

City of Sumner

ENVIRONMENTAL CHECKLIST

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.

A. Background

1. Name of proposed project, if applicable: **West Valley Sumner**
2. Name of applicant: **INNOVA Architects for Avenue 55**
3. Address and phone number of applicant and contact person:
Brian Ludwig, INNOVA Architects, 950 Pacific Avenue, Ste 450, Tacoma, WA 98402
4. Date checklist prepared: **August 2013**
5. Agency requesting checklist: **City of Sumner**
6. Proposed timing or schedule (including phasing, if applicable): **Begin grading in Spring 2014 , construction through 2014 and into 2015, planned completion by Spring 2015.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No future additions or expansions are planned at this time.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **A SEPA Checklist, Soils Report, Geotechnical Report, and Traffic Report is provided here for this project.**
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. **To our knowledge, there are no governmental approvals pending.**
10. List any government approvals or permits that will be needed for your proposal, if known.
 - **SEPA Checklist-City of Sumner;**
 - **Full Drainage Review - City of Sumner;**
 - **NPDES NOI - Dept of Ecology;**
 - **Site Development Permit-City of Sumner;**
 - **Building Permit-City of Sumner**
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 proposal involves construction of a 128,800 s.f. high cube warehouse on 6.631 acres.
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.

The project is located at XXX West Valley Hwy, Sumner, WA, on Pierce County parcel 0420114072 in the Section 11 Township 20, Range 04, Quarter 44.

Legal Description: Section 11 Township 20 Range 04 Quarter 44: S 1/2 OF N 1/2 OF SE OF SE LY E OF STATE HWY EXC THAT POR CYD TO STATE OF WASH PER ETN 977186 OUT OF 4-066 & 4-901 SEG K0433DL DC6/16/99JU

TO BE COMPLETED BY APPLICANT

**EVALUATION FOR
AGENCY USE ONLY**

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 is gently sloping east toward the freeway.**
- 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.

The site consists of five to ten feet of fill overlaying native alluvial soils. The fill soils generally consist of medium dense to dense, dry to moist silty sand and sandy silt.

Please see enclosed Geotechnical Report and Environmental Assessment.

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

There is a threat of compressed soil strata susceptible to consolidation. Surcharging or ground improvement techniques are suggested. Please see enclosed Geotechnical Report and Environmental Assessment.

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

The site has been previously Filled and Graded in 2006. The fill consisted of 5 to 10 feet of generally medium dense to dense, dry to moist silty sand and sandy silt. Please see enclosed Geotechnical Report and Environmental Assessment.

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

Yes, erosion could occur due to clearing and construction. However, the implementation of a temporary sediment and erosion control plan using Best Management Practices should mitigate impact.

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

90%

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

The proposal will follow stormwater management design criteria required by the City of Sumner and erosion and sediment control plans will be developed in accordance with standards referenced by City of Sumner. These measures include stockpile covering, catch basin protection, silt fence, sediment traps, construction exit and temporary construction runoff storage facilities.

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.

Demolition and construction activities could cause dust at the site. Construction vehicles and equipment may cause exhaust emissions. Efforts will be made to regulate emissions to the air. After the project is complete, air quality will return to previous condition.

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

To our knowledge, there are no offsite sources of emissions or odors that will affect the proposal

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

The contractor will follow Best Management Practices such as watering the ground before and during grading activities, etc during construction of the proposed project. Vehicles not in use will be shut off and materials stored on site will be enclosed or covered when not in use.

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.

Yes, there is a stream to the east of the site as well as a wetland to the north east of the site. See the attached wetland report and exhibits. The buffer of the wetland encroached onto the North East corner of this site. As part of this SEPA

application, we are requesting approval to reduce the buffer of that wetland as is shown in the wetland report and site plan exhibits.

- 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, work will be done adjacent to but not within the wetland area. Construction of a Storm Pond. Please see attached Site Plan.

- 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.

There will be no fill or dredge material removed or added to the wetland area.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **None.**
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No, the project is not within the 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.

The project will discharge stormwater runoff, but it will be detained in a storm pond to meet required discharge rates, and water quality standards required by the City code.

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.

No, water will not be discharged into the ground water.

- 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.

No waste material will be discharged into the ground. The site will be connected to a forced main sanitary sewer in the roadway.

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.

Storm water runoff will be created from roofs and pavement areas. A storm drainage system will be prepared per City of Sumner requirements. It will be

collected in catch basins, downspouts and area drains, and conveyed to water quality storm filter vaults and runoff control facilities. Best Management Practices will be utilized.

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

No waste material will enter the ground or surface waters.

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

To reduce impacts, a comprehensive drainage system will be installed per City of Sumner drainage requirements. Runoff will be mitigated by onsite approved BMP's and water quality facilities.

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

grass

pasture

crop or grain

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 is gently sloping and grassy. All surface grass and trees will be removed and the site will be level grading to create a flat building pas area.

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

There are no threatened or endangered species on or near the site, to our knowledge.

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

A Landscaping and Irrigation Plan will be prepared for the site and submitted for approval to the City of Sumner. That plan will attempt to use native vegetation to minimize required use of irrigation.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other: skunk, opossum, squirrel,

fish: bass, salmon, trout, herring, shellfish, other:

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

To our knowledge, there are no threatened or endangered species on our site.

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

Yes, it is part of the Pacific Flyway for migratory birds.

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

There are no proposed measures to preserve or enhance wildlife.

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.

Natural gas and electricity will be used to meet the speculative warehouse energy needs.

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

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

- 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 proposed at this time.

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.

There are not environmental health hazards, etc, that could occur as part of this proposal.

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

No special emergency services will be required other than police and fire protection that already exists.

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

There are no environmental health hazards.

b. Noise

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

There is traffic noise from Hwy 167 and West Valley Hwy but that should not affect the proposed project.

- 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.

In the Short term, construction noises will affect the area during the daytime hours from 7am-7pm.

In the Long term, noise from trucks visiting the warehouse may have some impact on the area.

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

The proposed measures to reduce or control the noise impacts will be to limit the hours of operation during the construction phase of the project. The site is located in an Industrial area and has a tree lined area between the site and the heavy residential neighborhood. This will also help to reduce and control noise impacts. It is also adjacent to a freeway, which creates significant more noise than this site will produce.

8. Land and Shoreline use

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

The current use is M1, applicable uses for Industrial use. Currently, the site is vacant. North of the site is Koolit Truck and Equipment, South of the site is Toymith Warehouse, East of the site is a vacant lot, Hwy 167 and warehouses and West of the site is West Valley Hwy East, a heavy tree area and residential neighborhood.

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

To our knowledge, the site has not been used for agriculture.

- c. Describe any structures on the site.

Currently, there are no structures on the site.

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

No.

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

The current zoning is M1, Light Industrial.

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

The current Comprehensive Plan designation is MIC.

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

The Shoreline Master program is not applicable to the site.

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

Off the site, but nearby is a **stream and wetland. See the attached wetland report and exhibits, which show our proposed setbacks and buffers.**

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

The approximate number of tenants is unknown at this time since there is not a tenant for this speculative building.

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

Since the property is vacant, the project would not displace anyone.

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

No measures being proposed since no one is being displaced.

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

The proposed project being a large warehouse is consistent with the Comprehensive Plan and the M1, Light Industrial zoning.

9. Housing

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

None

- 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:

None

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 the proposed building is 35'-0". The principal exterior building material is concrete tilt-up.

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

No immediate views will be altered or obstructed.

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

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

11. Light and glare

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

The proposed project will have wall pack and shoe box lighting. Remote parking areas will have pole mounted lights.

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

No, light or glare from the finished project will not be a safety hazard or impact views because the wall packs do not cast light very far and because shoe box lights face downward. Furthermore, all surrounding sites are similar, industrial uses.

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

No existing off-site sources of light or glare will affect our proposal.

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

The proposed measure to reduce or control light and glare impacts will be the use of fitted shields to confine lighting to project site.

12. Recreation

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

There are no recreational opportunities in the immediate vicinity.

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

No, the proposed 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:

No measures are proposed to reduce or control impacts on recreational opportunities.

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.

To our knowledge, there are no places or objects listed on or proposed for national, state or local preservation registers on or next to the site.

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

To our knowledge, no landmarks or evidence of historic, archaeological, scientific or cultural importance exists on or near site.

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

No measures are proposed to reduce impacts. If a cultural or archaeological landmark is found, the Washington State Archeology and Historic Preservation Office will be notified.

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.

The site is currently accessed by West Valley Hwy. Primary access from freeways are anticipated to be from Hwy 167. The see attached Site Plan.

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

The site is not currently served by Public Transportation.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

The completed project would have approximately 76 parking stalls.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Yes, the project is proposing R.O.W. dedication and Frontage improvements and Landscaping along West Valley Highway.

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

The project will not use water rail or air transportation.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. See Traffic Report to verify the actual trips.

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

No proposed measures, at this time, to reduce or control transportation impacts.

15. Public services

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

The proposed project will not increase the need for public services, other than police and fire department type services.

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

No proposed measures to reduce or control direct impact on public services are proposed at this time.

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.

City of Sumner water, sewer, electricity. PSE for natural gas.

C. SIGNATURE

I, the undersigned, swear under the penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency may withdraw any determination of non-significance that it might issue in reliance upon this checklist.

Signature:

Brenda Richardson - INNOVA Architects

Name: Brenda Richardson

Date Submitted:

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?

Noise impacts for the animals are proposed to be reduced by prohibiting roosters and having the kennels only allowed as an indoor use at this time.

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:

- 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.

[Statutory Authority: RCW 43.21C.110. 84-05-020 (Order DE 83-39), § 197-11-960, filed 2/10/84, effective 4/4/84.]