



CITY OF PUYALLUP

Development Services Department

NOTICE OF ASSUMPTION OF LEAD AGENCY STATUS

Pursuant to WAC 197-11-948 and 985, the City of Puyallup hereby gives notice that it is assuming State Environmental Policy Act (SEPA) lead agency status for the following project proposal.

Description of proposal from the Pierce County SEPA Threshold Determination:

Environmental Application Number: 792210

Project ID Number: 469640

Family Application Number(s): 792206, 792212, 7922136, 840137

Parcel Number(s): 0420252002, 2003, 2012, 2700, 2701, 3007, 3036, 3057, 3063, 3064, 3702, 3703, 3704, 3705, 0420261012, 4014, and 4033 (17 parcels)

Action: Knutson Farms Short Plat / Administrative Design Review (ADR 63-14) / Administrative Use Permit / Shoreline Substantial Development (SD36-14) / Site Development / Site Plan Review and Building Permits

Proposal: Development of a warehouse/industrial park facility on a proposed seven lot short plat for future buildings totaling approximately 2,600,000 square feet. The project includes associated grading, paved parking, and required infrastructure on a 162-acre site in the Employment Center (EC) zone classification.

Location: 6719 134th Avenue East, Puyallup, WA, within Sections 25 and 26, T20N, R4E, W.M. in County Council District No. 2.

Proponent: Knutson Farms, Inc.; Michelson Commercial Realty and Development, LLC

Pierce County Permit Application Numbers: 792206, 792210, 792212, 792213, 829228, 834239, 840137, 844049, 846656

Initial lead agency: Pierce County, Dennis Hanberg (SEPA Responsible Official)

New lead agency: City of Puyallup, Tom Utterback (SEPA Responsible Official)

The City of Puyallup is an agency with jurisdiction over the proposal, as defined in WAC 197-11-714(3).

The initial lead agency concluded that this proposal was not likely to have significant adverse impacts on the environment, according to its mitigated determination of nonsignificance dated April 26, 2017.

However, per WAC 197-11-948 and based on the City's review of the SEPA Environmental Checklist and available information, including comments about the proposal, an environmental impact statement (EIS) is required on the proposal, because the proposal will have significant adverse impacts, including, but not limited to, the following:

1. Transportation (see, e.g., WAC 197-11-444(2)(c)) and Public Services and Utilities (see, e.g., WAC 197-11-444(2)(d)).

Pierce County and the applicant have themselves acknowledged that there will be nearly 6,000 daily vehicle trips, including heavy truck trips, through the City of Puyallup to and from the facility once placed in operation. The impact of these trips on the City of Puyallup, an immediately adjacent jurisdiction, are significant and adverse and have not been mitigated.

The County's assertion that these trips will not significantly, adversely impact the County road system is not sufficient for issuance of a determination of nonsignificance when the road systems of adjacent jurisdictions such as the City of Puyallup will be significantly and adversely impacted. The 6,000 vehicle trips per day will occur almost entirely on Puyallup streets and will result in significant adverse impacts.

The "mitigation measures" assumed by the County's MDNS are insufficient to eliminate significant adverse impacts. In addition, some are for projects on City streets for which City approval has not been obtained as part of this project review. For many, necessary funding is not available and actual implementation/construction is far distant from when project impacts would occur. The County MDNS conditions requiring the applicant to provide fractional funding for such measures do not eliminate significant adverse project impacts.

The County MDNS is based on a lower utilization scenario that was repeatedly discredited in the County's SEPA record. Nonetheless the County MDNS accepts that scenario and does not include current mitigation measures for trips beyond the unsubstantiated lower trip number. Instead, the MDNS purports to establish an ad hoc procedure wholly within the County's discretion and not subject to SEPA review or public accountability. This does not constitute mitigation of significant adverse impacts and compels the City of Puyallup to assume lead agency status.

2. Water (see, e.g., WAC 197-11-444(1)(c)) and Plants and Animals (see, e.g., WAC 197-11-444(1)(d)).

The site is classified as an "environmentally sensitive" area lying within or near what the Pierce County Code (PCC) defines as the Puyallup River floodway and

channel migration zone (CMZ). The MDNS apparently assumes that no disturbances, encroachments, or developments inconsistent with applicable codes and plans will occur within such areas and that whatever occurs will have no impact. These assumptions are inaccurate.

Even if the encroachments and disturbances were consistent with applicable codes and plans they would have significant adverse environmental impacts that have not been mitigated on the site's wetlands, shoreline zone, CMZ, and various threatened and endangered species.

Significant adverse impacts with regard to wetlands exist despite the MDNS, including impacts on an on-site wetland whose presence is apparent in the record, but not acknowledged by the County or the applicant for purposes of SEPA analysis.

There are significant adverse impacts from routing stormwater through new outfalls directly into the Puyallup River affecting important species and their habitats.

3. Land and Shoreline Use (see, e.g., WAC 197-11-444(2)(b)).

There are significant adverse impacts arising from conflict between the proposal and the Pierce County Critical Areas Code, PCC 18E.10.140 – Appendix A (Mapping Sources), PCC 18E.70.020, and PCC 18E.70.040. There are also significant impacts to land use arising from the proposal's interference with longstanding plans for connecting the Riverwalk Trail to the Foothills Trail through the Knutson Farms site; and as a result of loss of agricultural crops and uses which also contribute to scenic resources (see WAC 197-444 (1)(d)(v)).]

Conclusion:

You are therefore being notified that the City of Puyallup assumes the responsibility of lead agency under SEPA, including for preparation of an EIS on the proposal.

Chapter 21.04 Puyallup Municipal Code (PMC) includes City EIS procedures. Pursuant to PMC 21.04.140 and WAC 197-11-420, the EIS will be prepared for the City by a consultant selected by the City and paid for by the proponent/applicant.

Responsible official:

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Date: May 10, 2017 Signature: _____



