

HABITAT MANAGEMENT PLAN

SUMNER RIP SITE DEVELOPMENT

Prepared for

Davis Property & Investment
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Prepared by

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March 2016

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1 INTRODUCTION

This Habitat Management Plan (HMP) provides an evaluation of the proposed development for the Sumner RIP site (site), located in the city of Sumner (City), Pierce County, Washington (Township 20 North, Range 4 East, Section 1), for potential impacts to threatened, endangered, or sensitive species or habitats under the jurisdiction of the National Marine Fisheries Service (NMFS) or the United States Fish and Wildlife Service (USFWS) or City of Sumner species of local importance. The proposed project would entail construction of a facility for warehousing, manufacturing, and/or distribution. The approximately 5-acre site is located at 1105 140th Avenue Court E, about 800 feet from the White River.

This HMP has been prepared, per City requirements (City of Sumner 2015a), to demonstrate how the proposed project complies with NMFS' Biological Opinion for the National Flood Insurance Program (NFIP; NMFS 2008). The Sumner Municipal Code (SMC) 16.56.070 states that "for all nonexempt activities proposed on a site which contains or is within 1,000 feet of documented habitat for threatened, endangered, or sensitive fish or wildlife species as identified by documents listed under SMC 16.56.060, a habitat assessment, prepared by a professional fisheries or wildlife biologist, shall be submitted. The habitat assessment shall include a discussion and inventory of species or habitats known or expected to be located on or near the site."

This HMP determines that the project may affect, but is not likely to adversely affect NMFS or USFWS Endangered Species Act (ESA)-listed species or critical habitats or species of local importance in City of Sumner because there would be no construction work within about 800 feet of the White River, where NMFS and USFWS ESA-listed species occur, and because proposed development activities within the 100-year floodplain of the White River associated with the proposed project are not likely to result in adverse effects to fish, including ESA-listed species, as evaluated in relation to NMFS' Biological Opinion for the NFIP. This HMP describes the site, proposed project, project elements, mitigation activities associated with the 100-year floodplain, existing conditions, NMFS and USFWS ESA-listed species, and City of Sumner species of local importance that potentially occur in the vicinity of the site, and the conclusions for the "may affect, not likely to adversely affect" determination.

1.1 Responsible Personnel

Contributing authors for this report and the point of contact for the project are listed below:

- Calvin Douglas, Senior Biologist (19 years of experience), Pierce County Approved Wildlife Biologist and Wetland Specialist – Anchor QEA, LLC, 720 Olive Way Suite 1900, Seattle, Washington 98101, (206) 903-3343
- Dan Berlin, Senior Managing Scientist (16 years of experience), Pierce County Approved Wetland Specialist and Professional Wetland Scientist – Anchor QEA, LLC, 720 Olive Way Suite 1900, Seattle, Washington 98101, (206) 903-3322

2 PROJECT DESCRIPTION

The approximately 5-acre site is located at 1105 140th Avenue Court E (Parcel No. 040013039) in the city of Sumner, Pierce County, Washington (Township 20 North, Range 4 East, Section 1). The proposed project is the construction of a large warehouse-type building more than 1 acre in size for light industrial manufacturing, which would be surrounded by parking and drive aisles with dock-high loading at the east side of the building. There is an existing drainage ditch along the eastern portion of the site, which drains in a southerly direction for about 800 feet before flowing into the White River. The drainage ditch and the northwest area of the site is located below the 100-year floodplain elevation of the White River. The entire site has a gravel surface, with no undeveloped areas located within the site.

As described in the City's comment letters (Sumner 2015a, 2015b), the comment response letter (Barghausen Consulting Engineers, Inc. 2015a), and the *Revised Preliminary Stormwater Site Plan* (Barghausen Consulting Engineers, Inc. 2015b), several elements have been incorporated into the proposed project to address potential impacts associated with development within the 100-year floodplain, stormwater runoff water quality, and water quantity, and to mitigate for potential impacts to salmonid habitat in the White River per NMFS' Biological Opinion for the NFIP. This HMP is considered a supplement to these documents, and information from these documents is included by reference in this HMP.

As described in Section 3, the entire site has a gravel surface with no undeveloped areas located within the site and three different businesses store and operate vehicles on the site. Untreated stormwater currently flows into the ditch from the site. The ditch functions as a conveyance for stormwater runoff from surrounding parcels in the basin. After development of the site, stormwater would be collected for treatment before draining into the ditch. Water quality would be improved through the use of a modular wetland system, which meets the Washington State Department of Ecology General Use Designation for Enhanced Water Quality (Barghausen Consulting Engineers, Inc. 2015b).

Floodplain water storage volume has been increased within the site to mitigate for development within the floodplain. For a 100-year flood, storage volume within the site is 11,085 cubic feet (cf) under the existing conditions. Under the proposed project, 100-year

flood storage volume within the site would be increased to 24,535 cf. Drawings from the *Revised Preliminary Stormwater Site Plan* (Barghausen Consulting Engineers, Inc. 2015b) in Attachment A show existing and proposed flood storage volume conditions.

A hydrological analysis of the flow of stormwater off the site (Barghausen Consulting Engineers, Inc. 2015a, 2015b) concluded that given the size of the basin currently contributing to the drainage ditch, a new peak flow rate associated with 100% development of the 5-acre site would result in a rise in the water surface elevation at the downstream end of the ditch channel of a few hundredths to one- or two-tenths of an inch. The site currently is comprised of a completely gravel surface. Under the proposed project, there would be some landscaped areas added, resulting in an increase in vegetated areas after development than under the existing conditions, ultimately improving habitat quality, including in areas potentially subject to flooding. The conclusion of the analysis is that the site would have little to no impact to the downstream conveyance system, and the existing ditch has adequate capacity with construction of the proposed project.

3 EXISTING CONDITIONS

Existing conditions of the site include land use by three existing companies, a civil construction firm, a truck storage and maintenance facility, and a school bus operation for storage. All of these operations would be removed under the proposed project. The site consists of a gravel surface area over the entirety of the site with little vegetation. Existing vegetation is limited to a few small patches of grass and herbaceous weed species in the gravel surface, and grass and weed species associated with the drainage ditch. The site is generally level with elevations ranging from about 63 to 64 feet. The site tends to drain in an easterly direction toward the existing ditch along the east property line of the site.

The drainage ditch on the west side of the site drains into the White River, about 800 feet south of the site. The drainage ditch and the northwest area of the site are located within the 100-year floodplain of the White River.

4 THREATENED, ENDANGERED, AND SENSITIVE SPECIES AND HABITATS ASSESSMENT AND EFFECTS ANALYSIS

Anchor QEA biologists determined if suitable habitat for any NMFS and USFWS ESA-listed species, and City of Sumner species of local importance was present within the site or in the vicinity of proposed construction activities. The site has a completely developed gravel surface with no natural features (e.g., streams, wetlands, undisturbed vegetation communities). Based on the developed conditions of the site and the lack of any proposed activities associated with existing vegetation communities, no terrestrial species (birds, mammals, etc.) with NMFS or USFWS ESA-listed status, or City of Sumner species of local importance were identified as potentially occurring within habitats that could potentially be disturbed under the proposed project. The White River is located about 800 feet from the site. An existing drainage ditch conveys stormwater runoff to the river and the ditch, and a portion of the site is located within the 100-year floodplain of the White River. NMFS and USFWS ESA-listed species, and City of Sumner species of local importance that could potentially occupy habitat that would be disturbed under the proposed project include fish species associated with the White River within the 100-year floodplain portion of the site.

The White River contains suitable migration and rearing habitat for two federally listed species under NMFS jurisdiction, Puget Sound Chinook salmon and steelhead trout (NMFS 2016). The White River contains suitable migration habitat for one federally listed species under USFWS jurisdiction, bull trout (USFWS 2016). The White River is also identified as designated critical habitat for Puget Sound Chinook salmon, steelhead trout, and bull trout. The Washington State Department of Fish and Wildlife (WDFW) Priority Habitat and Species (PHS) and Salmonscape websites identified breeding areas for Chinook salmon, and a migration corridor for steelhead, in the reach of the White River 800 feet from the site (WDFW 2015a, 2015b). The WDFW PHS and Salmonscape websites also identify the White River as habitat for City of Sumner species of local importance that includes chum salmon, coho salmon, and cutthroat trout. The status of federally listed species and/or critical habitats protected under the ESA and City of Sumner species of local importance documented within the White River as of March 2016 are identified in Table 1.

Table 1
Federally Listed and Proposed Species, ESA Status, Critical Habitat Status, and City of Sumner Species of Local Importance that Occur in the White River

Species	Federal Status	State Status	Critical Habitat
Chinook salmon (<i>Oncorhynchus tshawytscha</i>) ¹	Threatened (Puget Sound ESU)	Candidate	Designated White River
Puget Sound steelhead (<i>Oncorhynchus mykiss</i>) ¹	Threatened (Puget Sound ESU)	Candidate	Designated White River
Bull trout (<i>Salvelinus confluentus</i>) ¹	Threatened (Puget Sound ESU)	Priority	Designated White River
Chum Salmon (<i>Oncorhynchus keta</i>) ¹	None in Puget Sound	Candidate	None in Puget Sound
Coho Salmon (<i>Oncorhynchus kisutch</i>) ¹	Species of concern in Puget Sound	None	None in Puget Sound
Cutthroat trout (<i>Oncorhynchus clarki</i>) ¹	None	None	None

Notes

1 Species of Local Importance for City of Sumner

The two NMFS ESA-listed species, Chinook salmon and steelhead trout, and one USFWS species, bull trout, would not be susceptible to impacts related to construction for the proposed project because the construction activities would be limited to development on property that is currently completely developed with a gravel surface and is located about 800 feet from habitat for NMFS and USFWS ESA-listed species, the White River. No potential habitat for salmonid species would be disturbed under the proposed project. For these reasons, City of Sumner species of local importance would also not be susceptible to impacts from the proposed project.

The drainage ditch and the northwest area of the site are located within the 100-year floodplain of the White River. In the unlikely event that, during a flood event, Chinook salmon, steelhead trout, bull trout, chum salmon, coho salmon, or cutthroat trout traversed 800 feet up the drainage ditch into the 100-year floodplain area within the site, paved conditions associated with the proposed development would be similar to the existing habitat conditions of a completely gravel surface area. Under the proposed project, there would be some landscaped areas added, resulting in an increase in vegetated areas after

development than under the existing conditions, ultimately improving habitat quality, including in areas potentially subject to flooding.

Stormwater runoff from the site currently flows into the drainage ditch without treatment. Under the proposed project, stormwater runoff would be collected and treated prior to discharge into the ditch, improving water quality of stormwater runoff into the White River compared to existing conditions. Flood storage capacity on the site has been increased by more than double, per mitigation recommendations in the NMFS' Biological Opinion for the NFIP (NMFS 2008).

The hydrologic analysis concluded that the proposed project would have little to no impact to the downstream conveyance system, and the existing ditch has adequate capacity with construction of the proposed project.

For these reasons, the proposed project may affect, but is not likely to adversely affect listed NMFS species, as evaluated per the NMFS' Biological Opinion for the NFIP (NMFS 2008), listed USFWS species, or City of Sumner species of local importance.

5 CONCLUSION SUMMARY

The following is a summary of the proposed project and the results and conclusions of the HMP:

- The proposed project includes development of a site that is currently completely developed with an existing gravel surface with no vegetation communities, stream, or wetland habitats.
- The site is located about 800 feet from the White River and an existing drainage ditch conveys stormwater runoff from the site and surrounding parcels in the basin.
- The drainage ditch and the northwest area of the site is within the 100-year floodplain.
- The closest potential habitat for NMFS and USFWS ESA-listed species and City of Sumner species of local importance is the White River. NMFS and USFWS ESA-listed species and City of Sumner species of local importance could only come into closer proximity to the site in the unlikely event of traversing 800 feet along a drainage ditch during a flood event.
- Based on the proposed project elements, implemented measures to improve water quality and increase flood storage capacity within the site, and the lack of suitable habitat for NMFS and USFWS ESA-listed species and City of Sumner species of local importance within 800 feet of the site, the proposed project may affect but is not likely to adversely affect NMFS ESA-listed species or critical habitat (as evaluated per NMFS' Biological Opinion for the NFIP [NMFS 2008]), USFWS ESA-listed species, or City of Sumner species of local importance.

6 REFERENCES

- City of Sumner, 2015a. City of Sumner Comment Letter RE: 1105 140th Ave CT E – SEPA / PLN-2015-0034 /Review #1. City of Sumner Community Development Department. July.
- City of Sumner, 2015b. City of Sumner Comment Letter RE: 1105 140th Ave CT E / PRJ2015-00004 / PLN-2015-0034 / Review #2. City of Sumner Community Development Department. September.
- Barghausen Consulting Engineers, Inc., 2015a. Response to City of Sumner Review #2 Comment Letter. December.
- Barghausen Consulting Engineers, Inc., 2015b. *Revised Preliminary Stormwater Site Plan*. Proposed Sumner RIP Project. December.
- NMFS (National Marine Fisheries Service), 2008. *Endangered Species Act – Section 7 Consultation Final Biological Opinion and Magnuson-Stevens Fishery Conservation and Management Act Essential Fish Habitat Consultation* (Implementation of the National Flood Insurance Program in the State of Washington Phase One Document – Puget Sound Region). September 22. Available from: <https://www.fema.gov/media-library/assets/documents/30021>.
- NMFS, 2016. Endangered Species Act status reviews and listing information. Available from: <http://www.nwr.noaa.gov/ESA-Salmon-Listings/Index.cfm>. Accessed on: March 2, 2016.
- USFWS (U.S. Fish and Wildlife Service), 2016. USFWS IPAC Endangered Species Information for Planning and Conservation Web Site. Available from: <http://ecos.fws.gov/ipac/>. Accessed on: March 2, 2016.
- WDFW (Washington Department of Fish and Wildlife), 2015a. Priority Habitats and Species (PHS) on the web. Cited: March 2, 2016. Available from: <http://wdfw.wa.gov/mapping/phs/>.
- WDFW, 2015b. Salmonscape. Cited: March 2, 2016. Available from: <http://wdfw.wa.gov/mapping/salmonscape/>.

ATTACHMENT A

**EXISTING CONDITIONS FLOOD STORAGE
CALCULATION**

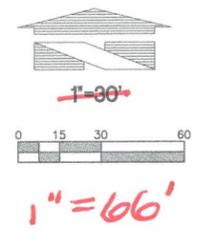
**PROPOSED CONDITIONS FLOOD STORAGE
CALCULATION**

CALL BEFORE YOU DIG:
1-800-424-5555

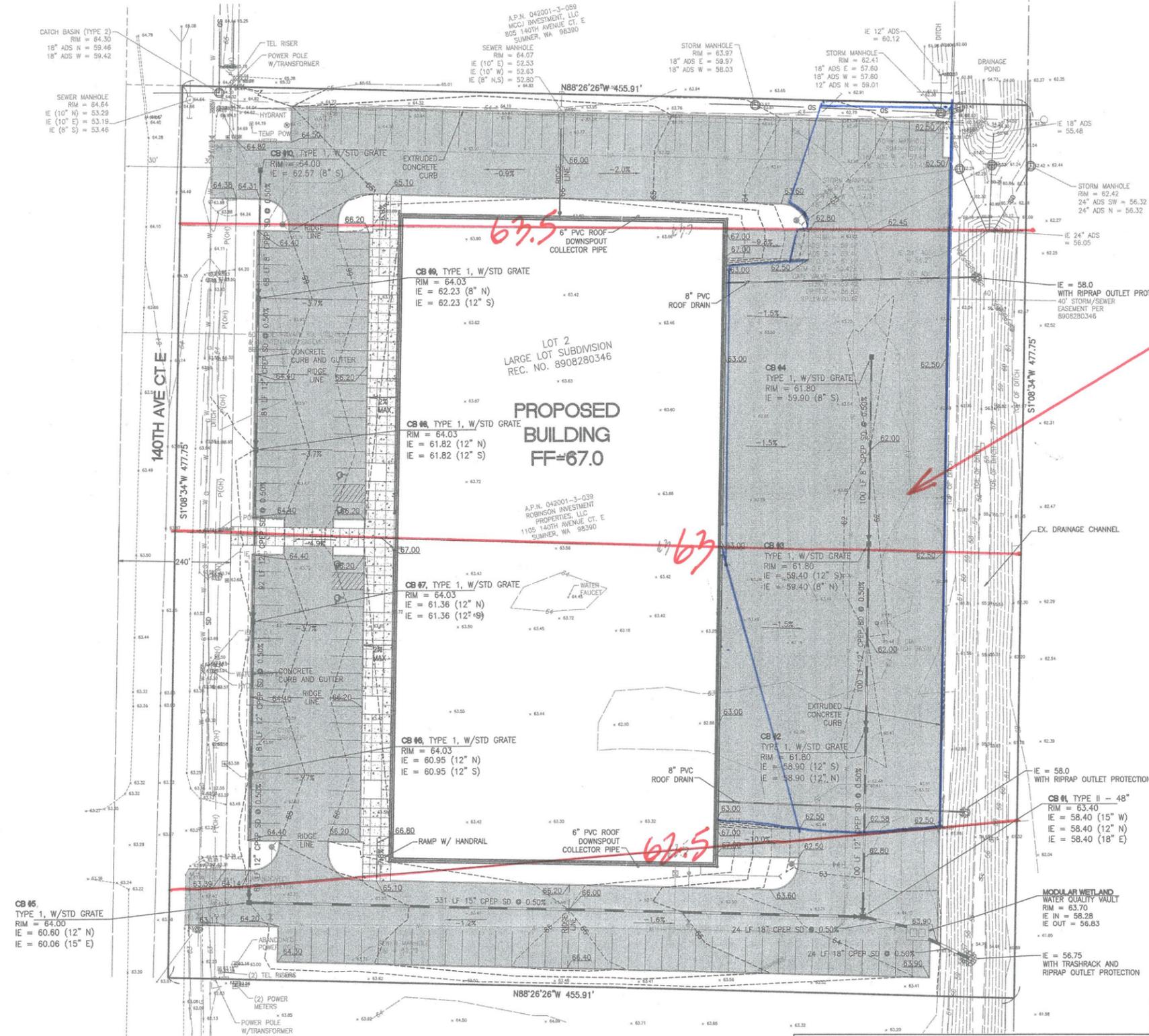
PRELIMINARY GRADING AND STORM DRAINAGE PLAN

FOR SUMNER RIP

PORTION OF THE SW ¼ SECTION 01, TOWNSHIP 20N, RANGE 4E, W.M.
CITY OF SUMNER, PIERCE COUNTY, STATE OF WASHINGTON



PROPOSED
CONDITIONS
FLOOD
STORAGE
VOLUME
PROVIDED
= 24,535 CF



LOT 2
LARGE LOT SUBDIVISION
REC. NO. 8908280346

PROPOSED
BUILDING
FF=67.0

TOTAL FLOOD COMP VOL
PROVIDED = 24,535 CF

UTILITY CONFLICT NOTE
CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

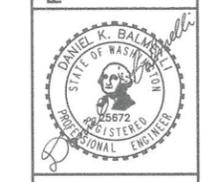
CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY. PURSUANT TO WAC 332-120. APPLICATIONS FOR PERMITS TO REMOVE MONUMENTS BY A REGISTERED LAND SURVEYOR. APPLICATIONS FOR PERMITS TO REMOVE MONUMENTS MAY BE OBTAINED FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, OR BY CONTACTING THEIR OFFICE BY TELEPHONE AT (206) 902-1190.

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES
PUBLIC LAND SURVEY OFFICE
1111 WASHINGTON STREET S.E.
P.O. BOX 47060
OLYMPIA, WASHINGTON 98504-7060

UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

Title:
PRELIMINARY GRADING AND STORM DRAINAGE PLAN FOR SUMNER RIP

For:
SUMNER RIP
1105 140TH AVENUE CT. E
SUMNER, WA 98390



Scale:
Horizontal: 1" = 30'
Vertical: N/A

Designed: AS
Drawn: MDY
Checked: AS
Approved: DBE
Date: 3/2/15

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
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CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES



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