



City of Puyallup
Development Services
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Puyallup, WA 98371
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SEPA ENVIRONMENTAL CHECKLIST (2015 UPDATED VERSION)

Purpose of Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21 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 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 whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

If you are not already submitting an 8-1/2" x 11" reduction of your project site plan to the city as part of a companion case submittal, please submit a copy as a part of this SEPA application.

Please submit eight (8) copies of the completed SEPA checklist application packet.

A. BACKGROUND

1. Name of proposed project:

Bell Place

2. Name of Applicant:

Bell Place LLC

3. Mailing address, phone number of applicant and contact person:

409 East Pioneer, Puyallup WA 98372, 253 770 3144, Paul Green

4. Date checklist prepared:

11/2/2023

5. Agency requesting checklist:

City of Puyallup

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

Construction to begin within 5 years of approval.

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

No

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

A geotechnical report and traffic scoping have been performed.

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

None pending.

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

Preliminary site plan approval, Design Review Approval, Clearing and Grading, Storm Drainage, Sanitary sewer, water, and building permits will be required.

11. Give brief, complete description of your proposal, including 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 or project description).

Construct an 109 unit, 5 story apartment building, totaling 112,021+ square feet with a 28,372 square feet footprint, and parking on the ground floor, on 3 parcels totaling 32,391 square feet.

12. Location of proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, if any, and section, township, and range, if known. If the 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.

204 4TH ST SW, Puyallup WA 98371. At the corner of West Pioneer and 4th Street.
Section 28 Township 20 Range 04 Quarter 41.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site
(circle one): Flat, rolling, hilly, steep, slopes, mountains, other Flat
- b. What is the steepest slope on the site (approximate percent slope)? 0%
- 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.

Puyallup fine sandy loam.

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

No.

- e. Describe the purpose, type and approximately quantities of any filling or grading proposed. Indicate source of fill.

Fill will not be required. Excavation will be done for storm drainage quantities to be determined.

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

No erosion is expected.

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

90%.

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

None required.

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.

Emissions from construction equipment and fugitive dust will likely result during construction. During construction the site will be watered if required to reduce dust levels. Automobile emissions will result from tenants when project is completed.

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

None known.

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

None 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, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream and river it flows into.

No.

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.

Not applicable.

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.

Not applicable

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

No.

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

No.

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.

b. Ground:

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.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals.....; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste will be discharged into the ground.

c. Water Runoff (including storm water):

1. Describe the source of runoff (including storm water) the method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this flow into other waters? If so, describe.

Source of runoff will be stormwater runoff from roof, sidewalks, and paving. Drainage in 4th St SW and W Pioneer will continue as in existing conditions, gutter flow to existing City Storm. A new catch basin will be installed in W Meeker at the curb line to collect runoff. Roof runoff will be tightlined to this new catch basin. A storm pipe will be extended west from the new catch basin to an existing catch basin at 5th St SW and W Meeker.

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

Trash will be enclosed to prevent runoff from washing waste into the storm system.

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

Existing drainage patterns will be maintained as described in c.1 above.

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

A closed conveyance system connecting to the existing City system will be installed to manage surface water impacts and ensure adequate drainage capacity.

4. **Plants**

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- pasture
- crop or grain
- orchards, vineyards or other permanent crops.
- wet solid 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?

The entire site minus the existing single family home is grass which will be removed.

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

None known.

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

Landscaping will be installed in approved areas along the edges of the building.

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

None known.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or 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 species known to be on or near the site.

None known.

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

The site is part of the Pacific Flyway for migrating birds as is most of Western Washington

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

None proposed.

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

None known.

6. Energy and Natural Resources

- a. What kind 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 heating buildings, heating water, and operating office equipment.

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

Not to our knowledge

- c. What kind of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

Buildings will be constructed to Washington State Energy Code requirements that are intended to produce energy efficient buildings.

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.

None known.

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

None anticipated.

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.

The property adjacent to the post office was evaluated for risks to this project due to an underground tank and was not found to affect these parcels.

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.

Standard gas construction equipment maybe be temporarily stored during construction.

4. Describe special emergency services that might be required.

None.

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

None.

b. Noise

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

West Pioneer is a busy road with noise from traffic. The surrounding uses, commercial, police station, church, and single family also generate noise.

2. What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

During construction, the noise typical of construction vehicles will occur. Construction activities will be limited to normal working hours. Long term, noise will be generated by traffic of tenants of the multifamily building.

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

Restrict use of construction equipment to normal working hours.

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 single family. Adjacent properties are a tattoo parlor a single family home, a multifamily project, a police station and two churches. The proposal will not effect the use of 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 non-farm or non-forest use?

No.

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.

c. Describe any structures on the site.

One single family home.

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

Yes, all structures will be demolished.

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

RM-Core

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

RM-Core

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.

No.

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

Approximately 150.

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

3

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

None proposed.

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

The proposed project will meet all current zoning and land use regulations.

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

None proposed.

9. Housing

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

Project proposes 109 middle income housing units.

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

1 middle income housing unit will be eliminated.

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

None proposed.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principle exterior building material(s) proposed?

The building will be 55 feet or less. Exterior building materials will consist of High Quality Materials of brick, concrete, metal siding & cedar siding. In addition, minor use of cementitious siding with quantity and at allowed areas per Downtown Design Guidelines.

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

Adjacent properties to the west and north may have partially obscured views of the mountain to the SE, but the site and surroundings are on level ground and we are not exceeding city height restrictions.

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

Architectural features such as modulation, decks, base-middle-top facade composition, variety in siding, and site landscaping.

11. Light and Glare

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

The potential for nighttime glare from this development is from security lighting and vehicle headlights. Glare from security lighting would occur during all evening hours. Glare from headlights would mainly occur in the early evening during winter months from cars exiting the garage.

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

The potential lighting glare is mitigated by shielded light fixtures that limit light spillover onto the adjacent properties.

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

None known.

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

None proposed.

12. Recreation

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

Pioneer Park, the Puyallup Public Library and Senior Center are one to two blocks away.

- 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.

None.

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 near the site? If so, specifically describe.

No.

- 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.

No.

- 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.

None.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None.

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 garage is accessed via West Meeker street. The site is adjacent to W Pioneer which connects to HWY 512 east of the site.

- 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 County Transit stops are 1 block to the east on W Pioneer

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

87 spaces will be created, 2 will be removed.

- 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).

Curb gutter and sidewalk improvements will possibly be required on the north, east, and south of the site and will be public facilities.

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

No.

- 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?

Based on ITE data, 35 net new AM peak hour trips, 32 net new PM peak hour trips and 518 net new average weekday daily trips can be expected coming to and from the site.

See traffic scoping for details.

- 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:

Payment of traffic impact fees and conformance to local codes and regulations.

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.

There will be a proportional increase in the need for all public services relative to the increased number of residential units.

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

The project will result in an increase in the tax base for all public services.

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.

Electricity: Puget Sound Energy
Water: City of Puyallup
Sanitary Sewer: City of Puyallup
Telephone: Comcast
Cable TV: Comcast

C. 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 its 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 Property Owner:  _____


Date: 3-28-2023

Signature of Agent: _____

Date: _____

I declare under penalty of perjury of the laws of the State of Washington that the foregoing is true and correct.

Dated: 3-28-2023 in Puyallup, Washington.



(Signature of Applicant)