

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.

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A. Background

1. Name of proposed project, if applicable:

Korsten Property

2. Name of applicant:

Petersen Brothers, Inc.

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

2008 East Valley Highway
Sumner, Washington 98390
(253) 863-8136
Contact: Gary Petersen

4. Date checklist prepared:

January 30, 2008

5. Agency requesting checklist:

The City of Sumner

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

Filling and grading work is to take place immediately upon the receipt of permits. Work will take approximately 18 months to complete.

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

The site will ultimately be developed as a commercial facility with timing dependant upon the economic environment. It may be desirable to have the site meet a variety of needs prior to final and full build-out. Future development plans have not been determined at this time. When final plans for the site are proposed, a SEPA will be prepared to address specific concerns associated with that development that cannot be known at this time.

*Zoned
Interchange
Commercial*

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

We are not aware of any other environmental information that has been prepared for this site. This property has been historically used for agriculture.

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 do not know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by this proposal. We are assuming that there are none.

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

Filling and grading will require a site development or land use permit from the City of Sumner. Permits required for future development of the site will be applied for at such time as plans to develop the site beyond filling/grading are known.

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 site contains 29.34 acres of former agricultural land zoned "Interchange Commercial". This project is for site preparation including clearing, grading, and filling with bank run borrow. This is necessary as the native site soils are soft and will not readily support the construction of a future commercial facility without compensating measures being taken. When the fill and grade portion of the work is complete, the site will provide a firm base upon which to stage construction activities, interim uses and ultimately final buildout. There are currently no specific plans to develop the site beyond the proposed fill and grade activities.

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 site is located at the southwest corner of the intersection of 24th Street East and the Union Pacific Railroad (UPRR). The site contains parcels 042012-3700, 3701, -3014, -3005, -3040, -3043 and -3044 in Section 12, Township, 20 North, Range 4 East, Willamette Meridian.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Flat

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

The steepest slope is approximately 4% over the majority of the site. An adjacent agricultural ditch to the west tends to have steeper side slopes of 2H:1V or 50%.

- 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.

Native site soils are generally loamy sand. These soils would no longer qualify as prime farmland. Years of single or mono use agricultural practices have rendered the soils nutrient deprived. Import bank run will be provided as the fill material.

- 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 in the immediate vicinity.

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

The filling and grading of the site will involve placement of approximately 180,000 cubic yards. The fill material will be imported from an approved (permitted) borrow site which may include but is not limited to the Petersen Brothers, Inc. borrow site on the East Valley Highway.

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

Erosion could occur as a result of site clearing, stripping, and fill placement. Upon the completion of the fill, the site will be stabilized with pasture grasses. Generally the potential for erosion is limited to the fill slopes during the wet season.

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

*Clean fill
will be required*

*TESC permit
will be required*

The proposed fill operations will result in no increase in impervious area of the site.

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

Erosion and sedimentation control is required for all construction sites. The erosion control measures that we anticipate as appropriate to this proposal are: 1. Sediment Pond, 2. Silt fence, 3. Erosion control seeding, 4. Placing straw on permanently graded flat areas prior to stabilization with grass. Should these measures not prove effective, other measures will be employed by the contractor to restrict sediment from leaving the site.

2. Air

- b. 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.

Emission to the air can be generated by heavy equipment operation and clearing/stripping activity. Placing bank run to bring the site to grade will also have the potential to cause windborne sedimentation.

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

There are no known offsite sources of emission or odor that will affect this project.

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

Equipment will be maintained in good operating condition to reduce emissions to the air. Site soils and import soils will be handled and water conditioned as necessary to reduce emissions to the air.

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.

The site is located in the immediate vicinity of the Milwaukee Ditch and is in the Stuck (White) River basin.

A wetland determination has been submitted & indicates no wetland on site.

- 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.

We will be grading and working in very close proximity to the ditch. The site is however, more than 200 feet distant from the river.

- 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 dredge material removed from or placed in the river.

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

There will be no surface water withdrawals from the river.

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

The site does not lie within a 100-year floodplain to our knowledge.

Parcels 042012 - 3040, 3005, 3043, & 3044 are fully or partially w/in the 100 yr flood plain

- 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.

Waste materials will not be discharged to surface waters.

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.

Groundwater will not be encountered in this project.

- 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 to 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.

The sole source of runoff from the site is from precipitation. This water will be managed in conformance with the City of Sumner Drainage Manual, which is the 1992 King County Storm Water Management Manual. The proposed fill/grade activity will not result in any increased runoff from the site. All runoff from the site will continue to be tributary to the Milwaukee ditch. Ultimately this ditch flows to the Stuck River, the Puyallup River, and the Puget Sound.

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

Generally no. There is no specific waste stream associated with this proposal. Accidental spills of petroleum products associated with the operation of heavy equipment will be cleaned immediately upon discovery. The procedure will be to stop the spill and contain the spilled material. If the spill is large, proper authorities will be notified. In every case of an accidental spill a spill report form will be completed and these forms will be kept on record with the contractor and available for inspection by the City of Sumner.

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

Equipment and hoses will be maintained in good working condition to minimize the potential for construction activity related spills.

4. Plants

- a. Check or circle **BOLD** 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 **Black Berry**

- b. What kind and amount of vegetation will be removed or altered?

All vegetation will be removed from the site.

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

We are not aware of any threatened or endangered species on or near the site.

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

Upon completion of filling and grading the site will be seeded with a native pasture grass to stabilize the site until another land use is proposed.

5. Animals

- a. Circle **BOLD** 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, **rabbit**

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

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

We are not aware of any threatened or endangered species on or near the site.

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

All of Western Washington is part of a migration route.

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

There are no measures proposed 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.

There are no energy demands associated with the proposed fill and grading activities.

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

This project will not affect the potential 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:

None.

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.

This question is not applicable to our proposal. Please see our responses to discharges to the ground.

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

No additional or special emergencies will be associated to any phase of this project.

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

This question is not applicable to our proposal.

b. Noise

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

There are no existing noise sources in the area that will have an impact on this proposal.

- 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.

Intermittent construction noise will be the most significant source of noise on the site during the fill/grade activities. We propose to begin construction at the site at dawn and work till dusk. The hours of 5:00 am to 9:30 pm would be ideal. The completed project will be relatively quiet.

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

All machinery will be regularly maintained as a preventative measure for controlling noise levels.

8. Land and Shoreline use

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

The site is currently vacant. Adjacent properties to the north and east have been developed as industrial or commercial facilities.

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

The site has been used for agriculture.

- 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?

Interchange Commercial

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

Commercial

- 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 an "environmentally sensitive" area? If so, specify.

No part of the site has been classified as an "environmentally sensitive" area.

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

Filling and grading the site will produce no permanent jobs.

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

No person will be displaced by this proposal.

- 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:

This project is by definition compatible with the existing and projected land uses. The area will eventually be developed into a commercial facility at some future point. The current proposal will create a work pad compatible with a future commercial development.

9. Housing

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

This is not a residential development and this section of the Environmental Checklist is not applicable to this proposal.

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

N/A

- 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?

There are no proposed structures associated with the currently proposed filling and grading activity for the site.

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

There are no views in the immediate vicinity that will be obstructed by this site development process.

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

By placing this development in the middle of an anticipated commercial area, and ultimately building the site out in conformance with the codes and regulations current in the City of Sumner at the time of development we will avoid what could be considered 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?

Outdoor lighting for security purposes and as required by the City of Sumner will be the only sources of light and glare.

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

It is unlikely that light or glare from the finished product will be a safety hazard or interfere with views.

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

There are no off-site sources of light and glare that may affect our proposal.

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

Outdoor lighting will be faced down toward the ground.

12. Recreation

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

There is no recreation in the immediate vicinity of the site.

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

N/A

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

N/A

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.

There are no places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site.

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

N/A

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

Should any items of historic or archaeological interest is unearthed in the process of the site development, the proper authorities will be notified and work will cease until there is a determination that the unearthed material does not warrant delay of the project.

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 served off 24th Street East, which has an interchange with Highway 167.

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

Public transit does not make regular stops in the vicinity of the site.

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

There are no parking spaces on the site. Filling and grading will not have any parking associated with it.

- 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).

This proposal does not trigger the need to construct or enhance the existing road system.

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

The site seems to be under a flight path for airplanes with their destination as SeaTac. The site is not served by air transportation. The site is located immediately adjacent to the UPRR ROW.

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

During filling and grading work the trips generated will be less than 200 per day with the peak hour being approximately 7:00 am, or when the construction/excavation workers arrive.

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

None

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 project will not result in an increased need for public services (for example: fire protection, police protection, health care, schools, other), that hasn't already been considered by the City of Sumner for this location.

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

N/A

16. Utilities

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

The proposed fill and grade work does not involve the utilization of utility services available in the immediate area.

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: 

Date Submitted: 1/31/08