



State Environmental Policy Act (SEPA) **ENVIRONMENTAL CHECKLIST**

WAC 197-11-960

PLEASE READ CAREFULLY BEFORE COMPLETING THE CHECKLIST!

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, contact the Pierce County Planning and Land Services Department for assistance.

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. Refer to the following instructions to assist in completing this checklist.



THE ORIGINAL SIGNED CHECKLIST
MUST BE SUBMITTED AT TIME OF APPLICATION

Environmental Policy Act (SEPA)
ENVIRONMENTAL CHECKLIST

Name of Proposed Project: Knutson Farms Industrial Park Administrative Design Review, 7-Lot Commercial Short Plat, and Shoreline Substantial Development Permit Applications

Applicant: Running Bear Development Partners, Inc.

Address: 7701 Forsyth Boulevard

City/State/Zip: St. Louis, MO 63105 Phone: 314-746-4362

Agent: Daniel K. Balmelli – Barghausen Consulting Engineers, Inc.

Address: 18215 – 72nd Avenue South

City/State/Zip: Kent, WA 98032 Phone: (425) 251-6222

Location of Project: Unincorporated Pierce County

Address: 6719 - 134th Avenue, East , Puyallup, Washington 98374

Section: 25 Quarter: 23 Township: 20 Range: 04

Tax Parcel Number(s): Please refer to No. 7 of General Information

Date Checklist Prepared: October 31, 2014 / Revised March 6, 2016/May 18, 2016/September 14, 2016

Agency Requesting Checklist: Pierce County PALS

GENERAL INFORMATION

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

Project is anticipated to be constructed *in two phases* over a 3 to 5 year period once *applicable permits are issued* and the final short plat is recorded.

2. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? Yes No If yes, explain.

There are no future expansions outside of the full build-out of the proposed project.

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

A Shoreline Substantial Development Permit and JARPA has been prepared and applied for in conjunction with this project since activity will occur within 200 hundred feet of the Puyallup River and the floodway. A wetland analysis of the site has been conducted and if determined to be needed, a wetland report will be prepared and a mitigation plan developed to address any filling of wetlands or other impacts that may be necessary as part of the site development.

4. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal?
 Yes No If yes, explain.

None are known to our knowledge.

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

The following permits and approvals are anticipated for this project:

- SEPA Determination by Pierce County
- Commercial Short Plat Approval by Pierce County
- Administrative Design Review Approval by Pierce County
- Site Substantial Development Permit by Pierce County
- Building Permits by Pierce County
- Plumbing/Electrical/Mechanical Permits by Pierce County
- Site Development Permit by Pierce County
- Wetland Development Permit by Pierce County
- Clearing and Grading Permit by Pierce County
- Sewer and Water Utility Permits by City of Puyallup and Valley Water Districts
- Street Vacation for portion of 134th Street and 74th Street East
- Right-of-Way Use Permit by Pierce County
- Potential Future Development Agreement
- *Public Road Deviation Request*
- *Parking Reduction Request*
- NPDES Permit by Department of Ecology

A Wetland Study/Analysis and Mitigation Plan, Traffic Impact Analysis, Geotechnical Study, Hydrogeologic Study, Flood Study and any other studies deemed necessary in association with this project will be prepared and submitted to Pierce County for review.

6. Give brief, complete description of your proposal, including proposed uses, size of the project, and site characteristics. 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.

The Applicant seeks to develop a Level 8 Warehousing, Distribution and Freight Movement facility of up to 2.6 million square feet of building area on the approximate 161.55-acre Knutson Farm property located within unincorporated Pierce County. The site is zoned EC (Employment Center) and is within the Alderton-McMillin Community Plan area and within the Urban Service area of the City of Puyallup. The development will apply for Administrative Design Review with a parking reduction request, a *public road deviation request*, a proposed trail amenity and a 7-Lot Commercial Short Plat.

7. Location of proposal, and directions to the site. Give sufficient information for a person to understand the precise location of your proposed project. If a proposal would occur over a range of area, provide range or boundaries of the site(s).

From SR-512, take the East Pioneer Avenue exit. Travel east on East Pioneer Avenue and turn left onto 134th Avenue East. The site is located along 134th Avenue East and on both sides of the road.

Tax Parcel Nos:

Tax Parcel Number:	Address:
042025-2002	6719 - 134th Avenue East
042025-2003	XXXX - 134th Avenue East
042025-2012	XXXX - 134th Avenue East
042025-2700	XXXX - 134th Avenue East
042025-3007	XXXX - 134th Avenue East
042025-3036	7215 - 134th Avenue East
042025-3057	7301 - 134th Avenue East
042025-3063	13423 - 74th Street East
042025-3064	XXXX - 134th Avenue East
042025-3702	XXXX - 80th Street East
042025-3703	13719 - 80th Street East
042025-3704	7525 - 134th Avenue East
042025-3705	7525 - 134th Avenue East
042026-4014	7310 - 134th Avenue East
042026-4033	XXXX Inter Avenue
042026-1012	XXX - 134th Avenue East

ENVIRONMENTAL ELEMENTS

1. EARTH

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

The site is flat with *steeper* slopes located on the eastern portion and in the floodplain and floodway sloping to the Puyallup River.

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

The steepest slope on site is approximately 20 percent.

- 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.

The existing soils are generally sandy with some clay. The properties have been farmed for many years by Knutson Farms, Inc. and primarily planted with bulbs and rubarb. Please refer to the preliminary Geotechnical Report by ESI included in the submittal.

- d. Are there surface indications or history of unstable soils in the immediate vicinity?
 Yes No If so, describe.

There is no history of unsuitable soils to our knowledge.

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

Grading of approximately 140 acres will occur for the construction of buildings and parking lots on the site. Approximately *450,000 cubic yards* of on-site material will be excavated and filled to prepare the building pads, paved areas and open space areas for development. *It is estimated that approximately 120,000 cubic yards of import fill will be used and approximately 110,000 cubic yards of stripping will be exported from the site. No portion of the floodplain or floodway will be filled.* The area of the *floodplain and floodway* associated with the Puyallup River will be kept in a protective Tract as part of the proposed 7-Lot Commercial Short Plat.

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

Yes, depending on weather conditions, erosion could occur as a result of grading and construction activities.

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

Approximately 70 percent of the site will be covered with impervious surfaces upon project completion.

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

A temporary erosion and sedimentation control plan will be designed per Pierce County Standards and approved by Pierce County and implemented prior to construction activities to reduce and control the potential for erosion. Construction will be coordinated as much as possible to accomplish the extent of grading activities during drier summer months.

2. AIR

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

Dust and emissions from construction activities will be present during the construction phase. Water trucks will be used to control dust from the site as needed. Upon project completion, emissions from truck and passenger vehicles to and from the proposed facility will be present.

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

Normal emissions from vehicular traffic on adjacent roadways would be present but would not be anticipated to affect the project.

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

Construction equipment will meet all State and local emission standards. Water trucks will be used to reduce dust emissions on site during construction. No other specific measures are proposed.

3. WATER

a. **Surface Water:**

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

Yes. The Puyallup River and the associated floodway are located on the north and east portions of the site.

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

Yes. Some grading activity will be performed within the floodplain area to *construct water quality and stormwater outfalls*.

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 and/or the disposal site.

No fill or dredge material will be removed or imported to surface water or wetland areas.

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

No surface water withdrawals or diversions are proposed.

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

Yes, a portion of the site is located within a 100-year floodplain *and floodway*. Please refer to the Conceptual Site Plan and Conceptual Grading and Storm Plan for the location of the floodplain and proposed *storm facilities and outfalls*.

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

No waste materials will be discharged to surface waters.

b. Ground Water:

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.

It is anticipated that some dewatering may be required during the utility construction phase of the project depending on the time of year of construction. The quantity and extent of dewatering is not known at this time.

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) is/are expected to serve.

No waste material will be discharged into the ground under this proposal. The project is located within the City of Puyallup Sanitary Sewer Urban Service Area and all sanitary sewer effluent will be routed via pipes and manholes into the existing city sewer system. (See map adopted November 5, 2013.)

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.

The source of water runoff will be from building rooftops and pavement areas. Stormwater runoff will be collected and conveyed via storm pipes and catch basins into water quality swales or a combination of water quality swales and mechanical water quality devices. After water quality treatment, stormwater will be discharged directly into the Puyallup River through one existing outfall that will be upgraded and one proposed new outfall to the Puyallup River.

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

No. Waste materials will not enter ground or surface waters under this proposal. Erosion control measures will be used during the construction phase of the project and a stormwater detention and water quality system will be designed to meet Pierce County Standards and constructed to control all stormwater runoff generated by the completed project.

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

The site will be graded and filled. Drainage will be routed to the stormwater quality system on-site that is designed to meet Pierce County Standards and stormwater will be released in a controlled manner directly into the Puyallup River.

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

Standard erosion control measures per Pierce County Standards will be implemented during the construction phase of the project to reduce and control any runoff from the proposed project.

4. PLANTS

- a. Check types of vegetation found on the site and list specific species:

- deciduous tree: alder maple aspen;
other: cottonwood
- evergreen tree: fir cedar pine;
other: _____
- Shrubs
- Grass
- Pasture
- crop or grain
- orchards, vineyards or other permanent crops
- wet soil plants: cattail buttercup bulrush skunk cabbage
other: _____
- water plants: water lily eelgrass milfoil
other: _____
- other types of vegetation: flower bulbs

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

The majority of the existing vegetation outside of the *floodplain and floodway* areas will be removed for construction of the proposed project. *Minimal* existing vegetation in the floodplain will be disturbed *for completion of the water quality and storm outfalls*. The area of the site identified as part of the Puyallup River Floodway will be left in the natural state and protected in an open space tract to be created as part of the Commercial Short Plat process.

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

No threatened or endangered plant species are known to exist on or near the site to our knowledge.

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

Consistent with 18J.15.040, Countywide Design Standards and Guidelines and 18J.100, the Alderton-McMillin Community Plan Area Design Standards and Guidelines, the project will provide for landscape buffers and native tree plantings within the project and supplemental plantings within the Floodplain of the Puyallup River basin adjacent to the proposed site to be developed.

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

There are Himalayan Blackberry species located on the site in the floodway and floodplain areas.

5. ANIMALS

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

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

Mammals: deer, bear, elk, beaver; other:

Fish: bass, salmon, trout, herring, shellfish; other:

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

No threatened or endangered animal species are known to be on or near the proposed site to our knowledge.

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

Yes, the site is part of the Pacific Flyway for Migratory Birds and the Puyallup River provides a migratory route for salmon.

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

The area identified as part of the Puyallup River Floodway will be left in its natural state and preserved in an open space tract as part of the proposed 7-Lot Commercial Short Plat. The intent is to preserve existing wildlife habitat as well as salmon habitat.

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

To our knowledge, no invasive animal species are known to be on or near the proposed site.

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?

Natural gas will be used for heating and electricity will be used for lighting and other miscellaneous energy needs generated by the proposed development.

Describe whether it will be used for heating, manufacturing, etc.

Both natural gas and electricity will be used for heating.

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

It is not anticipated that the project would affect the 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 buildings will comply with current energy code requirements. No other specific measures are proposed.

7. ENVIRONMENTAL HEALTH

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

Not to our knowledge.

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

No known or possible contamination at the project site is probable since the site has been used for agriculture purposes, primarily flower bulbs and rhubarb production, for many years.

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 is an existing 75-foot HP (High Pressure) Gasoline Easement located between Buildings F & G and Building E as shown on the Conceptual Site Plan.

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.

There will be no toxic or hazardous chemicals stored, used, or produced during the construction phase of the project, or at any time during the operating life of the facility.

4. Describe special emergency services that might be required (for example, chemical spills or explosions).

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

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

No specific measures are proposed.

b. Noise

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

Normal noise from vehicular traffic along adjacent roadways, train noise from adjacent tracks to the west, and noise from proposed adjacent commercial/industrial developments to the west may exist but would not be anticipated to 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.

Noise from construction equipment will be present during the construction phase of the project and generally from approximately 7 am to 5 pm, Monday through Friday. On a long term basis, noise from truck and passenger vehicle traffic and noise typically associated with this type of development will be present during operating hours of the businesses.

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

Construction equipment will be maintained and comply with Pierce County noise ordinance. No other specific measures are proposed.

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 use of the site is agriculture, where flower bulbs and rhubarb are currently grown. The property to the west of 134th Avenue East and the project site is farmland and a proposed warehouse facility. Properties to the south and across from East Pioneer Avenue are existing farms; and property to the north and east consists of the Puyallup River and associated Floodway and Floodplain. The proposed project is zoned EC (Employment Center) and the proposed development of a Level 8

Pierce County Development Center, 2401 South 35th Street, Tacoma, WA 98409

Hours: M-F 9:00 a.m. to 2:00 p.m. www.piercecountywa.org/pals

Warehousing/Distribution and Freight Movement Center is a permitted activity within this designated zone. The use will have minor impact to the adjacent properties in the area. A Shoreline Substantial Development Permit and JARPA will be required for the grading and fill activity to occur with the proposed development in portions of the floodplain area associated with the Type I Puyllaup River water body as shown on the Fish and Wildlife Habitat Area Map.

- b. Has the 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?

Yes, the site is currently used for agricultural uses. Approximately 138 acres of the 189 acre site will be converted to Employment Center (EC) use per current zoning as a Level 8 Warehousing/Distribution and Freight Movement Center.

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?

No. It is not anticipated that the proposed project could affect normal business operations of any working farms in the area.

- c. Describe any structures on the site.

There are three farm houses on site, along with accompanying farm outbuildings.

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

Yes. The existing farm houses and the associated out-buildings will be demolished as part of the proposed development.

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

The current zoning classification is Employment Center (EC).

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

The comprehensive plan designation for the site is Employment Center (EC).

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

The shoreline designation is Conservancy.

- h. Has any part of the site been classified an "environmentally sensitive" area? If so, please specify.

Yes. The *Floodplain and Floodway* associated with the Type I Puyallup River and an existing wetland is classified as environmentally sensitive and will be placed in an open space tract or easement during the commercial short plat process.

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

Approximately 700 to 900 people are expected to work at the completed development upon project completion.

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

Approximately 25 seasonal farm workers will be displaced by the completed project.

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

No specific measures are proposed, however, the proposed industrial development is anticipated to bring businesses and jobs into the area.

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

Industrial development is an allowed use within the current zoning designation. The project will be designed to meet Pierce County Standards and the Alderton-McMillin Community Plan Standards. The property to the west is scheduled for development similar to that of the proposed Knutson project. Other industrial uses are located within the proximity of both sites, primarily to the south and east along East Pioneer Avenue to the SR 162 intersection.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

The proposed project will provide landscape buffering along portions of the project and will provide for an extension of a City of Puyallup Trail facility along that portion of the project that is located adjacent to the Puyallup River.

9. HOUSING

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

N/A

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

Approximately three mid to low-income houses will be eliminated for development of the proposed project.

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

N/A

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 existing EC zone does not have a height limitation associated with this zone. It is anticipated that the proposed buildings will be between 35 to 45-foot in height and the principal building materials will be concrete tilt-up construction with glass and/or wood accents.

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

Some views from adjacent properties would be altered with development of the proposed project, however, it is not anticipated that any views will be entirely obstructed.

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

The use of perimeter and interior landscaping, landscape berms and fencing where needed will provide visual buffers and shielding for the development.

11. LIGHT AND GLARE

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

Light from vehicular traffic traveling to and from the site will occur during early morning and evening hours. Light from parking lot lighting will be focused downward and glare from building glass could occur as a result of the proposed development.

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

It is not anticipated that light or glare produced by the completed project would create a safety hazard.

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

There is some light and glare resulting from vehicular traffic traveling along Shaw Road and East Pioneer Avenue, but would not be anticipated to affect the project.

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

Parking lot lighting will be shielded and glass used for building windows will be non-glare. The use of perimeter landscaping will help to contain any light or glare to within the development.

12. RECREATION

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

The Puyallup River Trail is located to the northwest and adjacent to the site along the Puyallup River.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No recreational uses will be displaced.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

An extension of the Puyallup River Trail is proposed to extend a trail amenity within the site to provide an additional recreation opportunity in the area.

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 located on or next to the site? If so, specifically describe.

None are known to exist to our knowledge.

- 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.

None are known to exist to our knowledge.

- 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.

No specific methods are proposed due to the property owner's familiarity with the site through years of farming the property.

- 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 specific measures are proposed.

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 is accessed via East Pioneer Avenue to 134th Avenue East. Access to the proposed project will be via 134th Avenue East, a portion of which will be vacated for the new development and new interior private roadways will be constructed to serve the facility.

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

No, the site is not currently served by public transit. The nearest transit stop is located approximately 2 miles east on East Pioneer Avenue within the City of Puyallup.

- c. How many parking spaces would the complete project or non-project proposal have? 2,202

Approximately 2,202 parking stalls will be provided for the project.

How many would the project eliminate?

No parking will be eliminated.

- 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).

New on-site private roads will be constructed as part of the development as well as roadway improvements along *5th Avenue S.E., 80th Street East* and the portion of 134th Avenue East which will not to be vacated.

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

There is a rail line adjacent to the site to the west, however, the proposed development will not use rail transportation.

- f. How many vehicular trips per day would be generated by the completed project or proposal?

According to the Traffic Impact Analysis, it is estimated that approximately 2,900 vehicles trips per day will be generated by the completed project. Please refer to the Traffic Impact Analysis prepared by TENW which is included in this submittal.

If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

It is estimated that the peak volume of traffic will occur between 4:30 p.m. and 5:30 p.m. on weekdays. Please refer to the Traffic Impact Analysis prepared by TENW which is included in this submittal.

- 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.

Not likely since the site will be fenced and will be serviced by existing public roads in the area and internal private roads constructed specifically for this project.

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

Construction of roadway improvements to existing roads, new roadway improvements, construction of new interior roads and payment of Pierce County traffic impact fees will reduce transportation impacts created by the proposed project.

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.

Yes, the proposed development will result in an increased need for public services such as fire, police and medical services.

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

Construction of new private roads, roadway improvements to existing public roads, construction of new looped fireline water system and new fire hydrants and payment of any connection charges or SDC charges to Pierce County, the City of Puyallup and Valley Water District will reduce impacts to public services.

16. UTILITIES

- a. Identify existing utilities by name including: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system; other:

Electricity and natural gas are currently provided to the site by Puget Sound Energy. Water is available through Valley Water District *and City of Puyallup*, and the existing homes use individual septic systems for sewage disposal. Telephone service is provided by CenturyLink. DM Disposal provides refuse service for the area.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general utility construction activities on the site or in the immediate vicinity that might be needed.

Electricity:..... Puget Sound Energy
Natural Gas:..... Puget Sound Energy
Water: Valley Water District and City of Puyallup
Sanitary Sewer:..... City of Puyallup
Telephone: CenturyLink
Cable:..... Comcast
Refuse Service:..... DM Disposal

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.

Signature: *Daniel K. Balmelli*

Name of signee: Daniel K. Balmelli

Position and Agency/Organization: Executive Vice-President, Barghausen Consulting Engineers, Inc.

Date Submitted: November 26, 2014 / Revised March 18, 2016/Revised May 18, 2016/Revised September 14, 2016