

**ENVIRONMENTAL CHECKLIST**  
**WAC 197-11-960**

**A. BACKGROUND**

1. Name of proposed project, if applicable: Freeman Road Assemblage

2. Name of applicant: Vector Development Company

3. Address and phone number of applicant and contact person:

11335 NE 122<sup>nd</sup> Way Suite 105  
Kirkland, WA 98034

Tyler Litzenberger  
425-968-5115  
TLitz@VectorREcorp.com

4. Date checklist prepared: 8/5/20

5. Agency requesting checklist: City of Puyallup

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

The timing of the comprehensive plan amendment is the Summer through Winter of 2020/2021. The land use change is not going to be phased. The parcels we are submitting for the comprehensive plan amendment will be done at once.

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

At this time, we do not have site plans or architectural drawings related to this application. However, we are planning to redevelop the land in compliance with the new zoning and land use designations.

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

A phase I environmental site assessment will be performed on all the parcels Applicant is desiring to eventually develop through this comprehensive plan and rezone amendment application.

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.

A comprehensive plan amendment application is being submitted for changing the land use and of the affected parcels.

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

SEPA Determination  
Comprehensive Map Amendment from Medium Density Residential to Light Industrial in the City of Puyallup.

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.)

Vector Development Company is proposing to change the future land use maps on 11 parcels in an area of approximately 14.59 acres on the east side of Freeman Road in Puyallup, Washington. The proposed affected parcels are currently Medium Density Residential (MDR). Applicant is proposing to revise the land use designation to Light Manufacturing / Warehousing (LM/W).

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 of 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 location of the proposal encompasses 11 parcels.  
The addresses and parcel numbers are as follows:  
0420201101 – 8307 52<sup>nd</sup> Street East, Puyallup  
0420201027 – 4923 Freeman Road East, Puyallup  
0420201042 – 8218 49<sup>th</sup> Street East, Puyallup  
0420201040 – 8305 49<sup>th</sup> Street East, Puyallup  
0420201066 – 4815 Freeman Road East, Puyallup  
0420201045 – 4917 Freeman Road East, Puyallup  
0420201039 – 4801 Freeman Road East, Puyallup  
0420205003 – 5117 Freeman Road East, Puyallup  
0420201052 – 4827 Freeman Road East, Puyallup  
0420201034 – 4823 Freeman Road East, Puyallup  
0420205016 – 8315 49<sup>th</sup> Street East, Puyallup

Please refer to attached outline map showing the affected parcels.

**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS** *(see attached)*

# ENVIRONMENTAL CHECKLIST SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

**Project Description:** Freeman Road Annexation

**CHECKLIST NO.:** \_\_\_\_\_

Use this supplemental checklist for "non-project" actions which are different or broader than single site specific project such as plans, policies and program. 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 how the extent of 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?

*Water discharge and presence of toxic or hazardous substances are unlikely to increase as a result of the proposal. Vehicular traffic associated with industrial facilities may cause noise and emissions similar to that of normal traffic that is currently present in the area.*

Proposed measures to avoid or reduce such increases are:

*Any new development will be subject to site-specific SEPA review to ensure that water discharge, emissions, presence of hazardous materials and noise production do not exceed SEPA & city of Puyallup standards.*

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

*No plants, animals, fish, or marine life are expected to be affected by the proposal.*

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?

*It is not anticipated that the proposal will deplete any 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, floodplains, or prime farmlands?

*Environmentally sensitive areas are not expected to be affected by the proposal. However, future development will be subject to project-specific SEPA environmental review and mitigation at the time of development applications.*

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?

*Land use will be affected by the proposal as the land would be designated for light manufacturing/warehousing (LM/W) instead of medium density residential. LM/W land use and limited manufacturing zoning allows for the construction of warehouses, distribution centers, business parks, manufacturing facilities, and other uses defined in Puyallup's zoning code. There is no shoreline on the properties affected by the proposal.*

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

6. How would the proposal be likely to increase demands on transportation nor public services and utilities?

*The proposal may cause an increase in truck traffic associated with industrial facilities. Any industrial facilities built in the area affected by this proposal will also use electricity, gas, sewer, and other public utilities and services. Industrial facilities typically have a lower impact on city services compared to other land uses.*

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.

*The proposal will not conflict with local, state, or federal laws. Future development of the site will be subject to a project specific SEPA review.*

SIGNATURE

I hereby state that I am the owner or authorized agent listed above, and certify that all information contained above and in exhibits attached hereto are true and correct to the best of my knowledge and belief. I understand that the processing of this application may require additional supporting material upon request to City staff.

RIGHT OF ENTRY: By signing this application the applicant grants unto the City and it's agents the right to enter upon the premises for purpose of conducting all necessary inspection to determine compliance with applicable laws, codes, and regulations. This right of entry shall continue until a certificate of occupancy is issued for the property.

Signature of Applicant: \_\_\_\_\_

A handwritten signature in blue ink, appearing to read "Tyler Kelly", written over a horizontal line.

Date: \_\_\_\_\_

A handwritten date in blue ink, "8/4/2020", written over a horizontal line.