

Environmental Checklist (WAC 197-11-960)

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C 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 with 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 decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later. 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.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

To Be Completed by the Applicant:

A. BACKGROUND

1. Name of proposed project, if applicable:

23 Pearl

2. Name of applicant:

Ken and Kathy Brown

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

5318 North Commercial Street, Ruston, WA

4. Date checklist prepared:

August 8, 2020

5. Agency requesting checklist:

City of Ruston

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

12-month construction schedule

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

No.

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

See reports from John Knowles our civil engineer.

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.

We know of no other proposals directly affecting the property covered by our proposal.

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

Do not know.

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.)

We intend to construct a three-story building with a street level commercial unit of 1453 sq.ft facing Pearl Street. Two floors of residential apartment units at 6808 sq.ft including common space; seven onsite parking stalls. Site area: 6,000 sq.ft.

12. Location of 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.

Parcel Number: 4655000080; Location: 5123 N. Pearl Street, Ruston, WA 98407

Legal Description: Section 23, township 21, range 02, quarter 12, Howard Heights, L13 and L14, B1

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other ____.

The site is basically flat with a slight incline to the alley.

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

2% to 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 prime farmland.

Clay, sand and dirt

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

No.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposal. Indicate source of fill.

We expect minimal grading with dirt used as fill.

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

No.

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

92%, 5520 square feet

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

Landscaping with plantings.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile. odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Do not know.

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

No.

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

Please reference reports by John Knowles our civil engineer.

3. Water

a. Surface:

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.

Does not apply.

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.

Does not apply.

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.

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

Does not apply.

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

Does not apply.

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.

Does not apply.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Does not apply.

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.

Does not apply.

c. Water Runoff (including storm water):

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.

Storm water run off will be tied into new storm drain system in the alley.

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

No.

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

Water penetrating landscaping.

4. Plants

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

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ wet soil plants: cattail, buttercup, bulrush, 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?

Grass and landscape plants.

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

Does not apply.

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

Grass and low maintenance landscape plants.

5. Animals

a. Circle (or underline) any birds and animals that have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other (list):

mammals: deer, bear, elk, beaver, other (list):

fish: bass, salmon, trout, herring, shellfish, other (list):

None apply.

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

None apply.

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

None apply.

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

None apply.

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.

Electric.

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

Do not know.

c. What kinds of energy conservation features are included in the plans of this proposal?

Mani-split heating, U28 or better windows, and energy rated insulation

List other proposed measures to reduce or control energy impacts, if any:

Do not know at this point.

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 special emergency services that might be required.

Do not know.

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

Please reference John Knowles, civil engineer's report.

b. Noise

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

Traffic and a building under construction next to site.

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.

Construction from 8am until 5pm or approved hours of operation

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

Compliance with City noise ordinances.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Single family homes, restaurant, chiropractic, dentist, and a wedding chapel

b. Has the site been used for agriculture? If so, describe.

No.

c. Describe any structures on the site.

Single family home

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

Single family home

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

Com-P

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

Mixed use commercial/residential

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

Does not apply.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Does not apply.

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

8 residents plus one operators of a retail space.

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

Two

k. Proposed measure's to avoid or reduce displacement impacts, if any:

residential housing will be increased from one unit to five units.

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

The project aligns with residential Com-P zoning.

9. Housing

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

Five middle income units.

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

One middle income unit.

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

The building will provide additional housing and accommodate parking needs.

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?

44.6 feet height; brick, cement, lap siding, decorative metal awnings and roof.

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

Do not know.

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

Follow Com-P architectural guidelines and align with the construction next door.

11. Light and Glare

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

The building will have downlighting under awnings and along walkways from dusk until dawn.

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

No.

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

None that we know of.

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

Use of downlighting would be only from the first floor.

12. Recreation

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

Point Defiance Park, Dune Park, Tacoma Yacht Club, Pt. Ruston.

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

No.

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

None.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None.

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

Not applicable.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Pearl Street is a state highway in front of the building that allows parking. 51st and 52nd Streets will support the alley access to the onsite parking garage.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes, there is a bus stop one block away.

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: _____

Kathy and Kathy Brown

Date Submitted: **8/10/2020**

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (do not use this sheet 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?

It is not likely this project will increase discharge to water, emission to air, production, storage or release of toxic or hazardous substances or production of noise.

Proposed measures to avoid or reduce such increases are:

Storm water will be directed to designed system, landscaping will absorb rainwater, and no activity would incur toxic materials.

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

It will not impact plants, animals, fish or marine life.

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

Not applicable.

How would the proposal be likely to deplete energy or natural resources?

Use of electricity to light and heat building.

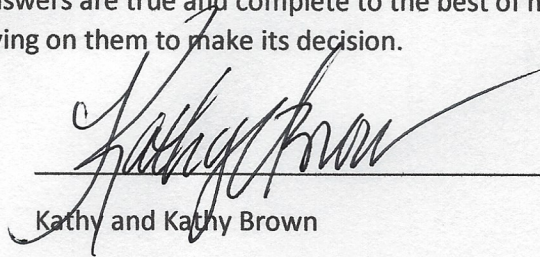
Proposed measures to protect or conserve energy and natural resources are:

Energy efficient lighting, heating and insulation will be used in construction.

C. SIGNATURE

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It will not impact plants, animals, fish or marine life.

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

Not applicable.

How would the proposal be likely to deplete energy or natural resources?

Use of electricity to light and heat building.

Proposed measures to protect or conserve energy and natural resources are:

Energy efficient lighting, heating and insulation will be used in construction.

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?

Does not apply.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Does not apply.

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?

Does not apply.

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

Does not apply.

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

There would be minimal impact since there are only five units and one small retail space.

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

The location is favorable to walking instead of driving or using public transportation to parks, restaurants, services and shopping.

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

Does not apply.