

# SEPA ENVIRONMENTAL CHECKLIST

## ***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: MML Office Building

2. Name of applicant: MML Management, LLC  
c/o Aaron Molen

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

Applicant: 2229 166th Avenue E  
Lake Tapps, WA 98391  
(310) 463-5529

Agent/Contact Person:

Lisa Klein, AHBL  
2215 North 30th Street, Suite 300  
Tacoma, WA 98403  
(253) 383-2422

4. Date checklist prepared: June 24, 2015

5. Agency requesting checklist: City of Sumner

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

Preload of the site will occur first, likely in 2016, construction will occur in 2016 - 2017

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.

Traffic Study, prepared by Heath & Associates dated June 2015

Wetland Delineation & Analysis Report, prepared by Grette Associates dated March 2015

Stormwater Site Plan Technical Report, prepared by AHBL dated June 2015

Geotechnical Engineering Report, prepared by South Sound Geotechnical Consulting dated March 2015

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.

Access is being provided by a shared driveway with the YMCA property located adjacent to the west. The YMCA is currently under construction.

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

- SEPA Environmental Review
- RWHA Permit
- Site Design Review, including approval from the Sumner Design Commission
- Building Permit
- Site Development Permit
- Sign Permit
- National Pollutant Discharge Elimination System (NPDES) permit from the Washington State Department of Ecology, if clearing more than one acre.

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 10,148 square foot dental and orthodontics office. The building will be one story and will include parking and associated landscaping and site improvements.

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 address is 16209 64th Street East. The property is located in a portion of the SE ¼ of the SE ¼ of Section 19, Township 20 North, Range 05 East, W.M. in the City of Sumner, Pierce County, Washington.

A legal description, site plan and vicinity map is included in the project plans.

## **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)?

Less than 2%.

- 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.

Soils consist of silty sand to sandy silt alluvial deposits in a generally loose to soft condition.

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

The geotechnical study found that site soils are considered highly susceptible to liquefaction.

- 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.

Approximately 4,500 CY of excavation for building foundation, stormwater detention and general site grading and 5,000 CY of fill will occur for pre-load, structural fill and site fill. Fill will come from an approved source in the vicinity of the project.

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

Erosion could occur as a result of clearing and construction. Implementation of best management practices in accordance with the temporary erosion control plan will mitigate any impacts from erosion.

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

Approximately 66% of the site will be covered with impervious surfaces.

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

Erosion control measures will include the use of silt fences, check dams, a dedicated construction entrance, sediment trap and straw cover over exposed soils.

## **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.

Emissions to the air would be caused by vehicles, including construction vehicles.

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

None known.

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

Watering the ground as needed before and during clearing and grading activities will control dust particles. Also turning off construction vehicles that are not in use will avoid unnecessary 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.

A Category IV wetland is located in the northeast corner of the site and extends offsite to the north. It is hydrogeomorphically classified as a Depressional Wetland. The site drains to Salmon Creek.

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.

The property will be developed within 35 feet of the wetland edge. No work will occur within the required 35-foot buffer.

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 filling or dredging in the wetlands.

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 or diversions.

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

The property is located outside 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.

There will be no discharges of waste material 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 groundwater will be withdrawn.

- 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.

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.

Stormwater runoff will be collected from the building, parking lot, sidewalks and landscaping areas and routed to catch basins with treatment filters which then direct flow to an underground detention facility. Flow collected from the building roof will be tied directly to the detention facility. Stormwater from the detention facility will be conveyed to a 24 inch storm main on 64th which flows to Salmon Creek.

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

No waste materials should enter the ground or surface waters. Any vehicular waste such as oil or gas would be picked up through the stormwater system and treated prior to discharge.

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

No. The existing site is relatively flat and vegetated. Most of the water slowly infiltrates and evaporates. The proposed impervious surfaces will collect stormwater and convey to the existing 64th Street storm main.

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

Water quality and flow control systems will reduce or control drainage impacts if any.

#### 4. Plants

a. Check the 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

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

✓ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, Reed canarygrass

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

\_\_\_other types of vegetation

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

With the exception of the wetland and wetland buffer area, all vegetation will be removed for site development.

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:

The site will be landscaped with native and ornamental plantings according to the requirements of the City of Sumner Design Guidelines.

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 Pacific Northwest is part of the Pacific Migratory Route for Birds.

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

In accordance with City requirements, at least 10% of the site will be landscaped.

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.

Electricity and Natural Gas will be used to meet energy needs including heating, lighting and the operating of dental and orthodontics equipment.

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

No impacts to solar energy are anticipated.

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:

The building will be designed to meet the requirements of the Washington 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.

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

None 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.

No hazardous chemicals/conditions are anticipated.

- 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.

No toxic or hazardous chemicals will be stored, used or produced during construction or operations.

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

None proposed or required.

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

None proposed or required.

b. Noise

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

Traffic noise from area roadways is audible in the project vicinity. Noise levels are not expected to impact the proposed development.

- 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.

Short-term noise associated with construction activities are expected. Limited post-construction noise would be created by vehicles entering and exiting the site during business hours.

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

Limiting constructions o the hours of 7:00 am and 6:00 pm on weekdays and 10:00 am to 6:00 pm on Saturdays, Sundays and legal holiday as required by the City of Sumner municipal code.

## 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 site currently contains a vacant single family residence. Adjacent uses are as follows:

West: YMCA  
North: Open space  
East: Single family residential and open space  
South: Commercial uses.

The applicant is working cooperatively with the YMCA to share access. It is anticipated that many of the dental and orthodontia patients will use both facilities in one visit. Impacts to the adjacent single family residential property will be mitigated through the use of a landscape buffer strip.

- 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 not a working farm or forest land.

- 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:

The property is in an area containing a mix of single family and commercial uses. No working farms or forest lands are located in the immediate vicinity.

- c. Describe any structures on the site.

The structures consist of a one story 1,680 square feet single family residence built in 1967 and a 440 square foot carport built in 1976. They are considered to be in "fair plus" condition by the Pierce County Assessor-Treasurer.

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

Yes, the structures will be demolished to make way for the new office building.

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

Neighborhood Commercial.

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

Urban Village. The property is located in the East Sumner Neighborhood Plan area.

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.

Yes, the northeast corner of the property contains a Category IV wetland.  
The site is mapped by the City as being in the Aquifer Recharge Zone and a Seismic Hazard Area.

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

There will be approximately 30 employees.

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

The single family residence is vacant so no people will be displaced.

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

None required.

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

The proposed use is allowed in the property's zoning district and, as such, has been anticipated in the City's Comprehensive Plan. The use is compatible with the adjacent YMCA. Landscaping adjacent to the property boundary will help to buffer the use with the adjacent single family residence.

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.

No housing will be provided.

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

One single family residential home will be demolished.

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

None required. The property is being developed in accordance with the allowed uses in the underlying Neighborhood Commercial zoning district.

## 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 building height will be less than 22 feet. A combination of stone and lap siding will be the primary building materials.

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

The view would change from a single family residential home to a developed office building site with associated landscaping and parking.

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

The building and landscaping design will be required to adhere to the requirements of the City of Sumner Design Guidelines.

## 11. Light and Glare

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

The proposal includes the installation of street lights along the property frontage and interior lighting for safety around the building and parking lot. The lighting will occur after dark.

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

The lighting is not anticipated to be a safety hazard or interfere with views.

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

No off-site sources of light or glare are anticipated to affect the proposal.

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

Lighting will be designed to minimize light spill to adjacent properties through the use of downcast and shielded fixtures.

## 12. Recreation

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

The YMCA is constructing a new facility adjacent to the project site that is scheduled to open in 2015. Other recreation in the vicinity includes East Sumner Park and Salmon Creek Park.

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

No recreational displacement would occur.

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

None required.

## 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 buildings, structures or sites located on or near the affected geographic area that are listed, or eligible for listing in national, state, or local preservation registers.

- 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.

Washington State Department of Historic and Archaeological Preservation's WISAARD Data Information System was used.

- 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.

If during construction any historical or cultural artifacts are found, construction will cease and the City will be notified.

#### 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.

64th Street East and 160th Avenue E provide access to the site.

- 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?

No, Pierce Transit does not currently service the area.

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

The completed project will have 31 parking spaces, assuming two parking spaces are provided for the current residential use this represents 29 additional parking spaces.

- 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).

Some improvements to 64th Street East were recently constructed as part of the adjacent YMCA project. The project will complete the improvements by constructing a new 5-foot wide sidewalk, a 4.5-foot wide planter strip and street lights along the 64<sup>th</sup> Street East frontage.

- 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?

367 daily trips are expected. During the PM peak hour (4 to 6 pm) 36 trips are expected.

- 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:

According to the Traffic Impact Analysis prepared by Heath & Associated dated June 2015, the project traffic estimates will not have a significant impact on the local roadway system. The City of Sumner collects traffic impact fees (TIFs) for medical dental offices at \$4,264 per thousand square feet. With credit given for the existing single family residence (\$1,177) the total TIF for the project is \$42,094.07.

**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.

The project will not generate a need for an increase in schools or health care. Fire and police protection should be provided as contemplated in the City's Comprehensive Plan. There is no transit service in the vicinity.

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

None proposed.

**16. Utilities**

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_

- d. 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 Provider: City of Sumner  
Sewer Provider: City of Sumner  
Cable/Telephone Provider: Century Link  
Electricity/Natural Gas Provider: Puget Sound Energy

**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 Lisa Klein  
Position and Agency/Organization AHBL, Inc.  
Date Submitted: June 25, 2015