

ENVIRONMENTAL CHECKLIST

Normandy Heights

2007 Shaw Road
Puyallup, Washington

Parcel No. 0420354039

Prepared for:
RM Homes
2913 5th Ave NE, Suite 201
Puyallup, WA 98372

May 18, 2022 Revised April 3, 2024

Our Job No. 12663

A. BACKGROUND

1. Name of proposed project:

Normandy Heights

2. Name of Applicant:

RM Homes LLC

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

2913 5th Ave NE, Suite 201
Puyallup, WA 98372

253-486-8622 attn: James Kerby

4. Date checklist prepared:

May 18, 2022 updated April 3, 2024

5. Agency requesting checklist:

City of Puyallup

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

Approvals in 2024 with construction to follow.

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 any future additions, expansions or other activities related to or connected with the proposal.

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

Prior MDNS determination issued 11/27/2007 for Normandy Heights a 22 lot subdivision.
2022-2024 updates: Tree Assessment by Sound Urban Forestry, Wetland and Fish and Wildlife Habitat Assessment by Soundview Consultants, Geotechnical report by Earth Solutions NW, conceptual grading and utilities by Barghausen Consulting Engineers.

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 known.

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

SEPA determination and related study approvals, Preliminary and Final Plat approvals, PDR approval, Site Development approval, utility extension design approval, forest practice, NPDES permit, building permits and any other permits required by the City of Puyallup or the State of Washington.

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).

To subdivide 7.35+/- acres in the RS-10 zone in the City of Puyallup into 25 lots for single family detached homes, under a Planned Residential Development (PDR). A new 50-foot wide public road and two public alleys will provide access from Crystal Ridge Dr South. Public water and sewer is proposed, and stormwater is managed on site per the current storm water management manual. Steep slopes, wetland and wetland buffer areas are preserved in separate tracts. Vegetation buffers are proposed where adjacent to arterial and collector streets. Frontage improvements and ROW dedication to Shaw Rd are provided, as required by the City.

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.

From WA-167 head south onto N Meridian/WA -161 turn left onto E Pioneer then turn right onto Shaw Rd. The property is located at the NE corner of the intersection of Shaw Rd and Crystal Ridge Drive/23rd Ave SE. Address is 2007 Shaw Rd. The site is located in S 35 T 20 R 04E. Parcel # 0420354039

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep, slopes, mountains, other _____
- b. What is the steepest slope on the site (approximate percent slope)? Isolated areas of 40% slopes.
- 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.

According to the USDA Soil Survey the site is typed as 18C Indianola loamy sand, 5 to 15 % slopes. See the ESNW Geotechnical report for boring and test pit soil log data which are in general conformance with the soil survey classification.

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

There are no surface indications or history of unstable soils in the immediate vicinity. See the geotechnical report.

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

Grading is proposed in order to develop this proposed plat. Grading plans will be reviewed and approved by the City of Puyallup prior to any earthwork. These estimates could change based on city review comments. The approximate cut is 38,589 CY, and the approximate fill is 28,893 CY. The applicant intends to balance earthwork to the greatest extent feasible. The source of fill will be from an approved location as required.

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

Minimal erosion could occur due to land clearing activities associated with construction. Temporary erosion and sediment control measures will be implemented prior to clearing and grading. By implementing normal required erosion control measures pursuant to city of Puyallup regulations, the applicant will mitigate all potential erosion during and after construction.

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

It is expected that up to 40 percent of the site will be covered with impervious surfaces after the completion of the development, as allowed by the City of Puyallup Municipal Code.

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

Temporary Erosion and Sediment Control (TESC) BMP's will be implemented during site construction as well as TESC measures carried over from clearing and grading. On site grading will be reviewed and permitted by the city of Puyallup prior to any earthwork. The TESC measures will remain in place from the clearing and grading activities until the site is stabilized with City approval. TESC BMP's will be used as necessary.

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: Dust and exhaust from vehicles and construction machinery and equipment.
Completed Project: Emissions from vehicles as a result of normal residential activities.

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

The site is surrounded by residential development with emissions from fireplaces and vehicles. These emissions are typical of urban communities and are not expected to have an adverse impact on the proposal.

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

All construction equipment will be in proper working order and within compliance of the State regulations regarding vehicle emissions. In accordance with City standards, the site will be watered, and the streets will be cleaned, as necessary, to reduce dust emissions during construction. Emission from personally owned motor vehicles is regulated by the State. HVAC and similar residential equipment operate under manufacturer's warranty within the applicable allowance for air emissions, as regulated by other agencies.

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.

Yes, Soundview consultants identified one category III wetland and one Type III stream on the northeastern portion of the site and one off-site Category IV wetland to the west across Shaw Rd. See the assessment report for more details.

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.

No work is occurring over or in the described water. Work is occurring within 200 feet of the described waters however the regulated 80 foot wetland buffer and 50 foot stream buffer as well as an additional 10 foot building setback from the buffers will be maintained per Puyallup Municipal Code requirements.

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.

None.

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, see FEMA panel 53053C0342E.

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, the proposal does not involve discharges of waste materials to surface waters.

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.

None proposed.

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.

The proposal does not include discharges of waste materials to 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.

Stormwater will be handled on site in a system designed to current City of Puyallup regulations. The preliminary design is to collect and convey storm water to an on-site detention and water quality facility with water quality treatment prior to releasing at pre-development rates. See Preliminary Stormwater Report for more details.

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

The proposal does not include discharges of waste materials to the ground.

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

The proposed stormwater design will maintain natural drainage patterns per the City of Puyallup requirements.

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

Temporary erosion and sediment control (TESC) measures will be used both for the clearing and grading. TESC measures will remain in place and TESC best management practices (BMP's) will be applied as necessary through completion of the site work. Storm facilities will be designed to remove sediments and pollutants in order to protect water quality. All disturbed areas will be stabilized by land cover.

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?

Existing trees and vegetation will be removed within the proposed clearing limits for the development. Vegetation within the wetlands and associated buffers will be preserved.

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.

Invasive species and dead trees will be removed and replaced as needed within the on site wetland buffer. Vegetation buffers adjacent to arterial and collector streets, street trees, lawn hydro-seeding are also anticipated.

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

According to Soundview consultants the site has non-native invasive scotch broom and Himalayan blackberry.

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 small rodents _____

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 Puget Sound is part of the Pacific Flyway, birds that inhabit the region vary seasonally. The State of Washington Priority Habitats and Species (PHS) Mapping was reviewed as a part of Soundview Consultants Assessment. The mapping resource did not identify any priority habitats or priority species within or immediately adjacent to the project site.

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

Wildlife is not anticipated to be affected by the proposed activities. Sensitive and Critical area boundaries and buffers will be marked and respected during construction activities.

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

None identified or 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.

The completed project will use electricity or natural gas to meet its energy needs. Electricity will likely be used to provide the necessary lighting to the proposed structures, amenities and streets as necessary. Natural Gas may be used for heating and cooling, as available.

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

No, the project will not affect the potential use of solar energy by adjacent properties.

- 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.

The proposed homes will utilize energy efficient materials based on current industry standards for homebuilding. All future homes 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.

The project will not result in any environmental health hazards.

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

No known possible contamination at the site from present or past uses.

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 are no known hazardous chemicals/conditions that might affect the 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.

During construction, typical materials for construction oil, petroleum or grease may be used and stored on-site and properly disposed of in accordance with the required stormwater pollution prevention plan. No chemicals will be produced.

4. Describe special emergency services that might be required.

No special emergency services will be required for the project.

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

All construction will be in accordance with applicable laws including OSHA safety regulations for machinery and proper storage, care, and handling of any hazardous materials during construction.

b. Noise

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

Noise exists from the neighboring single-family homes and adjacent roadway. However, it is not anticipated that the noise will adversely impact the proposed project.

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, short-term noise emitted from the use of construction equipment and activities would be created during permitted hours of construction per applicable codes. Long term noise would be generated by activities typically associated with residential homes and neighborhoods. The majority of this noise will occur during the daytime hours.

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

All equipment and construction operations will comply with applicable Pierce County noise ordinances and construction times.

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 project site is currently used as a single family home.
North: RS-10 zoned residential lot and use.
West: Shaw Rd and RS-10 zoned residential plat
East: RS-10 zoned plat developed under a PRD.
South: Crystal Ridge Dr/23rd Ave SE and RS-10 zoned lots.

- 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, to the best of our knowledge the site has not been used for agriculture.

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 the proposal will not affect or be affected by surrounding working farm or forest land.

c. Describe any structures on the site.

One story home with carport and outbuildings.

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

Yes, all existing structures will be demolished.

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

RS-10 low urban density single-family residential.

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

LDR- Low Density Residential

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

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes, see waters described in section 3 of this checklist for a description of wetland and stream areas, and section 4 and 5 of this checklist for a review of potential habitat areas. A Geotechnical study has been conducted to address potential seismic and geologic hazard area review. No other critical areas have been identified on site.

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

Assuming an average of 2.5 people per household, 63 people would reside in the completed neighborhood.

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

One existing home will be removed.

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

This project is increasing the total number of residential homes available on the site.

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

Compliance with zoning codes, building codes and development standards, or approved alternatives as part of the Planned Residential Development (PDR).

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

None proposed, to our knowledge the adjacent parcels are not used for agricultural or forest lands.

9. Housing

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

It is assumed that the 25 market rate housing units will be middle-income range.

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

The home being demolished is middle income housing.

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

The new residential homes will increase the available housing stock in the City of Puyallup.

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 proposed homes will comply with the 35' height limit of the zone. It is assumed that the principal exterior building material will be a mix of fiber cement products, wood and composition roofing.

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

Territorial views of the site will change due to the development. No impact to protected views are anticipated.

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

The site and the homes will meet city design and dimension standards or city approved alternatives, providing landscaping and roads built to public road standards. The project will therefore be compatible with projects in the vicinity.

11. Light and Glare

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

Limited light or glare during site work is expected. The source of light or glare during site work will be from headlights of vehicles/equipment/machinery on or entering or exiting the site. Long term light and glare produced will be typical of a residential development, to include interior and exterior lighting for the units as well as security and accent lighting. All lighting will comply with the applicable City of Puyallup codes.

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

It is not anticipated that light or glare from the project will impact adjacent properties. The light and glare of the finished project is not likely to be a safety hazard, interfere with views, or affect wildlife.

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

Off-site sources of light or glare that may be noticeable would be the result from reflective surfaces, exterior building lights, streetlights and interior lighting from the surrounding neighborhoods. The occurrence of light impacts are anticipated from dusk to dawn and are not anticipated to affect the project

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

The exterior building lights and streetlights will be of low intensity, shielded downward and inward to the developed portions of the site. Landscaping in the wetland buffer will reduce light impacts to the critical area. Lighting will meet Pierce County code standards.

12. Recreation

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

Rainer woods park is located approximately a half mile to the south west of the site. Wildwood park is located approximately 1 mile to the west of the site. Shaw Rd Elementary field is located approximately 0.8 mile to the north of the site.

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

No, the project will not displace any recreational opportunities.

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

The project is not impacting recreational opportunities and so no mitigation is proposed. Each lot has private yard area. The project will pay city park impact fees, as required.

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.

Registers:
According to the Washington Information System for Architectural and Archaeological Records Data (WISAARD) there are no listed places or objects on or adjacent to the site.

No structure on site or adjacent to the site is listed on, any national or state preservation registers.

National/State Eligibility:
No structures on or near the site have been formally shown as eligible for the national/state register. However, it is possible that properties in the vicinity built more than 50 years ago could become eligible.

- 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 known.

- 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.

The Department of Archeology and Historic Preservation (DAHP) is Washington State's primary agency with knowledge and expertise in historic preservation. They provide an on line search for registered and inventoried properties, known as WISAARD. WISAARD was reviewed for this checklist.

- 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.

There are no measures proposed to reduce or control impacts. However, if objects are unearthed during site work that may be culturally significant, the Washington State Department of Archeology and Historic Preservation (DAHP) will be notified.

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 gaining access from Crystal Ridge Dr SE and has frontage on Shaw Rd. The nearest highway is SR 512. See preliminary plat site plan.

- 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?

Route 425, the Puyallup connector is the nearest pierce transit route with a bus stop located approximately 1.5 miles to the west at 23rd Ave SE and 7th St SE.

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

The project will provide a total of 2 off street parking spaces per house, or 50 parking spaces.

- 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).

Yes, the project will provide ROW dedication to Shaw Rd, frontage improvements to Shaw Rd and to Crystal Ridge Dr SE. A new public road and two public alleys are proposed internal to the project. See preliminary plat map for details.

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

No, the site is not using water, rail or air transportation and is not in the vicinity of water, rail or air transportation.

- 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?

It is likely that the 25 lots will generate 250 vehicular trips per day and 25 peak hour trips. Institute of Transportation Engineers (ITE) trip generation manual 11th edition-common trip generation rates.

- 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:

The project is providing right of way dedication along frontage and to connect the internal road to Shaw Rd. The project will provide traffic impact fees to the City of Puyallup, as required.

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. Whenever a residential development is constructed, the need for public services, such as police and fire protection, increases. The site is located in the Central Pierce Fire and Rescue district and the Puyallup School District.

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

Impacts will be controlled by the increase in tax base and tax assessments paid to the public services as well as impact fees.

16. Utilities

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

Adjacent to the site are electricity, water, refuse service, telephone, and sanitary sewer.


- 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.


Water, sewer, and stormwater utility mains will be extended through the site and owned and maintained by the City of Puyallup. Dry utilities such as power, gas, and lighting will be provided by PSE and installed to serve the plat.

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 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 Property Owner: 
Date: 4/4/2024

Signature of Agent: 
Date: 4/4/24

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

Dated: 4/4/24 in Puyallup, Washington.


(Signature of Applicant)