

SEPA ENVIRONMENTAL CHECKLIST

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

1. Name of proposed project, if applicable: 43rd Avenue Multi-Family
2. Name of applicant: Vladimir Tcaci. AVT Services LLC
3. Address and phone number of applicant and contact person:
Contact Person: James (Tres) Kirkebo III 2601 S 35th St #200 Tacoma WA 98409
(253) 473-4494
4. Date checklist prepared: February 11, 2022
5. Agency requesting checklist: City of Puyallup
6. Proposed timing or schedule (including phasing, if applicable):
City of Puyallup land use plan approval Spring/Summer 2022
Civil Design Fall 2022
Construction Spring 2023
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

None proposed

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

Preliminary Geotechnical Engineering Report by GeoResources dated April 15, 2020

Preliminary Stormwater Drainage Report by Apex Engineering LLC dated February 8, 2022

Critical Area Review by Russell & Associates dated March 4, 2020

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

NPDES- Construction Stormwater General Permit; Civil Site Development Permit including fill and grade, utility extensions and any other permit required by the City of Puyallup.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The applicant is proposing to construct a 4-story, 58-unit multi-family apartment building on a 1.67 acre parcel zoned RM-Core. The units will be made up of 1, 2 and 3 bedroom units. The site will include parking, and open space/ recreation areas. A storm drainage system will be installed and water and sanitary sewer will be extended to the site. Frontage improvements will be constructed on 43rd Ave SW and 7th St SW.

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.

Tax Parcel #: 4320000160

Address: XXX 7th Street SW, Puyallup, Washington- Pierce County,

Legal Description: Section 09 Township 19 Range 04 Quarter 12 HALF DOLLAR BERRY

TRACTS: HALF DOLLAR BERRY TRACTS E 240 FT OF TR 58

Follow I-5 and WA-512 to 94th Ave E/9th St SW in Puyallup. Take the exit and follow 9th St SW south to 43rd Ave SW go east on 43rd Ave SW to 7th St SW.

B. Environmental Elements

1. Earth

a. General description of the site:

(Circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

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

The site generally has moderate slopes ranging from about 5 to 30 percent.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The USDA natural resource conservation service (NRCS) web soil survey for Pierce County maps the site as being underlain by Everett very gravelly sandy loam (13B) soils.

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 on site or in the 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.**

The approximate material quantities moved in the developable area is: Cut: 7,100 CY / Fill: 1,243 CY Net: 5,857 CY. As grading plans are reviewed these estimates may be altered prior to obtaining approval. Engineering plans will be reviewed and approved by City of Puyallup prior to any earthwork.

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

Minimal erosion could occur but is unlikely due to the soil classifications and minimal slopes in the development area. If erosion were to occur it would likely occur during the clearing and construction phases of the project. During the clearing and construction phases, erosion is more likely to happen during the rainy months between October and April. After construction, the site use will be residential and will have landscaping that is typical of a residential multi-family development. This landscaping will also serve as ground cover that helps prevent erosion. See Geotechnical Engineering Report by GeoResources dated April 15, 2020 for additional soil stability information.

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

The site will have an approximate impervious coverage of 74%.

- 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 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 and with City of Puyallup 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 and possibly wood smoke 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.**

None known or anticipated.

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 of Puyallup standards, the site will be watered, and the streets will be cleaned, as necessary, to reduce dust emissions during construction.

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 or 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.

No.

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 require 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, according to FEMA Firm Panel Number 53053C0343E the site is not located within a 100-year floodplain.

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 Water:

- 1) **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

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.**

None, no waste materials are proposed to be discharged into the ground.

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.**

Stormwater from the on-site improvements is proposed to drain to infiltration chambers for flow control. Drainage from the frontage improvements is proposed to drain to bioretention swales within the right-of-way. Pervious concrete will mitigate the sidewalk runoff.

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

Yes, oils and greases from vehicles could enter ground or surface water. Generally, as the result of automotive/machinery/equipment fluid leaks during site work, traffic, and landscaping.

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

No.

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. The TESC facilities are designed to remove sediments and pollutants in order to protect water quality.

4. Plants

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?

Vegetation will be removed from the development area as the buildings and roads are constructed.

c. List threatened and 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:

A landscape plan will be prepared by a licensed Landscape Architect. All landscape elements will be subject to the City of Puyallup design standards.

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

None known.

5. Animals

a. List any birds and other animals which 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 _____

b. List any threatened and 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.

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

The landscaping will include street trees and open space.

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

None known.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The completed project will use electricity, natural gas, and possibly wood stoves to meet its energy needs. The Applicant anticipates that future residents of the units will use any combination of electricity and natural gas for heat and power household equipment. Electricity will likely be used to provide necessary lighting to units, amenities and streets. Wood stoves are not considered a main source of heat, however, may be used for heating within the units.

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

No.

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:

All energy conservation features required by City of Puyallup and state ordinances and or codes will be met.

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.

No.

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

None known.

- 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.

None known.

- 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.

None known.

- 4) Describe special emergency services that might be required.

Emergency Services typical to a residential area are anticipated.

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

None proposed.

b. Noise

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

No offsite noises are expected to impact the proposed community.

- 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)? Indi-cate 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. Long-term noise would be generated by activities typically associated with multi-family residential neighborhoods. The majority of this noise will occur during the day time hours, between 7 AM and 7 PM.

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

All vehicles, both construction and residential, are required to be muffled per existing vehicle regulations. Construction will be limited to normal construction day time hours between approximately 7 AM to 7 PM.

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 site is currently vacant land zoned RM- Core. (Regional Growth Center Oriented High Density Multi-Family Residential). The proposal is not anticipated to affect current land uses on nearby or adjacent properties.

Current Land Uses:

North: Multi-Family Residential zoned RM-Core

East: Single Family Residential zoned RM-Core

West: Single Family Residential zoned RM-Core

South: Single Family Residential zoned MSF Moderate Density Single Family within unincorporated Pierce County

- b. Has the project site been used as working farmlands or working forest lands? If so, describe.**

The site is not known to have been used as farmland or working forest land.

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?

None.

If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or no forest use?

None.

- 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.**

There are no structures on the site.

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

N/A

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

RM-CORE (Regional Growth Center Oriented High Density Multi-Family Residential)

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

HDR – High 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.

No.

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

58 units would likely result in approximately 145 future residents, assuming 2.5 people per home.

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

None.

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

N/A

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

The proposed densities and the land use are consistent with the Comprehensive Plan, Zoning Code and Design Standards of City of Puyallup.

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

None.

9. Housing

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

58 middle income units will be provided.

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

None.

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

N/A

10. Aesthetics

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

The tallest height of any structure on site will be 50 feet, as determined by the underlying Zoning Classification.

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

Territorial views of the site will be altered.

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

The site will follow all applicable design standards per City of Puyallup code including landscaping buffers.

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/exiting the site. Because of long daylight hours during summer construction months, use of headlights will be limited.

Long term light and glare produced will be typical of a multi-family residential development, to include interior and exterior lighting for the units, security lights where necessary, and possibly accent lighting. This light will be produced in the evening hours. All lighting will be oriented toward the site to prevent stray lighting.

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

It is not anticipated 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. The light from a typical multi-family residential development is not strong enough to pose any particular threat.

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

None known or anticipated.

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

None, it is not anticipated light or glare from the project will impact adjacent properties.

12. Recreation

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

Heritage Recreation Center is located less than a mile south and is a popular, 40-acre world class sports complex that boasts baseball, soccer and multi-purpose fields. It also provides access to the Nathan Chapman Memorial Trail and South Hill Community Park. The Center is located between Rogers High School and Zeiger Elementary School that can also provide some informal recreational opportunities. Bradley Park is located approximately 1.3 miles to the east and Clarks Creek Park South is located approximately 2.8 miles to the north.

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:

This proposed development is providing open space with the site design.

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? If so, specifically describe.

Registers:

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 Archaeology and Historic Preservation (DAHP) is Washington State's primary agency with knowledge and expertise in historic preservation. They provide an online search for registered and inventoried properties, known as WISAARD. that 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.**

It is not anticipated that this project will impact any historic preservation or continued use of any potential heritage properties in the vicinity.

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 frontage is on 43rd Ave SW and 7th St SW. Access will be provided from 7th St SW. The nearest highway is WA-512.

- 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 Pierce Transit Park and Ride is located 0.8 miles to the south. The nearest transit stop is on 39th Ave SW 0.2 miles to the north.

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

The completed project will provide 76 off street parking spaces and eliminate none.

- 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, frontage improvements will be constructed on 43rd Ave SW and 7th St SW.

- 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?**

This development is expected to generate 263.3 average weekday daily trips.

- 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 applicant will contribute traffic impact fees as required by City of Puyallup. Fees are assessed per net new dwelling unit. Exact fees and calculations will be determined by the City at the time of building permit issuance.

15. Public Services

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

Yes, the proposal includes the development of 58 multi-family residential units that will require additional fire and police protection than what is currently needed for the vacant site. The addition of the residential units will also increase the number of enrolled students in the Puyallup School District.

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

The proposed traffic circulation plan meets the requirements of the International Fire Code and provides locations for school bus stops. The future building will meet the City required building setbacks and be installed with fire sprinkler system to mitigate fire response times. Impact fees will be paid to mitigate for impacts to roads, parks and schools to pay for new or expanded public facilities, as required by City code.

In addition, the property owner will be assessed property taxes, a portion of which is used to fund public services, including new revenues for Puyallup Public Schools. The combination of impact fees and property taxes is intended to cover both operational and capital costs associated with the provision of public services. There are other funding mechanisms available to school districts to supplement their operational costs and construction/capital costs. They include bond issues and tax levies put forth to the District voters. Some of the District's capital construction costs can be supplemented through cost sharing from the State. When bonds and levies are passed by the voters, property owners pay for the costs through additional property tax. Generally, the property owners of the proposed apartment development would be eligible to vote for such future bond and tax levies to support the schools. Tax revenue for the multi-family development will contribute to the 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.

Power: Puget Sound Energy

Gas: Puget Sound Energy

Water: Fruitland Mutual Water Company

Sewer: City of Puyallup Sewer

C.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee _____

James Kirkebo

Position and Agency/Organization Principal/Project Manager, Apex Engineering LLC

Date Submitted: February 16, 2022

