



City of Puyallup  
Development Services  
333 S. Meridian  
Puyallup, WA 98371  
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## SEPA Environmental Checklist (2023 UPDATED VERSION)

### Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### 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.

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.

### Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

### **A.** Background

[Find help answering background questions](#)<sup>1</sup>

#### **1. Name of proposed project, if applicable:**

APL Apartments

#### **2. Name of applicant:**

American Pride Lending, LLC

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

Applicant: Sikander Sekhon - American Pride Lending, LLC - PO Box 1226, Kent, WA 98035 206-412-9926

Contact: Sam Salo, PE - Encompass Engineering & Surveying, Inc. - 165 NE Juniper Street, Suite 201, Issaquah, WA 98027 425-861-2170

#### **4. Date checklist prepared:**

April 12th, 2024

#### **5. Agency requesting checklist:**

City of Puyallup

#### **6. Proposed timing of schedule (including phasing, if applicable):**

Construction will likely start in the spring of 2025 and last approximately 12 months.

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<sup>1</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

- 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 future additions, expansion, or further activity related to or connected with this proposal anticipated at this time.

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

- Geotechnical Report – Earth Solutions NW
- Wetland Delineation – Altmann Oliver Associates

- 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.**

There are no known applications pending for governmental approvals of other proposals directly affecting the property covered by this proposal at this time.

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

Clearing and Grading Permit, Site Plan Review, Administrative Design Review, Civil & Building permit and SEPA review and determination.

- 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.)**

The Applicant proposes the APL Apartments on the subject site. 17-unit, 3-story apartments are proposed. Currently, there is a single-family home at the front (north) end of the property that will be demolished. A perimeter landscaping is proposed along with open space areas on the northern and southern portions of the property. A stream buffer mitigation plan has been prepared for the southern part of the lot where the off-site Wapato Creek's 100-foot buffer encroaches.

- 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 or 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.**

- Address: 212 Todd Road NE, Puyallup, WA 98371 • Tax Parcel #: 042022-2008
- Section, Township, Range: 22-20-4 \*Site Plan, Vicinity Map and Topographic Map with legal description found in Attachment A.

## **B.** Environmental Elements

### 1. *Earth*

[Find help answering earth questions](#)<sup>2</sup>

#### **a. General description of the site:**

The site is rectangularly shaped and is flat.

**Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:**

Flat

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

Approximately less than 5%.

#### **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 project site consists of loose to medium dense silty sand and sandy silt, per the site assessment completed by Earth Solutions NW.

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<sup>2</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

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

There are no known surface indications or history of unstable soils in the immediate vicinity.

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

There will be approximately 300 Cubic Yards of net cut. This is for general grading of the access road to maintain positive drainage. This is an approximate volume that will be further refined with the engineering permit.

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

Minor erosion is always possible with construction such as sedimentation and channelization. Erosion control measures will be put in place with construction to reduce these risks.

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

The maximum lot coverage allowed is 55% or 21,297 square feet. The project proposes approximately 10,800 square feet of coverage at grade.

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

The project proposes silt fence around the perimeter of the site.

2. *Air*

[\*Find help answering air questions\*](#)<sup>3</sup>

- 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.**

Air emissions from vehicles are anticipated to be consistent with the machinery typically used in the construction and maintenance of a multi-family project and are regulated by the Puget Sound Clean Air Agency.

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

There are no known off-site sources of emissions or odor that may affect this proposal.

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

There are no measures to reduce or control emissions or other impacts to air at this time.

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<sup>3</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

### 3. Water

[Find help answering water questions](#)<sup>4</sup>

#### a. Surface:

[Find help answering surface water questions](#)<sup>5</sup>

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 or river it flows into.**

Wapato Creek is a Type II stream per the City of Puyallup and runs to the southeast of the subject site. The creek requires a 100-foot buffer, which extends onto the southeastern corner of the property. The on-site stream buffer area is approximately 1,400 square feet.

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.**

Yes, the project impacts are within 200 feet of the off-site Wapato Creek – the 100-foot buffer area encroaches onto the southern portion of the site which will be within the project's active open space. A Mitigation Plan has been prepared by Altmann Oliver Associates.

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.**

Does not apply as no work is proposed within the offsite stream.

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

No surface water withdrawals or diversions are proposed at this time.

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<sup>4</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

<sup>5</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>



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

The project site does not lie within a FEMA 100-year floodplain according the FEMA Flood Map Service Center (reference map number 53053C0333E, effective 03/07/2017).

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 discharges of waste materials to surface waters are proposed at this time.

**b. Ground:**

[Find help answering ground water questions](#)<sup>6</sup>

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 a general description, purpose, and approximate quantities if known.**

No groundwater will be withdrawn from a well for drinking water or other purposes as the property is connected to the public water system. No discharge to groundwater is proposed at this time.

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<sup>6</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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 discharge of waste materials into the ground is proposed as the project site is already connected to the public sewer system.

**c. Water Runoff (including stormwater):**

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.**

Source control is not proposed at this time. Silt fence should be adequate for this restoration work.

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

There is a very low chance of waste materials entering ground or surface waters. The site does not infiltrate and only restoration with minimal earthwork is proposed at this time.

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

The proposed stormwater drainage plan follows the natural drainage patterns of the property and the vicinity. The proposal is unlikely to affect or alter drainage patterns in the vicinity of the site.

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

No flow control measures are proposed at this time.

#### 4. Plants

[Find help answering plants questions](#)

a. **Check the types of vegetation found on the site:**

- deciduous tree: alder, maple, aspen, other**
- evergreen tree: fir, cedar, pine, other**
- shrubs**
- grass**
- pasture**
- crop or grain**
- orchards, vineyards, or other permanent crops.**
- wet soil 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 site will be altered to accommodate the construction of the multi-family dwelling units. A Landscape Plan has been prepared by Varley Varley Varley. One tree will be removed to allow for access road construction. See the arborist report for further information.

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

There are no known threatened or endangered species on or near the site.

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

The Applicant proposes to plant a 6 to 12-foot perimeter landscape/screening buffer as required by code for the ML zone. Open spaces are proposed on the northern and southern portions of the site.

- e. **List all noxious weeds and invasive species known to be on or near the site.**  
Himalayan blackberry and other common invasives associated with the area are suspected.

## 5. Animals

[Find help answering animal questions](#)<sup>7</sup>

- a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

**Examples include:**

- **Birds:** hawk, heron, eagle, songbirds, other:
- **Mammals:** deer, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

songbirds, deer, salmon\*. Common animals known to be in this area include songbirds and deer. Salmonids are known to be supported in the offsite, but nearby, Wapato Creek.

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

There are no threatened or endangered species known to be on or near the site. Per the Information for Planning and Consultation US Fish and Wildlife Service website, there are potentially threatened species (Marbled Murrelet, Streaked Horned Lark, Yellow-billed Cuckoo, Bull Trout) and endangered

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

There are no known migration routes on the site. Generally, Western Washington is part of the Pacific Flyaway.

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

There are no measures to preserve or enhance wildlife proposed at this time.

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<sup>7</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

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

There are no known invasive animal species on or near the site.

*6. Energy and natural resources*

*[Find help answering energy and natural resource questions](#)*<sup>8</sup>

- a. **What kinds 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.**

Energy use will be consistent with typical multi-family projects.

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

It is not anticipated that this project would affect the potential use of solar energy by adjacent properties as the building height will not exceed the maximum allowed per the City of Puyallup's code.

- 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.**

There are no energy conservation features included in the plans of this proposal at this time.

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<sup>8</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

## 7. Environmental health

[Health Find help with answering environmental health questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health)<sup>9</sup>

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

There are no known environmental health hazards that could occur as a result of this proposal.

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

There is no known contamination at the site from present or past uses, per the Department of Ecology's (DOE) mapping services.

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 existing hazardous chemicals/conditions that might affect project development and design, per the DOE mapping services.

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 are no known toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction at any time during the life of the project.

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<sup>9</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

**4. Describe special emergency services that might be required.**

There are no special emergency services anticipated to be required at this time beyond what is consistent with the addition of 17 new multi-family dwellings.

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

There are no proposed measures to reduce or control environmental health hazards at this time.

**b. Noise**

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

Primary noise on site is from traffic on area roadways and is typical to a commercial and high-density multi-family residential area.

**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)?**

Typical noise from a property that is on the border of a commercial/high density multi-family residential zone is anticipated. On a short-term basis, construction vehicles are expected with the site restoration work. Minor noise from traffic or parking construction equipment is anticipated in the long-term, which is typical of commercial/multi-family zoning.

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

There are no measures to reduce or control noise impacts proposed at this time aside from working within City approved construction hours.

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)<sup>10</sup>

- 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 currently contains a single-family residence. The project is bounded to the east by a single-family residence/business office in the same zone (High Density Multi-Family Residential – RM-20). To the west of the subject site is a Warehouse Storage Unit; the parcel is split-zoned RM-20 and General Commercial (CG). The property to the south is also a Warehouse Storage Unit and is zoned CG. The proposal will not affect the land use on

- 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 because 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?**

There is no record of the project site being used as a working farmland or working forest land. A review of the aerial imagery available on the Pierce County Public GIS mapping website, the site appears to be mainly unchanged since the oldest aerial image available (1970).

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?**

The project will not affect or be affected by surrounding working farm or forest land business operations as the surrounding area is public or residential. The proposed project is not replacing any existing agricultural activities as the site is currently not used for commercial livestock husbandry.

- c. **Describe any structures on the site.**

There is an existing single-family residence on the property.

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<sup>10</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>



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

The existing single-family residence is proposed to be removed.

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

High Density Multiple-Family Residential (RM-20)

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

High Density Residential.

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

There is not a shoreline master program designation of the site.

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

The offsite Wapato Creek runs to the southeast of the property and the 100-foot stream buffer encroaches onto the southeastern corner of the property, per Altmann Oliver Associates (2022).

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

The existing single family has 2 tenants at this time. The 17-unit apartment development will house approximately 43 people, per the US Census Bureau QuickFacts for the City of Puyallup which has an average household size of 2.51 people.

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

This project would displace two people that live in the existing single-family residence for the creation of 17 dwelling units.

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

There are no proposed measures to avoid or reduce displacement impacts proposed at this time.

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

The proposal is similar and compatible with existing surrounding land uses. This project proposes the single-family residence to be demolished and a multi-family development to be constructed.

m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

There are no known agricultural and/or forest lands of long-term commercial significance nearby. Therefore, no impact measures are proposed at this time.

*9. Housing*

[Find help answering housing questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing)<sup>11</sup>

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

17 multi-family middle-incoming housing apartments are proposed to be constructed.

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<sup>11</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

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

The one dwelling unit will be demolished and replaced with 17 apartments. The existing house is a middle-income home.

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

There are no measures to reduce or control housing impacts proposed at this time.

#### *10. Aesthetics*

[\*Find help answering aesthetics questions\*](#)<sup>12</sup>

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

The tallest height of any structure will be limited to the Puyallup Development Standards, which is 36 feet.

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

No known territorial views will be obstructed.

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

There are no measures to reduce or control aesthetic impacts proposed at this time.

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<sup>12</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

## 11. Light and glare

[Find help answering light and glare questions](#)<sup>13</sup>

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

There is a potential of glare from windows, which will be consistent with that of multi-family homes and the surrounding commercial area.

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

It is not anticipated that the finished project could be a safety hazard or interfere with views.

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

It is not anticipated that existing offsite sources of light or glare may affect this proposal.

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

There are no measures to reduce or control light and glare impacts proposed at this time.

## 12. Recreation

[Find help answering recreation questions](#)

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

There are not many parks in the immediate proximity of the subject site. Puyallup City-218 West Park (0.8 miles away), Veteran's Park (1.4 miles away), Grayland Park (1.8 miles away), Sam Peach Park (2.4 miles away), and Levee Pond Park (2.7 miles away) are the nearest park recreational opportunities. The Puyallup Recreation Center is located 0.8 miles away and Mike N Terry's Outdoor Fun Park is 2 miles away.

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<sup>13</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

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

No existing recreational uses will be displaced with the proposed project.

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

A 10,190 square foot active open space is proposed in the back (south) portion of the lot as is a 1,995 square foot common open space at the front (north) end of the project site. These areas are intended for the residents.

### *13. Historic and cultural preservation*

*[Find help answering historic and cultural preservation questions](#)*<sup>14</sup>

- 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? If so, specifically describe.**

There are no known buildings, structures or sites located on or near the site that are listed in or eligible for listing in national, state, or local preservation registers per the Department of Archaeology and Historical Preservation's WISAARD mapping tool.

- 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.**

There are no known landmarks, features, evidence of Indian/historic use/occupation, material evidence, artifacts, or areas of cultural importance on or near the site.

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<sup>14</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

- 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 additional investigation regarding impacts to cultural and historical resources was undertaken as there's been no significant land use change since 1970 as evidenced by photographic records available via Pierce County GIS Maps. The Department of Archeology and Historical Preservation's WISAARD mapping tool does not have the project site mapped as including landmarks, features or other evidence of Indian or historic use or occupation. If any indications are discovered during construction, work will stop immediately, and the appropriate authorities will

- 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 to avoid, minimize, or compensate for loss, changes to, and disturbance to resources proposed at this time as no historical properties have been identified onsite or within the immediate vicinity of the project site.

#### *14. Transportation*

*[Find help with answering transportation questions](#)*<sup>15</sup>

- 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 project site is located on Todd Road NE. State Highway 161 runs to the west of the property.

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<sup>15</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

- 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?**

The nearest transit stop, Meridian N and Spencer, is located approximately 0.3 miles to the southwest of the subject site.

- c. **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).**

Frontage improvements along Todd Road NE will include a 8-foot sidewalk and 17-foot roadway width from the centerline.

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

The project will not use (or occur in the immediate vicinity of) water, rail, or air transportation.

- e. **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?**

105.2 average daily trips are anticipated, per the Traffic Scoping Worksheet completed by Heath and Associates. 6.1 AM Peak Hour Trips and 7.8 PM Peak Hour Trips.

- f. **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.**

The proposal will not interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area.

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

There are no measures to reduce or control transportation impacts proposed at this time. Transportation impact fees may apply and will be paid accordingly.

#### *15. Public services*

[Find help answering public service questions<sup>16</sup>](#)

- 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.**

This project will result in the increased need for public services for 17 new multi-family dwelling units. The appropriate impact fees will be paid, if required.

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

There are no measures to reduce or control direct impacts on public services proposed at this time. Impact fees may be applicable and will be paid accordingly.

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<sup>16</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>



16. Utilities

[Find help answering utilities questions<sup>17</sup>](#)

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

Electricity, natural gas, water, refuse service, telephone, 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 and sewer utilities will continue to be provided by the City of Puyallup. Electric power and natural gas will be supplied by Puget Sound Energy.

**C.** Signature

[Find help about who should sign<sup>18</sup>](#)

**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.**

X 

Type name of signee: Sam Salo, PE

Position and agency/organization: Encompass Engineering & Surveying, Inc.

Date submitted: 04/15/2024

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<sup>17</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

<sup>18</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

**D.** Supplemental sheet for nonproject actions  
[Find help for the nonproject actions worksheet<sup>19</sup>](#)

**Do not** use this section for project actions.

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 the extent 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?**

- **Proposed measures to avoid or reduce such increases are:**

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

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

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<sup>19</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

**3. How would the proposal be likely to deplete energy or 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?**

- **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?**

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

**6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

- **Proposed measures to reduce or respond to such demand(s) are:**

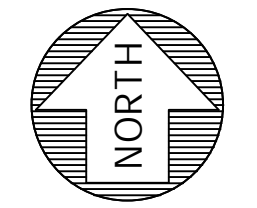
**7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

# **ATTACHMENT A**

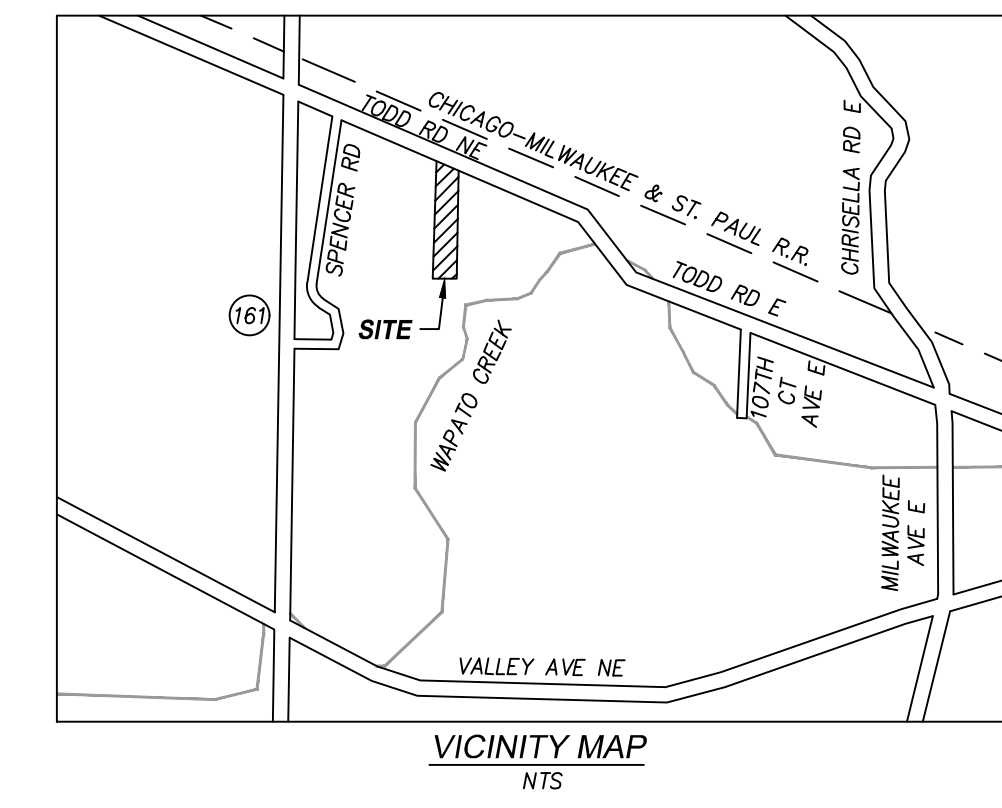
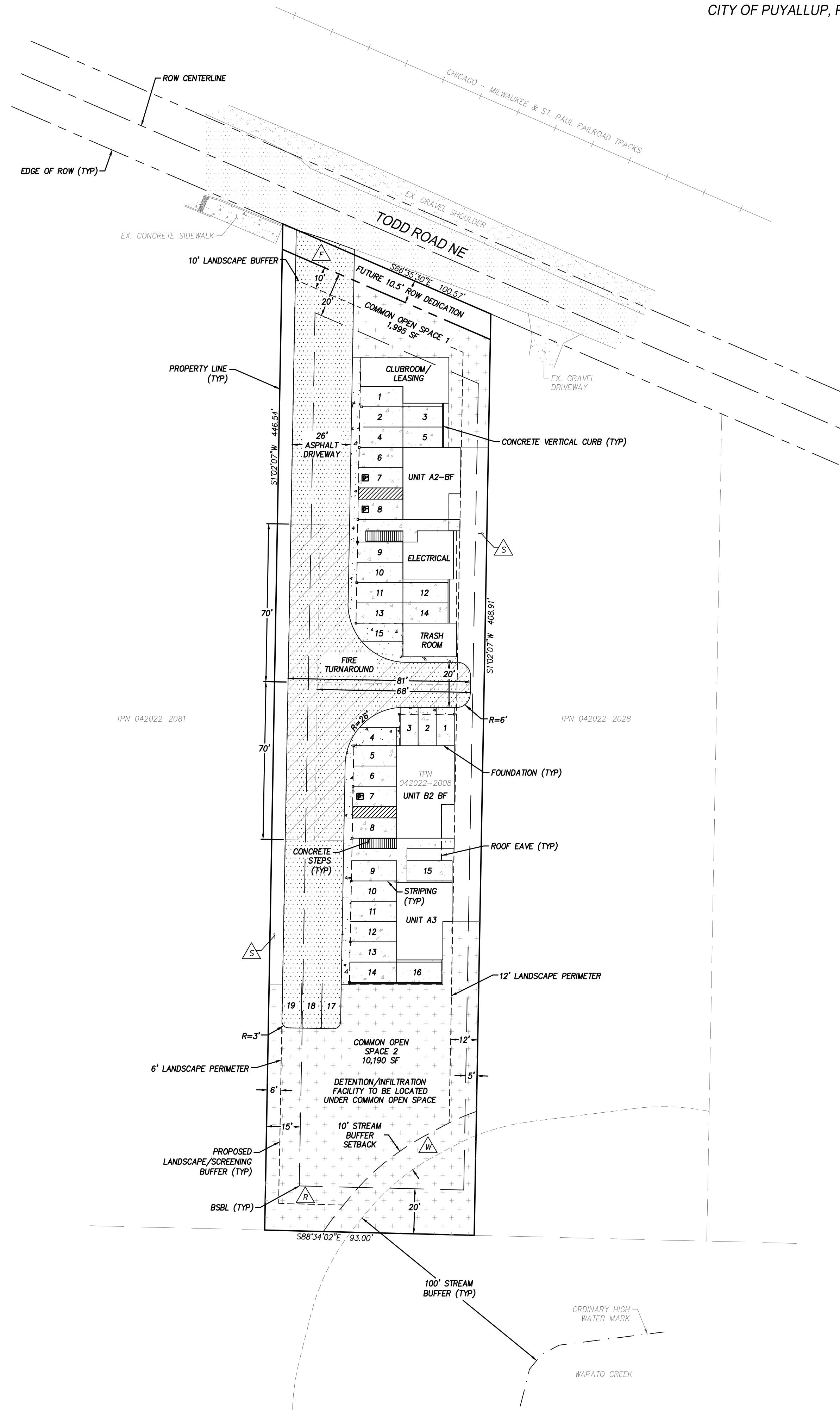
**SITE PLAN, VICINITY MAP, AND TOPOGRAPHIC MAP**

# AMERICAN PRIDE LENDING, LLC TOWNHOMES

A PORTION OF THE NW 1/4 OF NW 1/4 OF SECTION 22, T. 20 N., R. 04 E., W.M.  
CITY OF PUYALLUP, PIERCE COUNTY, STATE OF WASHINGTON



0 5 10 20 30  
SCALE 1" = 30'



**PROJECT TEAM:**  
**APPLICANT:** AMERICAN PRIDE LENDING, LLC  
 PO BOX 1226  
 KENT, WA 98035  
 (206) 871-9839  
 CONTACT SIKANDER SEKHON  
**ENGINEER/SURVEYOR/PLANNER:** SAM SALO, PE / STEVE MCCASKEY, PLS / AMY DONLAN  
 ENCOMPASS ENGINEERING & SURVEYING  
 165 N.E. JUNIPER STREET, SUITE 201  
 ISSAQUAH, WA 98027  
 (425) 392-0250  
**ARCHITECT:** VEER ARCHITECTURE PLLC  
 520 112TH AVE NE, SUITE 250  
 BELLEVUE, WA 98004  
 (425) 401-6828  
**GEOTECH:** HENRY WRIGHT, PE  
 EARTH SOLUTIONS NW LLC  
 15365 NE 90TH STREET, SUITE 100  
 REDMOND, WA 98052  
 (425) 449-4704  
**WETLAND ECOLOGIST:** JOHN ALTMANN  
 ALTMANN OLIVER ASSOCIATES, LLC  
 PO BOX 578  
 CARNATION, WA 98014  
 (425) 333-4535

**SITE DATA:**  
**SITE ADDRESS:** 212 TODD RD NE  
 PUYALLUP, WA 98371  
**SITE AREA:** 39,779 SF (0.91 AC) - AS SURVEYED  
**TAX PARCEL:** 042022-2008  
**ZONING:** RM-20 HIGH DENSITY  
 MF RESIDENTIAL  
**PROPOSED USE:** APARTMENTS  
**TOTAL PROPOSED LOTS:** 1  
**MAX. NET DENSITY:** 14 DU/ACRE  
**MAX. ALLOWABLE DENSITY:** 16 DU/ACRE  
**PROPOSED DENSITY:** 17 UNITS  
 (SEE A101 OF ARCHITECTURAL PLANS FOR DISCUSSION OF DENSITY CREDITS)  
**MAX LOT COVERAGE:** 55%  
**PARKING REQUIRED:** 2 PER DWELLING

**SETBACKS:**  
 FRONT SETBACK: 20'  
 INTERIOR SETBACK: 15'/5' NEXT TO RM-20  
 REAR SETBACK: 20'  
 STREAM BUFFER SETBACK: 10'

**UTILITY DISTRICT INFORMATION:**  
**SANITARY SEWER:** CITY OF PUYALLUP (253) 841-5505  
**WATER:** CITY OF PUYALLUP (253) 841-5505  
**FIRE:** CENTRAL PIERCE FIRE & RESCUE (253) 538-6400  
**PHONE/CABLE:** CENTURY LINK (866) 642-0444  
**ELECTRIC/NATURAL GAS:** PUGET SOUND ENERGY (888) 225-5773

**IMPERVIOUS SURFACES:**  
 ROOF EAVES: 10,195 SF  
 UNCOVERED ASPHALT DRIVEWAY (ON-SITE): 10,145 SF  
 UNCOVERED CONCRETE WALKWAYS/PARKING: 1,440 SF  
 TOTAL: 21,780 SF (56.25%)  
 \*NOTE: AN ADDITIONAL 328 SF OF ASPHALT DRIVEWAY IS PROPOSED OFF-SITE IN THE PUBLIC ROW

**GRADING VOLUMES**  
 CUT: 310 CY ±  
 FILL: 10 CY ±  
 NET: 300 CY ± (CUT)  
 \*TO BE VERIFIED BY CONTRACTOR

**CURRENT CONDITIONS SUMMARY:**  
 EXISTING HOUSE FOOT PRINT: 1,653 SF  
 GRAVELED AREA: 34,121 SF  
 SITE WORK: THE SITE AND HOUSE ON-SITE WERE IN SERIOUS DISREPAIR WHEN THE OWNER TOOK POSSESSION OF THE PROPERTY. THE HOUSE WAS CLEANED UP, PAINTED AND REPAIRED TO BE HABITABLE. THE SITE WAS CLEARED OF ALL ACCESSORY STRUCTURES/CONTAINERS, A LARGE AMOUNT OF GARBAGE AND TRANSIENTS THAT WERE SQUATTING ON-SITE. AFTER THE DEBRIS WAS REMOVED, THE SITE WAS LEVELED AND GRAVELED TO PROPERTY LINES. THE OWNER WOULD LIKE TO ADDRESS CORRECTIVE ACTION REQUIRED BY THE CITY.

**LEGAL DESCRIPTION:**  
 BEGINNING AT A POINT 683 FEET EAST OF THE SOUTHWEST CORNER OF LOT 5 IN SECTION 22, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH PARALLEL WITH THE WEST BOUNDARY OF SAID LOT, 442 FEET MORE OR LESS TO THE RIGHT OF WAY OF CHICAGO, MILWAUKEE & ST PAUL RAILWAY COMPANY; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY 100 FEET; THENCE SOUTH PARALLEL WITH AND 93 FEET DISTANCE FROM EAST BOUNDARY OF TRACT 478 FEET MORE OR LESS TO A POINT 93 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST 93 FEET TO THE POINT OF BEGINNING.  
 EXCEPT THE NORTHERLY 15 FEET FOR TODD ROAD NORTHEAST.  
 SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

**VERTICAL DATUM:** NAVD 88  
**HORIZONTAL DATUM:** NAD 83/(2011) WASHINGTON SOUTH ZONE PER THE WASHINGTON STATE REFERENCE NETWORK - CHECKED TO PIERCE COUNTY REFERENCE NETWORK VIA TIES TO FOUND MONUMENTS SM 3572 AND SM 3662

**BENCHMARK:** HELD CITY OF PUYALLUP BENCHMARK NW-TODD 7  
 CONVERTED NGVD 29 ELEVATION OF 39.68' TO NAVD 88 ELEVATION OF 43.17 BY ADDING THE 3.49' PER CORPSCON DATA CONVERSION SOFTWARE  
**BASIS OF BEARINGS:** HELD CITY OF PUYALLUP BENCHMARK NW-TODD 7  
 CONVERTED NGVD 29 ELEVATION OF 39.68' TO NAVD 88 ELEVATION OF 43.17 BY ADDING THE 3.49' PER CORPSCON DATA CONVERSION SOFTWARE

**INSTRUMENTATION:** INSTRUMENT USED: 5 SECOND TOTAL STATION.  
 FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.

**EXISTING UTILITY NOTE:**  
 ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

**CONTRACTOR RESPONSIBILITY:**  
 CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

**DISCREPANCIES:**  
 IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

**CONTRACTOR NOTES:**  
 1. THE CONTRACTOR SHALL HAVE APPROVED PLANS, STANDARD NOTES, STANDARD DETAILS AND SPECIFICATIONS AVAILABLE ON JOBSITE.  
 2. CONTRACTOR TO COORDINATE CONNECTIONS TO DRY UTILITIES. CALL 811 FOR UTILITY LOCATES.

**LEGEND:**

- ASPHALT
- UNCOVERED CONCRETE
- COVERED CONCRETE
- COMMON OPEN SPACE
- FIRE TURNAROUND

**SHEET INDEX**

NO.	NAME
1 of 4	COVER SHEET
2 of 4	BOUNDARY & TOPOGRAPHIC SURVEY
3 of 4	GRADING & DRAINAGE PLAN
4 of 4	SANITARY SEWER & WATER PLAN

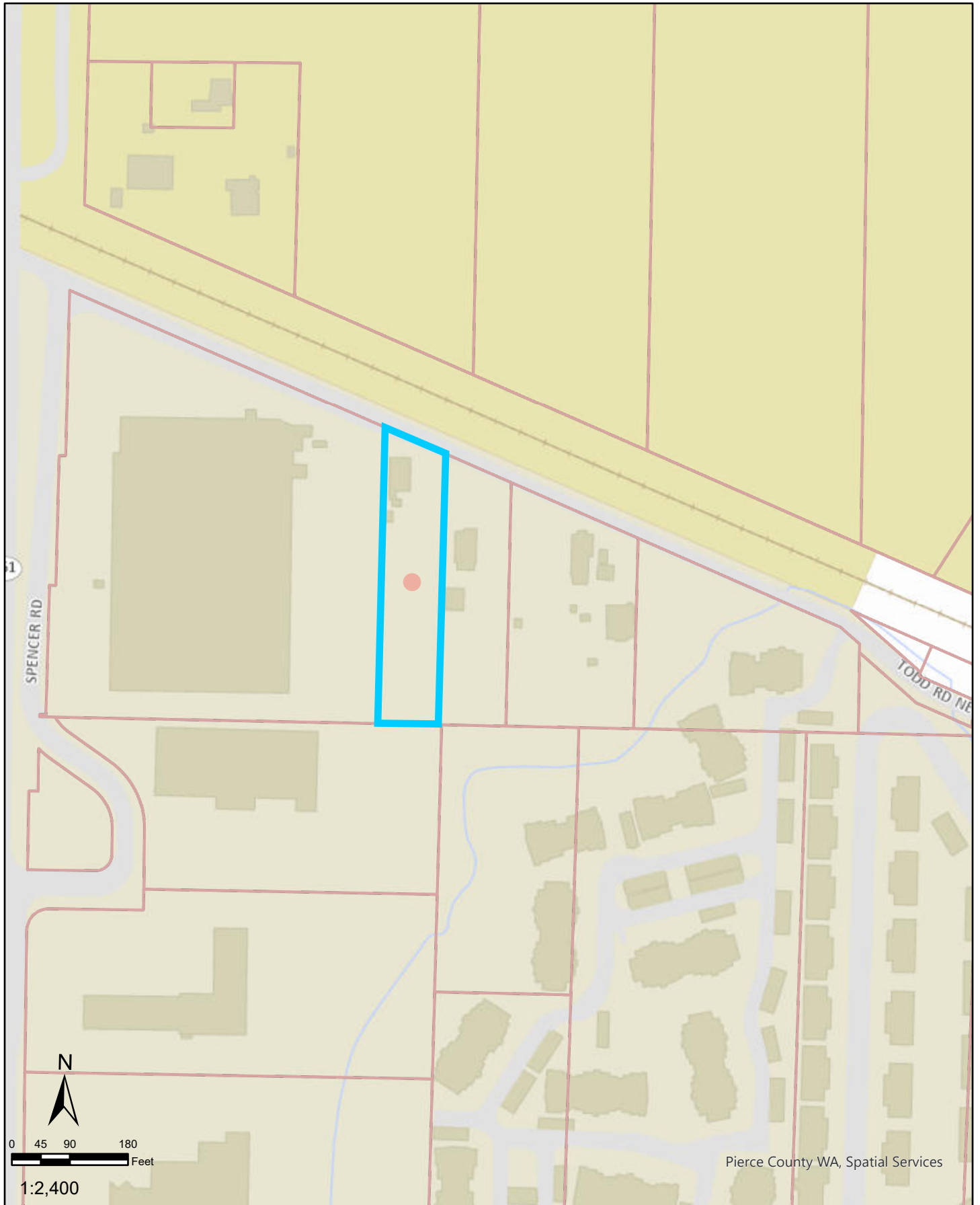
REVISIONS	DESCRIPTION	BY	DATE

AMERICAN PRIDE LENDING, LLC TOWNHOMES  
 AMERICAN PRIDE LENDING, LLC  
 COVER SHEET

**Encompass**  
 ENGINEERING & SURVEYING  
 Western Washington Division  
 165 NE Juniper Street, Suite 201 Issaquah, WA 98027 Phone: (425) 392-0250  
 Eastern Washington Division  
 407 Stillwater Blvd. Ch. Egan, WA 98922 Phone: (509) 674-7433

JOB NO.	21715
DATE	04/15/2024
SCALE	1" = 30'
DESIGNED	SRS
DRAWN	PMS
CHECKED	CJA
APPROVED	CJA
SHEET	1 of 4



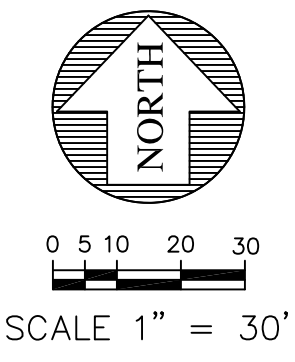
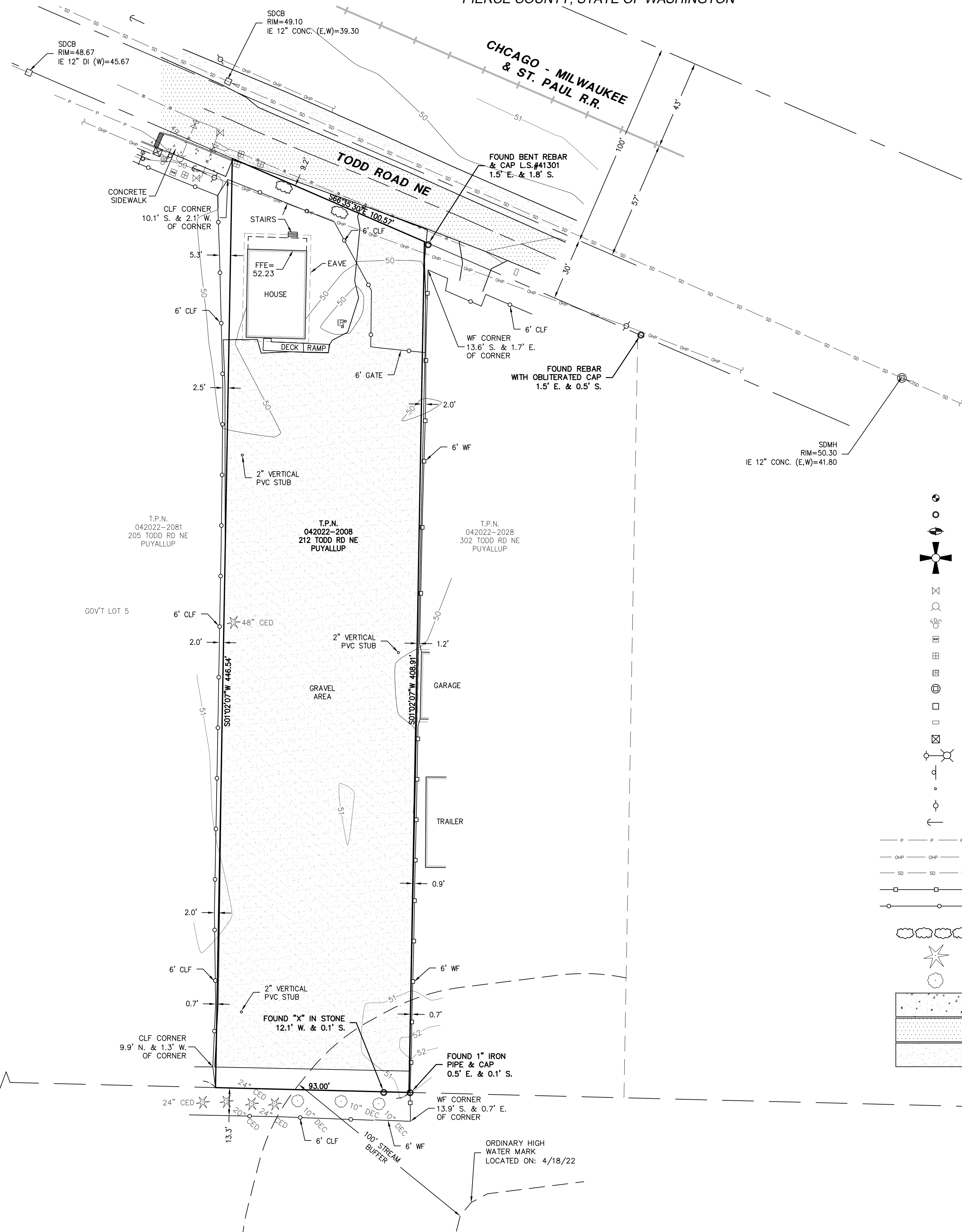


*Disclaimer: The map features are approximate and have not been surveyed. Additional features not yet mapped may be present. Pierce County assumes no liability for variations ascertained by formal survey.*

Date: 11/3/2021 11:07 AM

# AMERICAN PRIDE LENDING, LLC

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 22, T 20 N., R 04 E., W.M.  
PIERCE COUNTY, STATE OF WASHINGTON



### LEGEND

- FOUND MONUMENT IN CASE
- FOUND REBAR & CAP
- BENCHMARK
- SECTION CORNER
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER VALVE BOX
- WATER METER
- IRRIGATION CONTROL VALVE
- STORM MANHOLE
- CATCH BASIN
- MAILBOX
- JUNCTION BOX
- LIGHT POLE
- SIGN POST
- POST
- UTILITY POLE
- GUY ANCHOR
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- STORM LINE
- WOOD FENCE (WF)
- CHAIN LINK FENCE (CLF)
- HEDGE LINE
- EVERGREEN TREE
- DECIDUOUS TREE
- CONCRETE
- ASPHALT
- GRAVEL

### TAX PARCEL

042022-2008

### VERTICAL DATUM

NAVD 88

### BENCHMARK

HELD CITY OF PUYALLUP BENCHMARK NW-TODD 7  
CONVERTED NGVD 29 ELEVATION OF 39.68' TO NAVD 88  
ELEVATION OF 43.17 BY ADDING THE 3.49' PER CORPSCON  
DATA CONVERSION SOFTWARE

### HORIZONTAL DATUM

NAD 83/(2011) WASHINGTON SOUTH ZONE PER THE  
WASHINGTON STATE REFERENCE NETWORK - CHECKED TO  
PIERCE COUNTY REFERENCE NETWORK VIA TIES TO FOUND  
MONUMENTS SM 3572 AND SM 3662

### BASIS OF BEARINGS

HELD A BEARING OF S 01°02'07" W ALONG THE WEST LINE  
OF GOV'T LOT 5 FROM THE FOUND MONUMENT AT THE NW  
CORNER THEREOF TO A MONUMENT LOCATED ALONG THE  
EXTENSION OF SAID WEST LINE LOCATED AT THE CENTER OF  
INTERSECTION OF MERIDIAN AVE AND SPENCER RD E

### INSTRUMENTATION

INSTRUMENT USED: 5 SECOND TOTAL STATION.  
FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM  
CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH  
WAC 332-130-090.

### LEGAL DESCRIPTION

BEGINNING AT A POINT 683 FEET EAST OF THE SOUTHWEST  
CORNER OF LOT 5 IN SECTION 22, TOWNSHIP 20 NORTH,  
RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;  
THENCE NORTH PARALLEL WITH THE WEST BOUNDARY OF  
SAID LOT, 442 FEET MORE OR LESS TO THE RIGHT OF WAY  
OF CHICAGO, MILWAUKEE & ST PAUL RAILWAY COMPANY;  
THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY 100  
FEET;  
THENCE SOUTH PARALLEL WITH AND 93 FEET DISTANCE  
FROM EAST BOUNDARY OF TRACT 478 FEET MORE OR LESS  
TO A POINT 93 FEET WEST OF THE POINT OF BEGINNING;  
THENCE EAST 93 FEET TO THE POINT OF BEGINNING.

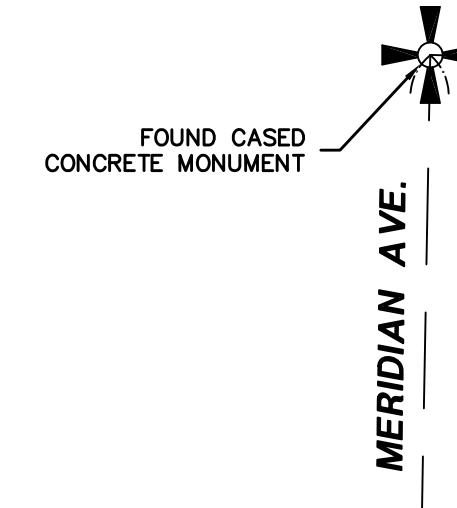
EXCEPT THE NORTHERLY 15 FEET FOR TODD ROAD  
NORTHEAST.

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE,  
STATE OF WASHINGTON.

### REFERENCES

- ROS 201604295004 (R1)
- ROS 202012225005
- ROS 9005230358

CHICAGO, MILWAUKEE AND ST PAUL RR NORTH PUYALLUP  
TRACK MAPS



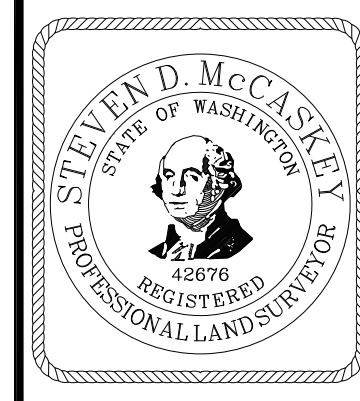
FOUND CASED  
CONCRETE MONUMENT

101°02'07"E 1553.22' (MEASURED) (BASIS OF BEARING)  
N01°02'07"E 1287.97' HELD PER RT

590.00'  
S88°34'02"E 683.00' HELD PER DEED

FOUND CASED  
CONCRETE MONUMENT  
SPENCER ROAD

REVISIONS	DESCRIPTION	BY	DATE



BOUNDARY TOPOGRAPHIC SURVEY  
FOR  
AMERICAN PRIDE LENDING, LLC

**Encompass**  
ENGINEERING & SURVEYING

Western Washington Division  
165 NE Juniper Street, Suite 200  
Eastern Washington Division  
407 Southwater Blvd. • Clk. Elm, WA 98922 • Phone: (509) 674-7433

JOB NO.	21715
DATE	07/07/22
SCALE	1" = 30'
DESIGNED	N/A
DRAWN	LFM
CHECKED	SDM
APPROVED	SDM