



City of Puyallup  
Development Services  
333 S. Meridian  
Puyallup, WA 98371  
Tel. (253) 864-4165 Fax. (253) 840-6670

## **SEPA ENVIRONMENTAL CHECKLIST (2015 UPDATED VERSION)**

### **Purpose of Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency whether an EIS is required.

### **Instructions for Applicants:**

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

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

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

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

**A. BACKGROUND**

1. Name of proposed project:

304/312 2nd Avenue NE Multifamily

2. Name of Applicant:

Katherine Rupert

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

Contact Person: Katherine Rupert  
Phone: (253) 272-4214 ext 117  
3110 Ruston Way Ste E  
Tacoma, WA 98402

4. Date checklist prepared:

12/9/2021

5. Agency requesting checklist:

City Of Puyallup

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

Project is not currently phased

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

Not 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 (included with submittals)

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.

No other pending applications have been made available

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

Downtown Design Review, Site Development Review, Boundary Lot adjustment

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).

Join lots/BLA; fill/grade as needed; cap/connect to utilities as needed; new construction of two structures (one 12-plex and one 4-plex, both walk-ups) for multifamily use; surface parking is provided

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.

**304 2nd Ave NE, Puyallup, WA 98372**

Section 27 Township 20 Range 04 Quarter 23 STEWARTS J P 1ST ADD L 7 B 2 TOG/W N 1/2 OF E-W ALLEY IN SD B 2 LYING E OF ELY R/W LI OF SD STEWART ST VAC BY ORD 2353 SEG APPROVED BY CY OF PUYALLUP PLANNING DEPT 1/15/2021 OUT OF 794010-010-0 SEG 2021-0272 BB 1/19/2021 BB

**312 2nd Ave NE, Puyallup, WA 98372**

Section 27 Township 20 Range 04 Quarter 23 STEWARTS J P 1ST ADD L 8 B 2 TOG/W W 1/2 OF 4TH ST NE ABUT ON E & N 1/2 OF E-W ALLEY IN SD B 2 LYING E OF ELY R/W LI OF SD STEWART ST AKA ST HWY NO. 5 VAC BY ORD 2353 ALL LYING W OF FOLL DESC LI COM AT INTER 2ND AV NE & 5TH ST NE TH S 89 DEG 55 MIN 47 SEC W DIST OF 676.69 FT TO TRUE POB OF SD AGREED LI TH S 0 DEG 09 MIN 07 SEC E DIST OF 225.74 FT TO NLY MAR OF STEWART ST & TERM OF SD LI AS DELINEATED IN ROS FOR BLA 2021- 01-04-5013 PER RCW 58.04.007 SEG APPROVED BY CY OF PUYALLUP PLANNING DEPT 1/15/2021 OUT OF 794010-010-0 SEG 2021-0272 BB 1/19/2021 BB

**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)? \_\_\_\_\_
- 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.

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

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

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

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

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

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.

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

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

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.

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.

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.

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

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

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.

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.

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.



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.

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

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

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

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?

Parcels are flat and almost entirely cleared of vegetation already. Lot is grassy with a few overgrown shrubs. Vegetation removal is expected be minimal

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

No threatened or endangered species are known to be on or near site

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

Landscaping quantity, type, and placement will follow standards/requirements set forth by city code

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

No known noxious weeds or invasive species known to be on or near site

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 Crow; pigeon

Mammals: deer, bear, elk, beaver, other Squirrel, various rodent

Fish: bass, salmon, trout, herring, shellfish, other: NA

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

No threatened or endangered species known to be on or near site

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

This site is not known to be part of migratory bird flight path

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

None proposed

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

No known or invasive animal species known to be on or near the site

**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.

Project will utilize electricity as its sole source of energy for domestic heating and associated household uses

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

Project is not anticipated to affect potential for solar uses 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.

Well constructed, tightly sealed envelope; controlled ventilation; high efficiency heating and cooling systems; energy efficient doors, windows, and appliances.

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 known health hazards exist on or near site

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

Contamination from past uses unknown, contamination from current use not likely

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.

No known hazardous chemical/conditions are known to exist currently on site

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.

Toxic or hazardous chemicals are not anticipated to be produced as part of the construction process or as a byproduct of completion

4. Describe special emergency services that might be required.

No emergency services are expected to be required

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

Bet Management Practices will be used to reduce the potential for environmental health hazard

b. Noise

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

Noise from surrounding uses unlikely to affect 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.

Short term noise will be generated by physical construction and will occur during regular hours of operation between 8am-5pm.

Long term noise is expected to be minimal and consistent with use.

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

None proposed

**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.

Currently the project site is two parcels, both vacant. Adjacent uses north, west, and south are residential, east is general commercial.

- 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?

Project site is not working farm/forest land(s).

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:

Project is not surrounded by working farm/forest land(s)

c. Describe any structures on the site.

Site contains no structures.

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

NA

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

Central Business District

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

Pedestrian Oriented Commercial

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

NA (no shoreline)



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?

16+ residents at full capacity

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

None

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

None proposed

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

Regulations and requirements set forth by zoning/code have been used to create a project that is compatible with existing and projected land uses and plans.

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

NA

**9. Housing**

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

16 units are proposed of varying sizes and prices to accommodate a range of incomes

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

No units will be eliminated

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

Proposed development seeks to add much needed area housing. Because there is much strain on area housing availability, impacts are expected to be minimal as demand continues rising into the new year.

**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?

30'

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

None anticipated

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

Project is designed to improve aesthetics

**11. Light and Glare**

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

Exterior lighting may create area of illumination onto adjacent properties when dark. Glare (if any) is expected to be limited to east/west facing windows seasonally.

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

East/west facing windows do not make up a significant portion of the facade; safety hazard/view interference is not anticipated.

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

None

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

None

**12. Recreation**

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

Less than half a mile to Pioneer Park or Grayland Park, multiple informal recreation spots within walking distance (bars, restaurants, shops)

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

No; project will not displace any existing recreational uses.

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

None proposed

**13. Historic and Cultural Preservation**

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

No

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No; professional studies aren't known to exist

- 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.

City of Puyallup Public Data Viewer does not show either parcel associated with Historic Places layer

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

None proposed

**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.

Surface streets 2nd Ave NE/4th ST NE and E Main St serve the parcels on all sides; highways 512 and 167 also serve the area.

- 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?

Public Transit and Lite Rail are both located within walking distance of location

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

Non-project creates no parking; additional parking from completed project will be approx 16 spaces; 12 shared, 3 compact, and 1 ADA

- 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).

No improvements to existing infrastructure is proposed

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

Proposed project is in close proximity to rail transportation. It is within walking distance to light rail and transit facilities

- 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?

Pending a TIA, peak trips per day and peak volumes are unknown. Project is expected to create no commercial/nonpassenger vehicle traffic.

- 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 agricultural or forest products are on, or in the vicinity of project

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

None proposed

**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.

Project will likely see increased need for public services as it will be adding to the population base; to what degree it will affect these services is unknown

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

None proposed

**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.

All utilities are readily available via the adjacent street rights-of-way.

**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: 4/12/22

Signature of Agent: \_\_\_\_\_

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

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

Dated: 04/08/2022 in Tacoma, Washington.

[Signature]  
(Signature of Applicant)