



# City of Sumner SEPA Application

Community Development  
1104 Maple Street, Suite 250  
Sumner, WA 98390  
Tel. (253)299-5530 Fax: (253)299-5539  
[www.ci.sumner.wa.us](http://www.ci.sumner.wa.us)

(Please fill out ALL fields unless otherwise noted)

**File Number:** \_\_\_\_\_

Site/Project Address (if available): 15224 East Main St. Sumner, Washington 98424		Parcel #: 7001640060	
Owner: RCW Properties, LLC	Phone: (253) 863-2889	Email:	
Owner Address: 16719 110th Ave. E.	City: Puyallup	State: WA	Zip: 98374
Surveyor/Engineer/Contractor: Rush Commercial Construction		Phone: (253) 858-3636	Contractor License Number: RUSHCC*913JG
Address: 6622 Wollochet Dr. NW	Email:	City: Gig Harbor	State: WA Zip: 98335
Contact Person: Michael Desmarteau	Phone: (253) 858-3636	Fax: (253) 858-3188	
Contact Address: 6622 Wollochet Dr. NW	Email: mdesmarteau@therushcompanies.com	City: Gig Harbor	State: WA Zip: 98335
<b>Description of Project:</b>			
<p>The design &amp; construction of a new 5,688 sq. foot professional building on a 0.73 acre parcel of property located in Sumner, WA, along with all associated storm drainage, parking, utilities, fencing, landscaping and limited frontage improvement along East Main Street.  <b>**SEPA AMENDMENT AS REQUESTED BY ERIC MENDENHALL PER PRE-APPLICATION # PRE-2014-0003 - FULL COMPLETED SITE PLAN TO BE SUBMITTED WITH BLDG. PERMIT APP.</b></p>			

### Supporting Materials Required:

**Office Applicant - (please check off all "applicant" boxes)**

<input checked="" type="checkbox"/>	SEPA Application Form and Checklist 4 copies of the completed SEPA Checklist Required fee (Please consult the Permit Specialist)	
<input checked="" type="checkbox"/>	<b>Site Plan Drawing (To scale including ALL items below) (Prepared, stamped, and dated by a licensed surveyor)</b>	<b>4 - 11" x 17"</b> <b>2 - Full Sheet (24"x 36")</b>
	<ul style="list-style-type: none"> <li>o Legal Descriptions of existing and proposed lots</li> <li>o Vicinity map and site zoning</li> <li>o Property line dimensions and square footage of new lots</li> <li>o Existing public and private roads, driveway access and all easements</li> <li>o Existing and proposed fire hydrant locations or distance to the nearest hydrants</li> <li>o All major man-made features; drainage ditches, railroad tracks, etc.</li> <li>o Existing building locations and setbacks from property lines (if any)</li> <li>o Proposed access width</li> <li>o Building envelopes and lot number assigned to each lot</li> <li>o Location of nearest existing utilities including sanitary sewer, storm drainage, and water services</li> <li>o Environmental constraints identified and delineated (if any) such as wetlands, rivers, streams, slopes</li> </ul> Other information as applicable from Pre-Application review comments (Wetland reports, etc)	
<input type="checkbox"/>	Mailing list of all property owners within 500 ft, 1000 if project is in M1 zone	2 - Sets of labels
<input checked="" type="checkbox"/>	<b>PDF Copy of all submitted documents</b>	

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.

**\*\*BY LEAVING THE CONTRACTOR INFORMATION SECTION BLANK, I HEREBY CERTIFY FURTHER THAT CONTRACTORS (GENERAL OR SUBCONTRACTORS) WILL NOT BE HIRED TO PERFORM ANY WORK IN ASSOCIATION WITH THIS PERMIT. (building permits only)**

*Tawney Calzacorta, Agent*  
SIGNATURE OF OWNER / AUTHORIZED AGENT

Tawney Calzacorta  
PRINTED NAME

DATE: 9 / 16 / 14

# **SEPA ENVIRONMENTAL CHECKLIST**

UPDATED 2014

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

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

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

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## A. background

1. Name of proposed project, if applicable:

***Madison Park Office Building***

2. Name of applicant:

***Rush Design, Inc.***

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

***6622 Wollochet Dr. NW,  
Gig Harbor, WA 98335.  
Attn: Thair Jorgenson, P.E.  
253-858-8204***

4. Date checklist prepared:

***10/1/14***

5. Agency requesting checklist:

***City of Sumner***

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

***The project will begin as soon as permits are issued. Anticipated construction January 2014- July 2014***

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.

***Geotechnical Engineering Report prepared by GeoResources, LLC (dated 9/5/14)***

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.

***Yes. Design Review with City of Sumner***

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

***Design Review, SEPA approval, Site Development Permit, Building Permit, Utility Connection Permits, Plumbing, Mechanical, and Electrical Permits***

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.)

***Construction of a 1 story office building 5,688 S.F., and associated site development including parking, landscaping and utilities.***

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.

**Located at the southwest corner of the intersection East. Main St. & 153<sup>rd</sup> Ave. E.**

**15224 East Main Street.  
Sumner, Washington 98424**

**AP# 7001640060**

**Located in: SW ¼ of Section 19, Township 20, Range 05, Quarter 33 :**

**Legal Description**

**PARCEL 7001640060: LOT 6 OF SUMNER ESTATES RECORDED JULY 2, 2003  
UNDER RECORDING NUMBER 200307105002, IN PIERCE COUNTY, WASHINGTON.**

**THE NORTH 250 FEET OF THE FOLLOWING DESCRIBED PROPERTY. BEGINNING  
858 FEET EAST OF THE NORTHWEST CORNER OF LOT 4, THENCE SOUTH 660 FEET,  
THENCE EAST 66 FEET, THENCE NORTH 660 FEET, THENCE WEST 66 FEET TO THE  
POINT OF BEGINNING, EXCEPTING ROADS. SITUATE IN SECTION 19, TOWNSHIP 19  
NORTH, RANGE 5 EAST, PIERCE COUNTY, WASHINGTON.**

## **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)?

**Approximately 1.5%**

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

**Sultan Silt Loam with Alluvium overbank deposits (fine grain sand, courser sand and gravels). See Geotechnical Report for site specific soil descriptions.**

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

**As noted in the Geotechnical Report (GeoResources, Inc, 9/9/14), the site soils conditions have a liquefaction potential which corresponds to a seismic Site Class "E" of the International Building Code. According, special considerations in the design and construction of footings and foundations are provided in the geotechnical report and will be implemented into the structural design of this one story building.**

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

***The proposed office building is generally to be constructed on the existing grade as will the parking lot area. However, approximately 900 cubic yards of excavation will occur on the site related to the footing, rain garden and porous pavement section excavation. Approximately, 825 cubic yard of fill, which will be import rain garden soils, and crush rock (permeable ballast and choker course) backfill for the porous pavement areas.***

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

***Site work associated with building the parking area construction on this relatively flat site has a minor potential to contribute to erosion. Best Management Practices (BMP) to control erosion and sedimentation will be provided during and after construction as required by the City of Sumner and as provided for in the 2005 Department of Ecology Stormwater Management Manual.***

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

***Of the 20,456 sf site, about 15,475 sf or approximately 75.6% of the total site will be impervious surfaces (office building, parking lot and sidewalks). The remainder of the site will be pervious and will include landscape buffers and landscape planting areas along the western, southern and eastern perimeters and within interior landscape islands.***

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

***BMP based erosion and sedimentation control plan, subject to approval by the City of Sumner, will be implemented during and after construction. Measures which are expected to be necessary include mulching, silt fencing, stabilized construction entrance, sedimentation traps, catch basin inlet protection during construction, designed landscaping and permanent erosion controls at post construction as required by the City of Sumner and as provided for in the 2005 Department of Ecology Stormwater Management Manual.***

## 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.

***There will be exhaust fumes from construction equipment and limited dust due to the construction. These are anticipated to be minor and largely confined near the site. When the project is complete, vehicles will generate localized vehicle emissions related to typical office and truck maintenance facilities.***

- b. Are there any off-site 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:

***Ensure equipment is well maintained; Best Engineering Practices will be implemented during construction activities to minimize fugitive dust emissions.***

### 3. Water

#### a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

**No. The Puyallup River is located almost a mile south of the property and the White River is located over a mile from the 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.

**No**

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

**None**

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

**No**

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

**No. According to FEMA maps 5301470005D and 5301380354C, the site is not within the 100-year 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.

**No. The proposal does not involve any discharge of waste materials to surface waters.**

#### b. Ground Water:

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

**No ground water will be withdrawn for the 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.

**None. Sewer service for the project is provided by the City of Sumner sewer system. The City sewer is available in 153rd Ave Ct E. A side sewer stub will be extended to the site.**

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.

***Low Impact Development (LID) techniques will be use to manage stormwater on this project. This will include the use of a engineered rain garden to treat and infiltrate roof runoff and porous pavement for infiltrating runoff within the parking area. Geotechnical and laboratory analysis demonstrated that the soils underlying the porous pavement section meet the Soil Sutility requirements for runoff treatment in the 2005 Department of Ecology Stormwater Management Manual. Both LID designs are in conformance with the requirements of the City of Sumner codes and as provided for in the 2005 Department of Ecology Stormwater Management Manual.***

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

**No**

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

**No**

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

***Stormwater management during construction will include engineered stormwater erosion and sediment control systems designed to meet the City of Sumners's stormwater management requirements. Stormwater runoff under developed conditions will be managed in engineered, and City approved, Low Impact Development systems (porous pavement the parking area anda rain garden for the office building roof drainage).***

4. Plants

- a. Check the types of vegetation found on the site:

\_\_\_deciduous tree: alder, maple, aspen, other

\_\_\_evergreen tree: fir, cedar, pine, other

X shrubs

X grass

\_\_\_pasture

\_\_\_crop or grain

\_\_\_ Orchards, vineyards or other permanent crops.

\_\_\_ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

\_\_\_ water plants: water lily, eelgrass, milfoil, other

\_\_\_ other types of vegetation

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

**None Known**

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

**None Known**

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

***Landscape Plans will be prepared by a professional landscape architect licensed in this state. In accordance with Chapter 20.58.020.4., Preservation of existing vegetation shall be incorporated into landscape design whenever practical.***

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

***None Known***

## 5. Animals

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

birds: hawk, heron, eagle, songbirds, other:  
mammals: deer, bear, elk, beaver, other:  
fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

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

***None Known***

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

***The entire Puget Sound is part of the Pacific Flyway for migratory birds. There is nothing about the size, location or physical attributes of the project site that make it particularly important or valuable to migrating birds.***

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

***NA***

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

***None Known***

## 6. Energy and natural resources

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

***Electrical power is available at the site. The building will be provided with electric heat pumps. Lighting and other energy needs will be provided by electricity supplied by Puget Sound Energy.***

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

***No***

- c. What kinds of energy conservation features are included in the plans of this proposal?  
List other proposed measures to reduce or control energy impacts, if any:

***Energy efficient design and construction materials are utilized to meet or exceed the code requirements. All construction will be in compliance with the IBC, and Washington State Energy Code.***

## 7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?  
If so, describe.

**No**

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

***None that is known.***

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

***None known***

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

***None***

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

***No special emergency services should be required for this proposal***

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

***The implementation and use of standard BMP and construction practices during site development and construction***

## b. Noise

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

***General traffic noise along 70th Ave E and North Levee Road. This noise will not affect the 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.

***Typical construction noise between the hours of 7:00 a.m. and 7:00 p.m. on weekdays throughout the office building and site construction.***

***Upon completion, there will be passenger vehicle noise associate with a typical office building that will occur within this general commercial zoned area.***

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

***Restriction of working hours between 7:00 a.m. and 7:00 p.m, maintaining equipment in good condition.***

## 8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

***The property is bound on the north, west, and east by General Commercial (GC) zoned property. The property abutting on the west is occupied by a small attorney's office. The parcel to the east of the site is occupied by a nail salon and realty office. A single family residence located in a High Density Residential zoning district abuts the site to the south. The project not affect the land uses on the neighboring properties.***

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 nonfarm or nonforest use?

***The site is currently vacant. The site has not been use as a working farmland or working forest lands at least in the paste several decades.***

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

***No***

c. Describe any structures on the site.

***None***

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

***No***

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

***GC – General Commercial District***

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

***GC – General Commercial District***

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

***Not Applicable***

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?

***Approximately 15-20+/- people will work on-site within the office building uring the work day.***

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

**None**

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

**Not Applicable**

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

***The proposed office and maintenance buildings are permitted uses within the City of Sumner's General Commercial District zoning district.***

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

**Not Applicable**

## 9. Housing

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

***None. The property is to be developed as an office building.***

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

***None. The property is currently undeveloped.***

## 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 height of the proposed office building is approximately 22' above ground level. The exterior building for office building will be masonry veneer, metal siding and lap siding.***

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

**None.**

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

***The office building shall be designed to meet the City of Sumner's design standards for building 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 building and parking area illumination will be the primary source of light. The sun hitting windows would be a source of glare. Parking areas will be illuminated from dusk to 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?

***Light or glare would not be an issue to affect the proposed.***

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

***Building and parking light fixtures will be provided with City approved shielding and directed to focus and maintain the area of illumination on-site.***

## 12. Recreation

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

***Several parks within the City of Sumner are located 1.5-2 miles of the project site that are available for both active and passive recreation as well as several designated and maintained walking trails.***

- 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:

***No impacts are anticipated.***

## 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.

***There are no known places or objects on or proposed for, national, state or local preservation registers on the site.***

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.  
***None known.***

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.  
**Not Applicable - Vacant property.**

- 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.  
**Not Applicable**

#### 14. Transportation

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

**The site fronts on East Main Street and 153<sup>rd</sup> Ave Ct. E. in Sumner. Vehical is access to the parking lot is from 153<sup>rd</sup> Ave Ct. E.**

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

**The site is not currently served by public transit. The nearest transit stop is located approximately 1.5 mile to the northwest.**

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

**The project will provide 17 new general parking stalls. The site is currently undeveloped therefore no existing parking stalls will be eliminated.**

- 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 new roads or streets will be required to support this project. Frontage improvements along East Main Street and 153<sup>rd</sup> Ave. Ct. E, to the extent required by the City, will be constructed as part of this project.**

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

**No**

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

**Based upon a multi-use trip generation analysis (1/2 dentist office/1/2 attorney's offices) for the project by Heath & Associates, the project is expected to be a low generator of trips in the area. At the entrance driveways, a 24-hour two way driveway volume is modeled at 141 with 10 AM Peak hour trips and 11 PM peak hour trips predicted by the model (Trip Generation 2013, Trafficware, LLC modeling software). Little or no truck traffic is anticipated other than an occation delivery (i.e. UPS, FED EX, etc).**

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

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

**Traffic generation an peak hour trips are minimul for the small office building and intended use. Traffic impact fees, corresponding to the building use will be paid as assessed by the City.**

**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.

**There will not be an impact on schools and no special public services will be required to support the proposed project.**

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

**None warranted.**

**16. Utilities**

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_

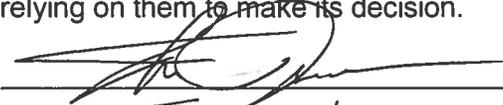
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

**Water, electrical, phone, and City sewer services are all available on-site or within East Main Street and/or 153rd Ave. Ct. E.**

**C. Signature**

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

Signature: \_\_\_\_\_



Name of signee \_\_\_\_\_

Thair Jorgenson P.E.

Position and Agency/Organization \_\_\_\_\_

Principal Engineer / Rush Design, Inc

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

10/29/14