

## 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:

*5 Rivers*

2. Name of applicant:

*Applicant/Owner: Gurdev Sohal, Shiad Investment*

*Agent: Brett M. Allen, Contour Engineering LLC*

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

*Applicant Address and Phone Number: 3611 19<sup>th</sup> Ave Ct SE --- (253) 678-8900*

*Agent Address and Phone Number: PO Box 949, Gig Harbor, WA 98335 --- (253) 857-5454*

4. Date checklist prepared:

*10/04/2016*

5. Agency requesting checklist:

*City of Sumner*

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

*The current project consists of a single phase. Construction is proposed in the summer of 2017 to be completed by the following fall of 2018.*

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

*Yes, there is a plan to construct two buildings associated with the proposed truck terminal onsite. However, this SEPA checklist does not address this future addition. It is understood that a new SEPA checklist may be required as part of the entitlement process for these buildings.*

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

*A Habitat Management Plan (HMP) has been prepared to address the impacts proposed within an identified 100-year floodplain. The HMP has been determined by the City of Sumner to adequately address the floodplain storage and habitat loss issues due to the proposed development.*

*No other environmental assessments have been prepared for the project site. It is not anticipated that any other environmental assessments will be required.*

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.

No.

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

*Site Development Permit and Design Review Approval from the City of Sumner. A Construction NPDES Permit will be required from the Washington State Department of Ecology*

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

*The site consists of a single 3.03 acre parcel located within the Jurisdiction of the City of Sumner. The parcel is zoned light manufacturing district (M-1). The proposed use of a truck terminal is listed a permitted in this zone. The applicant is proposing to pave a portion of the site to be utilized as temporary truck storage. A smaller existing driveway along 142<sup>nd</sup> Ave East is proposed to be abandoned. The larger existing driveway in the northwest corner of the site will be retained as an exit only onto 142<sup>nd</sup> Ave East. A new entrance only driveway is proposed on 32<sup>nd</sup> St E. Stormwater quality and quantity facilities will be constructed in accordance with the City of Sumner Development Standards. No other utilities will be constructed as part of the proposed development.*

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

*The site is located just northeast of the intersection of 142<sup>nd</sup> Ave E and 32<sup>nd</sup> St E at 3113 142<sup>nd</sup> Ave E, Sumner, WA 98390. This site is situated in the SE ¼ of the SW ¼ of Section 12, Township 20 North, 04 East, W.M.*

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

#### a. General description of the site:

*The site generally slopes downhill from the northeast to the southwest at slopes less than 5%.*

(circle one):  Flat,  rolling,  hilly,  steep slopes,  mountainous, other \_\_\_\_\_

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

*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.

*The NRCS Soil Survey identifies primarily Puget silty clay loam (30A) and minor amounts of Snohomish silty clay loam (39A). The NRCS soil map can be found in Appendix A.*

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

*Not to our knowledge.*

#### 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.

*Structural fill totaling no more than 60,000 cubic yards may be required to raise the site to a suitable elevation to ensure stormwater can be conveyed offsite by gravity.*

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

*There is always the potential for erosion when soils are exposed during construction; however, given the flat grade of the site in conjunction with appropriate use of silt fencing and other TESC BMPs the potential for erosion can be greatly minimized.*

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

*Approximately 59% of the site will be covered by impervious surface after the project is completed.*

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

*A Construction Stormwater Pollution Prevention Plan (SWPPP) will be prepared and submitted prior to construction. Standard TESC BMPs will be implemented throughout the duration of the construction activities.*

## **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.

*As is typical of any construction project diesel exhaust emissions from the equipment and some dust can be expected.*

*During operation diesel emission from semi-truck traveling to and from the site.*

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:

*None Proposed*

## **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, to our knowledge there is not a surface water body within 200 feet of 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.

*According to the effective FEMA map dated 06/18/1987, a portion of the proposal lies within a 100-year floodplain. A screen shot from the FEMA Map number 53053C0351E has been attached in Appendix A to illustrate the location of the floodplain.*

*A HMP has been prepared to address proposed impacts within the 100-year floodplain. The HMP has been determined by the City of Sumner to adequately address the floodplain storage and habitat loss issues due to the proposed development.*

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.*

b. Ground Water:

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

*No ground water 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.

*There is no septic or sewer service currently onsite and none proposed by the project.*

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.

*There are no obvious defined drainage courses onsite. Stormwater currently sheet flows offsite to the southwest into a catch basin which conveys stormwater to the municipal storm system. Stormwater management would be improved by the proposed development by providing water quality treatment and quantity control in accordance with the City of Sumner Site Development Standards.*

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

*No waste material will enter ground or surface water. Employed BMPs (Best Management Practices) will provide necessary controls and water quality measures to ensure that waste material does not enter the ground or surface water.*

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

*The project proposes water quality treatment and quantity control in accordance with the City of Sumner Site Development Standards.*

#### 4. Plants

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

- deciduous tree:
- evergreen tree:
- shrubs
- 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?

*All vegetation from the site would likely be removed as there are no existing trees or native shrubs onsite. The vegetated areas of the site primarily consist of various grasses and bramble.*

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

*No known.*

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

*Perimeter landscaping adjacent to the public roadways will be provided as required by the City of Sumner.*

#### 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.

*Yes, Western Washington is part of the pacific flyway.*

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

*None proposed*

## **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.

*The proposal does not include outdoor lighting. The proposal includes an automatic exit only gate onto 142<sup>nd</sup> Avenue East which will require limited electricity.*

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:

*Not Applicable.*

## **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.

*Trucks will contain diesel fuel. Standard spill control kits and good house-keeping practices should limit any risk of fuel leaving the site.*

1) Describe special emergency services that might be required.

*No special emergency services are anticipated to be required by the proposal.*

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

*None.*

b. Noise

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

*Typical noise levels from industrial uses and truck and other vehicle traffic exist in the project vicinity. Noises from the adjacent uses are not expected to affect the proposed.*

- 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.

*On a short term bases, elevated noise levels from construction activities would be expected. The construction will likely be limited to daytime hours. There should be no long term impact to noise levels in the surrounding area. During operations noise levels from trucks, other equipment, and vehicles associated with a truck terminal are expected.*

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

*None proposed*

**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 is currently vacant. The uses surrounding the site are as follow:*

*North: Developed light industrial uses*

*West: 142<sup>nd</sup> Avenue and developed light industrial uses*

*East: developed light industrial uses*

*South: 32<sup>nd</sup> Street East, An existing single family residence and developing light industrial uses.*

*The proposal is a permitted use according to the City of Sumner Zoning Code. The proposal would not change the overall light industrial character of the immediate vicinity.*

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

*Not to our knowledge*

- c. Describe any structures on the site.

*There are no existing structures onsite.*

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

*Not applicable*

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

*Light manufacturing district (M-1)*

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

*Light Industrial*

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

*Not to our knowledge*

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

*Estimated number of people that would work or reside in the completed project would be less than 5.*

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

*None, the site is vacant*

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:

*None. The proposal is compatible with existing zoning and no other future zoning changes are anticipated that would make this proposal incompatible.*

## **9. Housing**

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

*Not applicable*

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

*Not applicable*

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

*Not applicable*

## 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?

*Not applicable*

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

*Local views will be impacted by the development of the truck terminal.*

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

*A landscaping screen adjacent to the public roadways will be required by the City of Sumner which will mitigate aesthetic impacts of the development.*

## 11. Light and Glare

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

*Outdoor lighting is not proposed at this time by the applicant. Truck headlights would be visible likely between dusk and dawn or when required to safely maneuver vehicles.*

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

*Lighting or glare from the project is not expected to be a safety hazard, interfere with views, or affect wildlife.*

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

*None known*

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

*The landscaping screen should reduce some of the light impacts from the truck headlights onto public streets.*

## 12. Recreation

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

*None known*

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

*None known*

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

*None.*

### 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.

*None known.*

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

*Based upon Pierce County GIS Data and the Washington Information System for Architectural and Archaeological Records Data (WISAARD) Maps, there are no known landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site. The WISAARD Map can be found in Appendix A.*

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

*If any archaeological sites, Traditional Cultural Properties (TCPs), or historic buildings are identified within or adjacent to the project area that are eligible for national, state, or local registers, additional coordination with Pierce County, Department of Archaeology and Historic Preservation, and Puyallup Indian Tribe (if applicable) will be necessary. Potential mitigation measures for controlling impacts would be to avoid the resource and/or minimize impact to the resource by conducting additional archaeological testing, a TCP study, and/or further documentation of the historic*

### 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.

*There are currently two existing driveways from 142<sup>nd</sup> Ave E servicing the site. As part of the proposal one of the driveways will be abandoned and the remaining will be utilized as an exit only driveway. A new entrance only driveway will be constructed off of 32<sup>nd</sup> St 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?

*None within a mile of the proposal.*

- 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 would create approximately 15 passenger vehicle stalls, 23 truck and trailer parking stalls and 19 trailer parking stalls. The project would not eliminate any existing 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).

*A new sidewalk will be constructed adjacent to the frontage of 32<sup>nd</sup> St E. Approximately 8.5-ft of right-of-way will be dedicated for the proposed improvements.*

- 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.

*Based upon the 8<sup>th</sup> Edition of the ITE Trip Generation Manual, The 1.75 acre useable paved area for truck terminal use would yield about 140 average weekday trips and 12 PM peak trips. The majority of these trips would be truck traffic.*

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

*Payment of the City's transportation impact fees is anticipated to mitigate impacts of the project.*

## 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 site would require additional coverage for fire and police protection; however, it would be a minimal increase to the existing infrastructure already supporting the greater Sumner area.*

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

*None.*

## 16. Utilities

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

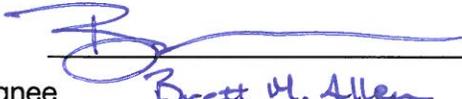
*Electricity, Water, Sewer, Telephone, Cable, Refuse Service are available at this site. It is unknown whether natural gas is available.*

- 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.

*No utilities other than stormwater and power will be constructed as part of this project.*

### 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 nonsignificance that it might issue in reliance upon this checklist.

Signature:  \_\_\_\_\_  
Name of signee Brett M. Allen \_\_\_\_\_  
Position and Agency/Organization Owner, Cortow Engineering LLC \_\_\_\_\_  
Date Submitted: 10/5/2016

# Appendix A

**LEGEND**

- Register Properties (Points) 
- Register Properties (Lines) 
- Register Properties (Polygons) 
- Heritage Barns 
- Register Districts 
- County Boundaries 
- World Street Map 
- HPI Locations 



**Title:**

**Description:**



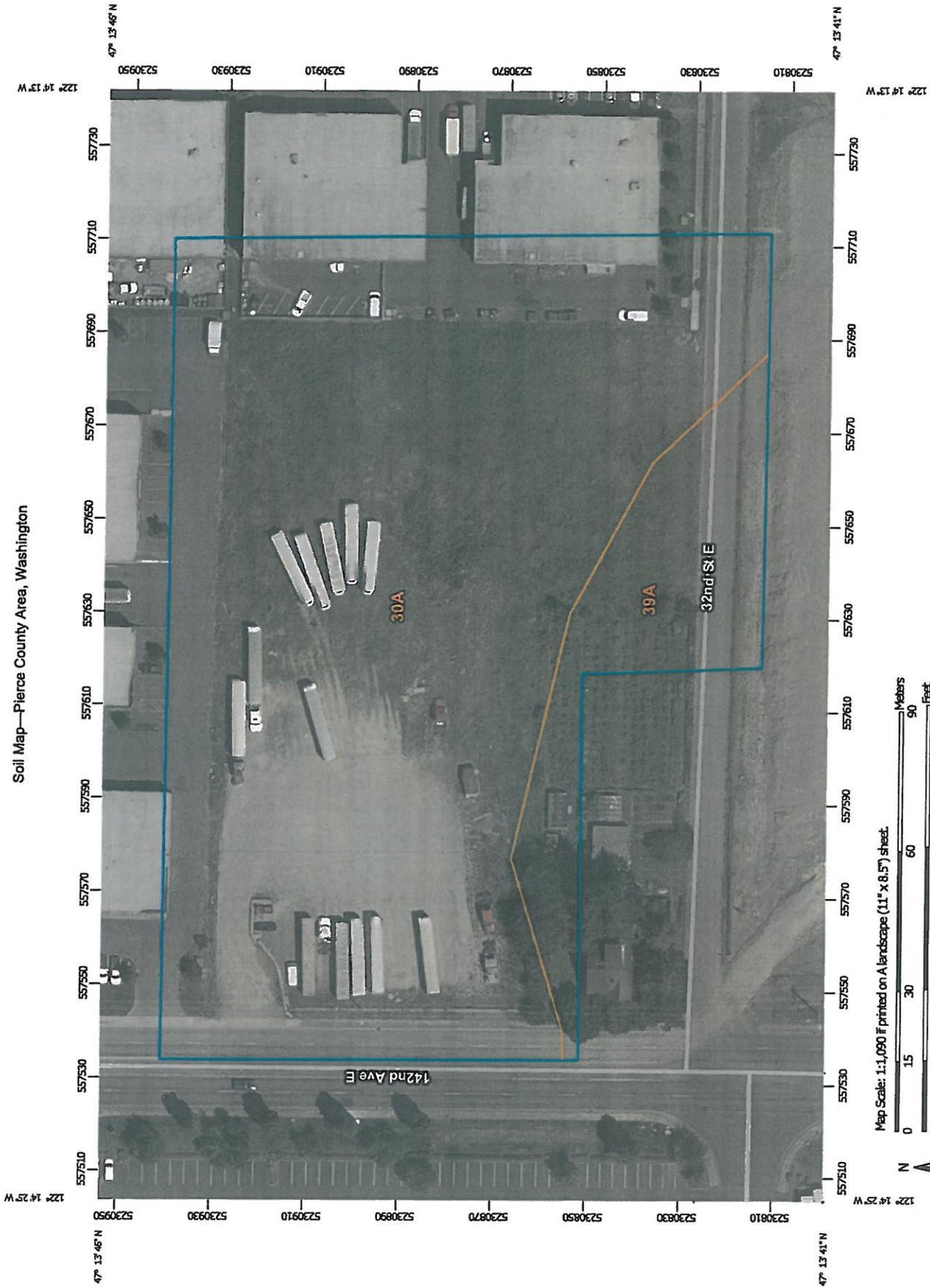
NAD83 State Plane Washington South (HARN)

DISCLAIMER: This map is for reference purposes only. All distances and locations are approximate.





Soil Map—Pierce County Area, Washington



Map Scale: 1:1,090 if printed on A landscape (11" x 8.5") sheet.



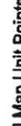
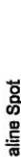
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

## MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Streams and Canals
 Borrow Pit	 Transportation
 Clay Spot	 Rails
 Closed Depression	 Interstate Highways
 Gravel Pit	 US Routes
 Gravelly Spot	 Major Roads
 Landfill	 Local Roads
 Lava Flow	 Background
 Marsh or swamp	 Aerial Photography
 Mine or Quarry	
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodict Spot	

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Pierce County Area, Washington  
 Survey Area Data: Version 10, Sep 15, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 8, 2014—Jul 15, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Pierce County Area, Washington (WA653)			
Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
30A	Puget silty clay loam	4.1	86.4%
39A	Snohomish silty clay loam	0.7	13.6%
<b>Totals for Area of Interest</b>		<b>4.8</b>	<b>100.0%</b>