

## City of Sumner

### ENVIRONMENTAL CHECKLIST

#### *Purpose of checklist:*

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide

information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

#### *Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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

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

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." in addition, complete the supplemental sheet for nonproject actions (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

**A. Background**

1. Name of proposed project, if applicable: **Johansen Excavating Sumner Facility**
2. Name of applicant: **INNOVA Architects for Prestige Worldwide Holdings, LLC**
3. Address and phone number of applicant and contact person:  
**Brian Ludwig, INNOVA Architects, 950 Pacific Avenue, Ste 450, Tacoma, WA 98402**
4. Date checklist prepared: **May 2016**
5. Agency requesting checklist: **City of Sumner**
6. Proposed timing or schedule (including phasing, if applicable): **Begin grading in Spring/Summer 2016, construction through 2016 and into 2017, planned completion by Spring 2017.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **Future office building or shop building are planned to be constructed at a later time.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **A SEPA Checklist, Soils Report, Geotechnical Report.**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. **To our knowledge, there are no governmental approvals pending.**
10. List any government approvals or permits that will be needed for your proposal, if known.
  - **SEPA Checklist-City of Sumner;**
  - **Full Drainage Review - City of Sumner;**
  - **NPDES NOI - Dept of Ecology;**
  - **Site Development Permit-City of Sumner;**
  - **Building Permit-City of Sumner**
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

**Develop three parcels of land on a 3.36 total acre site comprising a 20,000 sf commercial building, a future build out of approximately 20,000 sf future commercial building. The initial proposed building of 20,000 sf footprint will be constructed with a mezzanine of approximately 5,000 sf. Shell will be concrete tilt-up and all elements will be of 5B construction, sprinklered throughout. It is anticipated this building may see office build-out of approximately 13,000 sf including the mezzanine. Prior to the construction of the future building the rear of the site will be used as a secured equipment and service yard. The site incorporates sidewalks for pedestrian connectivity, pedestrian areas and seating. Paved parking throughout the site will be provided to meet required stall quantities by use. The future building will be of like design to the initial building.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**The project is located at 2003 136<sup>th</sup> Avenue East CITY OF SUMNER, PIERCE COUNTY, WASHINGTON: Portions of the N.W. 1/4 AND THE S.W. 1/4 OF SECTION 12, TOWNSHIP 20, RANGE 4 E., W.M.**

**Legal Descriptions: Parcel 449540-1322**

**LOT 5, BLOCK 69, C.D. HILLMAN’S PACIFIC CITY DIVISION NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 36, RECORDS OF PIERCE COUNTY, WASHINGTON;  
EXCEPT THE NORTH 200 FEET OF THE WEST 100 FEET THEREOF;  
AND EXCEPT THE WEST 110 FEET OF THE SOUTH 88 FEET THEREOF, IN PIERCE COUNTY, WASHINGTON.**

**Parcel 449540-1330**

**THE NORTH 200 FEET OF THE WEST 100 FEET OF LOT 5, BLOCK 69, C.D. HILLMAN’S PACIFIC CITY DIVISION NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 36, RECORDS OF PIERCE COUNTY, WASHINGTON;  
EXCEPT THAT PORTION CONVEYED TO THE CITY OF SUMNER UNDER RECORDING NO. 201312180246 BEING A RE-RECORD OF RECORDING NO. 201306270451.**

**Parcel 449540-1321**

**THE WEST 110 FEET OF THE SOUTH 88 FEET OF LOT 5, BLOCK 69, C.D. HILLMAN’S PACIFIC CITY DIVISION NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 36, RECORDS OF PIERCE COUNTY, WASHINGTON;  
EXCEPT THAT PORTION CONVEYED TO THE CITY OF SUMNER UNDER RECORDING NO. 201312180246 BEING A RE-RECORD OF RECORDING NO. 201306270451.**

**TO BE COMPLETED BY APPLICANT**

**EVALUATION FOR  
AGENCY USE ONLY**

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

- a. General description of the site (circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other
- b. What is the steepest slope on the site (approximate percent slope)? **The site gently slopes from the east end of the site, west toward 136<sup>th</sup> Avenue East @ less than 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 prime farmland.

**Please refer to geotechnical report included in this submittal.**

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

**To our knowledge, there is no history of unstable soils.**

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

**The site will be filled approximately 4 feet or 15,000+/- cubic yards sloping east to west toward 136<sup>th</sup> Avenue East to accommodate the proposed use and better drainage.**

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

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

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

**The site will be approximately 80% impervious inclusive of the building footprints.**

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

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

## Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

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

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

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

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

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

3. Water

a. Surface:

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

**Does not apply.**

- 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.

**Does not apply.**

- 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.

**Does not apply.**

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

**None.**

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

**No, the project is not within the 100-year floodplain.**

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**The project will discharge storm water runoff, but it will be detained in an onsite storm structure to meet required discharge rates, and water quality standards required by the City code.**

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

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

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

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

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

**Storm water runoff will be created from roofs and pavement areas. A storm drainage system will be prepared per City of Sumner requirements. It will be collected in catch basins, downspouts and area drains, and conveyed to water quality storm filter vaults and runoff control facilities. Best Management Practices will be utilized.**

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

**No waste material will enter the ground or surface waters.**

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

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

**4. Plants**

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

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

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

**The site is gently sloping and grassy. All surface grass and trees will be removed and the site will be graded to create a flat building pad, 2 to 5% sloped parking and equipment service yard areas.**

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

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

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

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

**5. Animals**

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

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

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

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

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

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

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

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

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

**There will be landscaping comprised of native plantings to support bird habitat and enhance water quality runoff from the site.**

## 6. Energy and natural resources

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

**Natural gas and electricity will be used to meet the primary and future building energy needs.**

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

**No, our project will not affect the use of solar energy by adjacent properties. The maximum height of the building is less than 35 feet and located no closer than 40 feet to a neighboring parcel.**

- 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 and constructed to meet the requirements of the Washington State Energy Code 2012 Edition for conditioned and semi-heated spaces.**

## 7. Environmental health

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

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

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

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

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

**There are no environmental health hazards.**

**b. Noise**

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

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

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

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

**In the Long term, noise from trucks entering and exiting the equipment service yard may have some impact on the area.**

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

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

**8. Land and Shoreline use**

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

**The current use is IC, applicable uses for Interchange Commercial use. Currently, the site is vacant. 136<sup>th</sup> Avenue East parallels the west side of the property and gravel container / trailer storage yards parallels the north and south sides with railroad tracks on the east side of the property.**

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

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

- c. Describe any structures on the site.

**Currently, there are no structures on the site.**

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

No.

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

**The current zoning is IC, Interchange Commercial.**

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

**The current Comprehensive Plan designation is IC. It is however being considered under the current Comprehensive Plan Amendment Docket to be redesignated as Light Industrial (M1). Furthermore, Ordinance 2556 implements new development regulations specific to the use for our client of “contractor business”. SMC 18.16.020 “Principal and conditional uses” (footnote 6) and SMC 18.16.080 (W). Our proposed project meets these new regulations.**

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

**The Shoreline Master program is not applicable to the site.**

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

**To our knowledge the site has no “environmentally sensitive” area.**

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

**The approximate number of staff onsite would be unknown as much of the building is to be for speculative lease.**

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

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

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

**No measures are being proposed since no one is being displaced.**

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

**The proposed project is consistent with the Comprehensive Plan and the IC Interchange Commercial zoning. It will future serve as an ideal transition from the IC to M1 zoning up the 136<sup>th</sup> corridor as envisioned by the city.**

## 9. Housing

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

**None**

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

**None**

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

**None**

**10. Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

**The tallest height of the proposed building is approximately 35 feet. The principal exterior building materials consist of painted concrete, glass, steel canopies and metal fascia coping.**

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

**No immediate views will be altered or obstructed.**

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

**None required.**

**11. Light and glare**

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

**The proposed project will have light fixtures mounted to the building face and at the underside of entry canopies. Remote parking areas the rear secured equipment and service yard will have pole mounted lights. All fixtures will be photocell operated, be fitted with cut-off shields and be Dark-Sky compliant. Vehicle headlights will be buffered by perimeter landscape screening.**

- 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?

**Street lighting along 136<sup>th</sup> Avenue East is the only sources of light or glare that exist and affect our proposal.**

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

**The proposed measure to reduce or control light and glare impacts will be photometric site analysis to appropriately size fixture outputs. This design effort paired with fitted shields and perimeter landscaping will confine lighting to project site.**

**12. Recreation**

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

**Recent city street improvements have implemented a bike lane along the 136<sup>th</sup> corridor. This bike lane and connecting lanes/sidewalks tie into the city's Sumner Link Trail.**

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

**No, the proposed project will not displace any existing recreational uses.**

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

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

### 13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

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

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

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

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

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

### 14. Transportation

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

**The site is currently accessed by 136<sup>th</sup> Avenue East. Primary access from freeways are anticipated to be from Hwy 167. The see attached Site Plan and Vicinity Map.**

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

**The site is not currently served by Public Transportation.**

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

**The completed project would have approximately 46 parking stalls plus 50 future stalls.**

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

**No road or street improvement measures are proposed.**

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

**The project will not use water rail or air transportation.**

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

**A traffic analysis is currently underway and will be distributed to the city of Sumner upon its completion.**

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

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

**15. Public services**

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

**The proposed project will not increase the need for public services, other than police and fire department type services on an emergency and inspection basis.**

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

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

**16. Utilities**

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

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

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

**C. SIGNATURE**

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

Signature:

\_\_\_\_\_

Name: Brian Ludwig

Date Submitted: June 17, 2016