional	III	III
F (Offsite)	PFO/SSC	Riverine	II	II
G (Offsite)	PSS/EMBC	Riverine	II	II
1 (Offsite)	PFO/SSDH	Depressional	II	II
2 (Offsite)	PEMA	Depressional	IV	IV

Notes:

1. Cowardin et al. (1979) or NWI Class based on vegetation: PFO = Palustrine Forested, PSS = Palustrine Scrub-Shrub, PEM = Palustrine Emergent; Modifier for Water Regime: A = Temporarily Flooded; B = Seasonally Saturated; C = Seasonally Flooded, D = Continuously Saturated, H = Permanently Flooded.
2. Brinson, M. M. (1993).
3. WSDOE rating according to Washington State Wetland Rating System for Western Washington (Hruby, 2014).
4. EMC 14.40.020.D wetland rating definitions.

Wapato Creek is a perennial Type F stream that flows offsite approximately 6.25 miles to the northwest where it ultimately discharges to Commencement Bay. Stream W is a perennial Type Np stream that has been artificially and intentionally created and maintained for agricultural purposes. Stream W flows offsite to the northwest and

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is then piped approximately 330 feet beneath an agricultural field and discharges into Wapato Creek. Wetlands A, F, and G are associated with Wapato Creek. Wetlands B, C, and D discharge or are associated with Stream W. More information about the wetlands and streams is provided in the Wetland and Fish and Wildlife Habitat Assessment Report.

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.

The proposed project will require work in, over, and adjacent to Wapato Creek and placing fill in Wetlands F and G. The project proposes the removal of one existing culvert and installation of one bottomless box culvert on Wapato Creek to widen 7th Avenue Northwest for safe site access. Restoration actions to Wapato Creek and Stream W will require grading or excavation within the existing channels for re-sloping (i.e., pulling back) the banks to dechannelize the streams by creating more naturally meandering channels.

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 574 cubic yards of fill will be placed in wetlands. 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. All wetland fill will be reviewed and approved by the applicable agencies and a Section 404 Permit.

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

No withdrawals or diversion will be required. The existing culvert will be removed, causing some temporary turbidity. The new bottomless culvert will propose footings above the OHW and will span the stream, eliminating the need to divert the water. Construction will occur during low flow conditions to reduce turbidity impacts.

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

Mapped FEMA floodway associated with Wapato Creek is present in the southwest portion of the site and mapped 100-year FEMA floodplain is present in the northwest and southwest portions of the site.

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 from the completed project 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. Water will be provided by the City of Puyallup main extension. Stormwater will be treated and detained in proposed detention ponds and vaults before discharged to 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

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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.

The applicant is not aware of any existing septic tanks on site, however if one is found onsite, it will be removed with this development. 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 and/or underground detention vault before being treated and discharged to 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 or stormwater treatment wetland prior to being discharged to minimize ground water contamination.

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

No. 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. With the proposed mitigation measures, no significant drainage impacts are anticipated.

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.

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☒ Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other

-- Water plants: Water lily, eelgrass, milfoil, other

☒ Other types of vegetation

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

Areas of the site where development will occur will be cleared. Most of the vegetation to be removed/altered includes actively managed row crops and a large fallow field recently dominated by a monoculture of non-native Himalayan blackberry.

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

Wapato Creek is modeled as being gradient accessible for federally threatened chinook, and Stream W is gradient accessible for chinook and steelhead. However, Stream W is piped under agricultural fields downgradient of the Project Area, likely precluding fish from accessing the onsite portions of Stream W.

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.

Himalayan blackberry (*Rubus armeniacus*) and reed canarygrass (*Phalaris arundinacea*) are most common invasive species throughout the site. Canada thistle (*Cirsium arvense*) and bull thistle (*Cirsium vulgare*) were also observed to lesser extents within row crops.

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: Hawk, heron, eagle, songbirds, other: Typical songbirds, waterfowl, red-tailed hawk, and crows have been observed onsite.

Mammals: Deer, bear, elk, beaver, other: Common mammals typical of urban areas such as black-tailed deer, eastern gray squirrel, racoons, coyotes, and opossums are presumed to be present on or in the vicinity of the site.

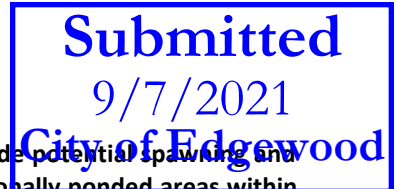
Fish: Bass, salmon, trout, herring, shellfish, other: Fish, likely juvenile salmon, were observed downgradient of the site, but are presumed to be present onsite.

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

Wapato Creek is modeled as being gradient accessible for federally threatened chinook, and Stream W is gradient accessible for chinook and steelhead. However, Stream W is piped under agricultural fields downgradient of the Project Area, likely precluding fish from accessing the onsite portions of Stream W.

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

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Given the presence of presumed juvenile salmonids, Wapato Creek likely does provide potential spawning and rearing habitat to native salmonid species. Additionally, the onsite streams and seasonally ponded areas within the wetlands likely also provide feeding and resting habitat for migrating waterfowl.

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

A bottomless crossing will be utilized as the crossing of Wapato Creek on the southern portion of the site. The new bottomless crossing will be designed to meet or exceed WDFW's stream simulation design criteria width per the 2013 Water Crossing Design Guidelines document (Barnard, 2013). In addition, the new stream channel will be designed utilizing the latest edition of WDFW's Integrated Streambank Protection Guidelines. Two weirs will be removed from Stream W to support to support natural stream processes. The mitigation plan includes re-sloping all streambanks onsite to promote woody debris recruitment, gravels for spawning, and creation of side channels. With the proposed mitigation measures, no significant wildlife impacts are anticipated.

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

No invasive animals are known to be present onsite.

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.

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. The proposed structures will comply the City of Edgewood height limits and be set back from property lines.

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. After construction, no environmental health hazards are anticipated from operation of the project.

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

Based on the information gathered during the Phase I Environmental Site Assessment, two recognized environmental conditions (RECs) were identified relative to the subject site. The first REC was related to prior equipment maintenance in a dairy barn/garage, and the second REC was related to a historical underground storage tank. Both RECs were investigated further in a focused Phase II investigation. The investigation did not detect contaminants above reporting limits in soil and groundwater samples, nor was evidence found of a

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significant subsurface release associated with the former UST. Therefore, additional subsurface investigation was not recommended.

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.

Based on the findings of the Phase I and II Environmental Assessments, 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, but it is not anticipated that there will be environmental health hazards from operation of the project. 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. With the proposed mitigation measures, no significant environmental health hazards are anticipated.

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 noise from general site development and building construction. The site is proposed as a warehouse, therefore, it will be subject to truck traffic during normal business hours after construction.

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. With the proposed mitigation measure, no significant noise impacts are anticipated.

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

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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?

Approximately 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 for building and road construction.

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 surrounding working farm or forest land. Working farm accesses will not be impeded by the project.

c. Describe any structures on the site.

There are several single-family residences and agricultural buildings on the site.

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

Yes, all existing structures onsite will be demolished.

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

All parcels are zoned Industrial (I) except five parcels in the southwest corner that are zoned Single-Family Moderate (SF-3). The proposal includes rezoning the five parcels to Industrial for consistency with the City of Edgewood's Comprehensive Plan Future Land Use Map.

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.

The City of Edgewood Stream and Wetland Inventory and Pierce County Stream and Wetland Inventory map identify a stream along the northern portion of the site as well as another stream in the southeast and southwest corners of the site. Pierce County identifies potential wetlands in the northern, southeastern, and southwestern portions of the site, associated with the streams, as well as potential wetland in the north-central portion of the site. The City of Edgewood identifies similar potential wetlands onsite as the County but identifies a larger wetland unit in the northeastern corner as an additional potential wetland in the agricultural field on a central portion of the site.

Parts of the site have been classified as Fish and Wildlife Habitat, Wellhead Protection, Aquifer Recharge, Potential Flood Hazard, Wetlands, Volcanic Hazard, Erosion and Landslide Hazard, and Seismic Hazard by City of Edgewood Critical Areas Maps.

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

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It is anticipated that approximately 50-400 people could work the facility; however, the project is speculative and no specific tenant has been identified, so it is uncertain how many people exactly will work at the site.

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

Approximately 5 to 10 people will be displaced due to approximately 5 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 the City's Comprehensive Plan Future Land Use Map designation of Industrial. The properties where the buildings will be constructed are also zoned Industrial, and the project proposes to rezone the remaining properties to Industrial for consistency with the Comprehensive Plan and to facilitate road construction. In addition, this project will comply with all applicable federal, state and county standards.

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

No impacts are anticipated, and no mitigation measures are proposed because the project does not affect agricultural and forest lands of long-term commercial significance.

9. Housing

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

No housing units will be provided.

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

Approximately five middle income housing units will be eliminated.

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

No measures are proposed.

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 building height proposed is approximately 43 feet. The principal exterior building materials consist of painted concrete walls, glass, steel canopies, metal accent panels and metal fascia copings.

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

It is not anticipated any immediate views will be altered or obstructed.

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

Adherence to guidelines and design principals set forth in the City of Edgewood zoning code regarding building design, building placement, site landscaping and required screening. With the proposed mitigation measures, no

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significant aesthetic impacts are anticipated.

11. Light and glare

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

The proposed project includes light fixtures mounted to the building face and at the underside of entry canopies. Remote site areas may be fitted with pole mounted lights to promote safety and security. All fixtures will be photocell operated and be fitted with cut-off shields and be Dark-Sky compliant. Onsite vehicle headlights will be buffered by perimeter landscaping.

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

It is not anticipated light or glare will be a safety hazard or interfere with views.

- 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:

A site photometric analysis will be performed to appropriately size and locate fixtures. Fitting fixtures with shields and providing dark-sky compliant fixtures will confine lighting to the project site. With the proposed mitigation measures, no significant light and glare impacts are anticipated.

12. Recreation

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

The Puyallup Recreation Center is located approximately one-half mile southwest of the site. The Puyallup skate park is located approximately three-quarters of a mile south the site.

- 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.

The Washington Department of Archaeology and Historic Preservation (DAHP) Washington Information System for Architectural and Archaeological Records Data (WISAARD) database does not identify any historic register listed properties on or adjacent to the site, nor were any identified by the cultural resources assessment conducted by Cultural Resource Consultants in 2021.

- 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.

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The DAHP WISAARD does not list any recorded cemeteries, publicly available Traditional Cultural Properties, or precontact archaeological sites within or adjacent to the project location, nor were any identified by the cultural resources assessment conducted by Cultural Resource Consultants in 2021.

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.

Cultural Resource Consultants (CRC) conducted a cultural resources assessment of the project site in summer 2021. CRC's assessment included examination of local environmental, historical, and archaeological datasets including DAHP's WISAARD, and field investigations inclusive of documentation of historic-aged (45 years or older) buildings and excavation of shovel probes. CRC also contacted cultural resources personnel at the Puyallup Tribe of Indians on a technical staff to technical staff basis to inquire about project-related cultural information or concerns.

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.

No archaeological sites were identified at the project during field investigation. However, portions of the project were not accessible due to the presence of dense stands of Himalayan blackberry or active agricultural operations. These areas were not investigated. CRC recommends additional field investigation be conducted in these areas prior to the initiation of ground disturbing activities. If project activities in other portions of the project result in the discovery of archaeological materials or human remains, CRC recommends staff follow the inadvertent discovery protocol included in the cultural resources assessment report.

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.

Vehicular access to/from the site would primarily be provided via 96th Avenue E which turns into 7th Street NW and provides access to Valley Ave NW south of the site. Valley Ave NW provides access to I-5 to the northwest of the project site and also provides access to SR 161 and SR 167 to the southeast of the project site. Vehicular access to/from the site would also be provided via 23rd Ave NW/Todd Rd NW which provides alternative access to SR 161. Additional vehicular access to/from the site may also be provided in the future via a new public right-of-way road (the City's planned "Railroad Frontage Road") which may connect to the subject parcel via adjacent parcels to the west if/when the adjacent parcels are redeveloped.

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?

Pierce Transit provides public transportation services in the immediate project vicinity. There are no transit stops located on Valley Ave NW in the vicinity of the proposed primary project site access at 7th Street NW. The closest transit stops are located on Meridian Ave (SR 161) just south of Spencer Street N (approximately 0.85 miles from the site) and provide weekday and weekend service for Pierce Transit Route 402 between Federal Way and the South Hill Mall.

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

The project proposes approximately 400 parking stalls of which more than 15% are anticipated to be compact

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stalls. The project does not propose removal of any parking stalls.

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).

Improvements to 96th Avenue E/7th Street NW north of 23rd Ave NW are proposed as part of the project which will include roadway widening and sidewalks; the specific improvements and roadway section will be confirmed with the City of Edgewood and the City of Puyallup. The existing at-grade railroad crossing at 96th Ave/7th Street (DOT 396614E) will also be upgraded to a standard crossing, which will be coordinated directly with the railroad to meet their crossing standards. The project will also construct a traffic signal at the intersection of 7th Street NW/Valley Ave NW.

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 north of the Union Pacific Railroad that runs parallel to the proposed 65' public Railroad Frontage Road. The Railroad Frontage Road is part of the City's long-term transportation plans 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 completed project is estimated to generate approximately 1,698 new weekday daily trips (849 entering, 849 exiting); and truck traffic is estimated to be about 20% of overall daily traffic. Peak volumes are expected to occur between 7:00-9:00 a.m. and 4:00-6:00 p.m. These estimates were based on the methodology documented in the ITE Trip Generation Manual, 10th Edition (2017) for Land Use Code (LUC) 130 – Industrial Park. The Traffic Impact Analysis provides additional information about traffic generation.

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:

To mitigate transportation impacts, the intersection of 7th Street NW/Valley Ave NW is proposed to be signalized. The existing at-grade railroad crossing at 96th Ave/7th Street will also be upgraded to meet current railroad requirements for a standard crossing if this crossing is relied on as the main access point for the project. The project will construct an extension of the City's planned Railroad Frontage Road on the site. The project will also comply with the City of Edgewood's transportation impact fee requirements. With the proposed mitigation measures, no significant transportation impacts are anticipated.

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 the need for public services commensurate with the use.

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

Buildings will have fire sprinkler systems and alarm systems. The facility grounds will have security lighting.

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16. 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.

The proposed utilities include:

Electricity - Provided by Lakeview Light and Power

Water - City of Puyallup is in the process of updating its Comprehensive Plan to provide water service to the site.

Telephone - Provided by CenturyLink and/or Comcast

Sanitary Sewer – City of Puyallup is in the process of updating its Comprehensive Plan to provide sanitary sewer service to the site.

Natural Gas - Provided by Puget Sound Energy.

Refuse Service - Murrey's Disposal and D.M. Disposal

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

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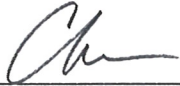
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C. SIGNATURE

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, Chris Ferko 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 : September 2, 2021

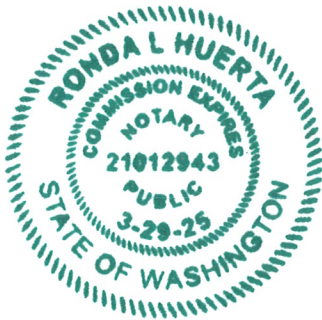
Signature : 

Subscribed and sworn to before me this 2 day of September, 2021.

Ronda L Huerta
Notary Public in and for the State of Washington

Residing at Enumclaw, WA

Commission Expires 3/29/2025



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

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D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

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

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

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

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

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.

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