

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.

The help links in this checklist are intended to assist users in accessing guidance on the checklist questions. Links are provided to the specific sections of the guidance applicable to the questions. However, the links may not work correctly on all devices. If the links do not work on your device, open the guidance at www.ecy.wa.gov/programs/sea/sepa/apguide/EnvChecklistGuidance.html and navigate to the appropriate section.

Use of checklist for nonproject proposals: [\[help\]](#)

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 [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

DCT 167 Landing

2. Name of applicant: [\[help\]](#)

DCT Industrial

3. Address and phone number of applicant and contact person: [\[help\]](#)

Ben Brodsky
DCT Industrial
701 Fifth Avenue, Suite 2830
Seattle, WA 98104
(206) 753-0900

4. Date checklist prepared: [\[help\]](#)

May 16, 2017

5. Agency requesting checklist: [\[help\]](#)

City of Sumner

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Grade and fill operations - Summer 2017 - Summer 2018
Wetland mitigation - Fall 2017
Construction of utility systems - 2018
Construction of building and parking lot - 2018

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No further activity is planned.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

A Wetland and Fish and Wildlife Assessment and Conceptual Mitigation Plan has been prepared by Soundview Consultants LLC dated March 2016 and revised December 21, 2016.

A Biological Evaluation has been prepared by Soundview Consultants LLC dated December 2016.

A letter of concurrence has been received from NOAA Fisheries dated April 20, 2017 concurring with the US Army Corps of Engineers that this project is not likely to adversely affect ESA Listed Salmonids.

A geotechnical report has been prepared by Terra Associates dated April 25, 2016.

A Technical Information Report has been prepared by Barghausen Consulting Engineers, Inc. dated December 15, 2016.

A Stormwater Pollution Prevention Plan has been prepared by Barghausen Consulting Engineers, Inc. dated December 13, 2016.

Temporary Erosion/Sedimentation Control Report by Barghausen Consulting Engineers, Inc. dated March 8, 2016.

Cultural Resources Assessment for DCT 167 Landing Project by Cultural Resource Consultants, Inc. dated October 5, 2015.

Previous reports were prepared for the Ota property including:

- Temporary Erosion/Sedimentation Control Report by Barghausen Consulting Engineers, Inc. dated July 9, 2008
- SEPA Environmental Checklist dated July 9, 2008
- Restoration Plan by Habitat Technologies and WSP Environment & Energy Ecosystem Science and Natural Resources Management Services dated June 4, 2008
- Analysis of the Current Geographic Extent of Waters of the United States, Including Wetlands at the Ota Property by Habitat Technologies and WSP Environment & Energy Ecosystem Science and Natural Resources Management Services dated March 5, 2008

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. [\[help\]](#)

Applications for a Nationwide Permit under Section 404 of the Clean Water Act through the United States Army Corps of Engineers, a Section 401 Water Quality Certification with Washington State Department of Ecology, and a Hydraulic Project Approval (HPA) with the Washington State Department of Fish and Wildlife have been made and are processing. In addition, ESA Section 7 consultations were initiated with USFWS and NOAA Fisheries and a Letter of Concurrence has been issued.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

City of Sumner Approval will be required for the following:

- City of Sumner Design Review
- City of Sumner Grade and Fill Permit
- City of Sumner Street Obstruction Notification
- City of Sumner Permits for Utility Extensions
- City of Sumner Commercial Building Permit (Commercial and Industrial Application)
- Washington State Department of Ecology NPDES Permit
- U.S. Army Corps of Engineers Section 404 NWP
- Washington State Department of Ecology Section 401 WQC
- Washington Department of Fish and Wildlife HPA

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.) [\[help\]](#)

It is proposed to obtain approvals from the City of Sumner to begin the process for the development of two parcels totaling approximately 38.02 acres. The proposed project is between SR-167 and West Valley Highway, south of 32nd Street. Approximately 6.60 acres of the subject property contains wetlands, significantly reducing the amount of buildable area onsite. The project proposes to fill approximately 10,090 square feet (0.23 acre) of low quality, Category IV depressional wetlands and 11,214 square feet (0.26 acre) of existing ditches to allow reasonable site development. A Conceptual Mitigation Plan has been prepared by Soundview Consultants LLC to compensate for the loss of wetland area (Soundview, 2017). Proposed commercial development of the property is only feasible in (net usable area of approximately 17.5± acres) areas outside of the building setbacks and wetland buffers. Two warehouse buildings (261,500 square feet and 101,150 square feet) with associated infrastructure including parking and stormwater treatment ponds are proposed as part of the project.

This proposal includes approximately 25,000 cubic yards of on-site cut and fill and approximately 240,000 cubic yards of import material to level the property and raise it outside of the 100-year flood elevation where future development can occur. The proposed project includes the grading and filling of the site, installation of ESC controls, building and utility construction, site paving and landscaping.

The proposed project also includes compensatory wetland mitigation actions as described in Soundview Consultants LLC's Wetland and Fish and Wildlife Assessment and Conceptual Mitigation Plan.

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. [\[help\]](#)

The project is located in Sections 13 and 14, Township 20 North, Range 4 East, Pierce County, Washington. More specifically, the project site is two parcels between SR-167 and West Valley Highway, north of Rainier Park of Industry and south of 32nd Street East, totaling approximately 38.02 acres in the City of Sumner, Washington.

Access to the property is via West Valley Highway along the west side of the property. A legal description and vicinity map are attached to this checklist.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#)

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

The set is flat and level.

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

45% (in the existing ditches).

- 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. [\[help\]](#)

The soils found in this area are classified as Snohomish silty clay loam near SR-167, Semiahmoo Muck through the majority of the site, and Xerochrepts along West Valley Highway.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

There is no indication of unstable soils on the site.

- 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. [\[help\]](#)

The site will be filled and graded as required to raise the elevation of the property outside of the 100-year flood elevation and to create a stable on-grade pad for the future building, parking lots, site and utility improvements. It is estimated that approximately 25,000 cubic yards of on-site cut and fill and approximately 240,000 cubic yards of import will be placed on the site. The imported fill will come from local sources. The existing topsoil will be used onsite for landscaping.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Some potential for erosion exists whenever land is cleared and graded.

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

The placement of fill on the site will change the runoff characteristics slightly; however the site will be seeded and stabilized after placement of the fill. After full development, approximately 85-90% of the developable ($17.5 \pm$ acres) site will be covered by impervious surfaces including future building pad and paved parking.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

The construction plans for the project will include erosion and sedimentation control measures such as filter fabric fencing, sedimentation ponds, and other measures as required by the city.

2. Air [\[help\]](#)

- 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. [\[help\]](#)

During construction, emissions from construction equipment and dust will occur; these emissions will be short-term during the life of the grade and fill operations. Once completed, project occupant vehicles arriving and departing will result in some emissions.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None are known.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Dust control measures will be used to control air borne sediment. All construction vehicles will be maintained and kept in good repair to reduce any negative vehicle emissions.

3. Water [\[help\]](#)

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. [\[help\]](#)

Yes. Sotain Creek (a WDNR Type 3 Water) is present directly off site to the east of the project site within the right-of-way established for SR-167. Sotain Creek is a perennial stream and is a tributary to the White River further to the south. The project site has been managed and manipulated for the production of agricultural crops for a number of decades and includes a number of depressional wetlands (7), two (2) excavated stormwaters ditches, and one (1) irrigation ditch. The two stormwater ditches generally drain eastward into Sotain Creek.

Seven wetlands have been identified on site. Wetlands A, B, C, D, E, and F are Category IV depressional wetlands. Wetland G is a Category III depressional wetland. The wetlands range in size from 2,600 square feet to 133,400 square feet. A recently created WSDOT wetland mitigation area is located off site to the northeast of the project site along the eastern side of Sotain Creek. In addition, a wetland area is also located directly to the south of the southwestern corner of the project 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. [\[help\]](#)

The project will not require any work within the ordinary high water mark of Sotain Creek. Approximately 10,090 square feet (0.23 acre) of wetland fill and 11,214 square feet (0.26 acre) of fill in the existing ditches is necessary to meet project goals. On-site in-kind compensatory wetland mitigation actions are proposed to compensate for the filling of Wetland A, and partial fill of Wetlands C and D. Compensatory wetland mitigation actions will include creation of 51,414 square feet (1.18 acres) of wetland and 74,983 square feet (1.72 acres) of wetland enhancement in Wetlands C, D, E and F. All wetland mitigation actions will occur in or adjacent to the wetlands and their associated buffers.

- 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. [\[help\]](#)

Approximately 168 cubic yards of material will be used to fill Wetland A, and partially fill Wetlands C and D and Ditches 1-3. All fill material will be comprised of native soil derived from onsite sources during the initial clearing and grading activities or from a clean off-site source.

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

No surface water withdrawals or diversions are required.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

The eastern portion of the project site is within the 100-year floodplain. This area will be retained within the wetland mitigation area and the elevation of this area will not be raised. See attached site plan.

- 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. [\[help\]](#)

No discharges of waste materials to surface waters will occur.

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. [\[help\]](#)

No.

- 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. [\[help\]](#)

No waste material discharge into groundwater is proposed.

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. [\[help\]](#)

As a part of the development of the project site, all seasonal stormwater within the developed area will be treated and detained consistent with City of Sumner stormwater standards and released clean roof runoff will be discharged along the outer edge of the created protective buffers to move into the wetland mitigation areas within the project site. This clean water will help ensure and prolong seasonal hydrology patterns within the wetland mitigation area.

Seasonal surface water within the mitigation area will move generally to the east and eventually enter Sotain Creek.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

None are foreseen.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

Drainage patterns will be altered as some portions of the wetlands will be filled. Care will be taken to protect the drainage patterns and hydrology of the existing wetlands and proposed wetland creation.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Standard erosion control measures, which include silt fencing, mulching, and placement of straw bales will be used to protect stormwater runoff quality. BMPs standard to the type of work being performed will be implemented and followed throughout the proposed project.

All exposed non-working areas will be stabilized as required by the NPDES Permit.

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

- ✓ deciduous tree: alder, maple, aspen, other: Black cottonwood, Pacific willow
- ✓ evergreen tree: fir, cedar, pine, other: Douglas fir, Western red cedar
- ✓ shrubs: Sitka willow, red ossier dogwood, Douglas spiraea, Himalayan blackberry, Scotch broom, hawthorne, vine maple, Nootka rose
- ✓ grass: Reed canarygrass, velvet grass, blue grass, rye grass, orchard grass, fescue, meadow foxtail, water foxtail, colonial bentgrass, redtop bentgrass, wheatgrass, timothy grass, brome
- ✓ pasture
 - _____ crop or grain
 - _____ Orchards, vineyards or other permanent crops.
- ✓ wet soil plants: cattail, creeping buttercup, bulrush, skunk cabbage, other: softrush, hairy willowweed, curly dock, nightshade, toad rush, yellow iris, water parsley, nettle, and speedwell
- ✓ water plants: water lily, eelgrass, milfoil, other: duckweed
- ✓ other types of vegetation: Canadian thistle, bull thistle, cats ear, pineapple weed, teasel, aster, western yarrow, geranium, wild cucumber, dandelion, clover, sheep sorrel, field mint, goldenrod, tansy, trefoil, knotweed, plaintain, Queen Anne's lace, hound's tongue, and mullein

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

The site has been managed for agricultural production for several decades and is presently dominated by a wide variety of grasses and herbs, and includes a scattering of shrubs and sapling trees. The eastern portion of the project site was planted during the fall of 2006 with a variety of native sapling trees and shrubs as a part of a resolution of issues raised by the Seattle District Army Corps of Engineers.

This plant community will be altered by the proposed wetland mitigation actions within the southern portion of the project site and eliminated by the developed portion of the project site.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

No known threatened or endangered plant species are documented on or within the vicinity of the project site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

The southern and eastern portions of the project site will be restored and enhanced as a part of the proposed wetland mitigation plan.. This plan will create a minimum of 51,414 square feet of depressional wetland adjacent to Wetlands C onsite. In addition, compensatory wetland enhancement and non-compensatory enhancement of wetland buffers will improve the overall quality and function of the onsite wetlands and their buffers. The wetland mitigation area will also be placed within a protective easement, tract, or some other mechanism for the long-term protection and preservation of this area.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

Reed canarygrass and Himalayan blackberry.

5. Animals [\[help\]](#)

- 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. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other: water fowl, common crow, shore birds

mammals: deer, bear, elk, beaver, other: skunk, opossum, vole, mole, deer mice, shrew, feral domestic rabbit

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

Sotain Creek is documented to provide habitats for Coho salmon, rainbow/steelhead trout, and three-spine stickleback. The on-site excavated ditches do not have documented presence of salmonids, nor do they provide viable fish habitat.

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

No known threatened or endangered animal species are documented on or within the vicinity of the project site.

Bald eagle, Chinook salmon, and native char are documented to use the habitats of the White River located approximately one mile to the east.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Sotain Creek provides a migration route for aquatic and terrestrial species. The excavated ditches onsite do not provide a migration route into other aquatic habitats. The project site is a part of a regional mitigation route for passerine birds and waterfowl.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Onsite in-kind compensatory wetland mitigation actions are proposed to compensate for the filling of Wetland A and partial fill of Wetlands C and D, and Ditches 1 and 3. Wetland mitigation actions will include the enhancement of 74,983 square feet (1.72 acres) of Wetlands C, D, E and F. In addition,

51,414 square feet (1.18 acre) of wetland creation is proposed adjacent to Wetlands C. Additional non-compensatory buffer enhancement for the onsite areas are also proposed to improve wetland functions and fish and wildlife habitat.

Please see Soundview Consultants LLC's Wetland and Fish and Wildlife Assessment Report and Conceptual Mitigation Plan for more details (Soundview, 2016).

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None are known.

6. Energy and Natural Resources [\[help\]](#)

- 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. [\[help\]](#)

Natural gas and electricity will be used for lighting, heating, cooling, and manufacturing processes for the future building.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

The project will not impact the use of solar energy by adjacent properties.

- 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: [\[help\]](#)

The project will be designed and constructed to comply with appropriate environmental and energy codes.

7. Environmental Health [\[help\]](#)

- 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. [\[help\]](#)

None are known.

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

None is known.

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

None are known.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced

during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

Various fuels, paints, solvents, binding agents, waterproofing agents, etc., associated with building construction and paving may be used.

- 4) Describe special emergency services that might be required. [\[help\]](#)

No special services are required.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

None are proposed.

b. Noise [\[help\]](#)

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

Traffic noise from West Valley Highway and SR-167 exists but will not affect the project.

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

The types and levels of noise associated with this project would be similar to that typically associated with light industrial warehouse types of use. Passenger vehicles and large truck traffic will be entering and leaving the site during normal working hours.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Construction hours will be limited to 7am to 6pm (Monday - Friday) and 10am to 6pm (Saturday, Sunday and holidays), per Sumner Municipal Code 15.34.010.; equipment will have mufflers and be properly maintained.

8. Land and Shoreline Use [\[help\]](#)

- 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. [\[help\]](#)

The project site has been managed for agricultural production for decades. A recreational radio controlled airplane landing strip is present within the western portion of the project site. The current uses of the adjacent properties have been converted from once agricultural production into commercial/industrial uses.

- 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? [\[help\]](#)

The site was used as farmland in the past but no longer serves that function.

- 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: [\[help\]](#)

No. Adjacent properties are commercial/industrial use.

- c. Describe any structures on the site. [\[help\]](#)

No structures are present on site.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

None.

- e. What is the current zoning classification of the site? [\[help\]](#)

Light Industrial (M1).

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Light Industrial (M1).

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

The site is within the following critical areas as identified by the City of Sumner: Volcanic Hazard Zone, Seismic Hazard Zone, and Flood Hazard Zone. Wetlands are known to exist on site. Seven wetlands were identified with the latest study by Soundview Consultants. Sotain Creek is located to the east of the project site and has been identified as environmentally sensitive.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

The final development of the project site may employ approximately 50 to 100 people.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

None.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Not applicable.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The project site is located within an area of existing developed light industrial uses. Development of the project site will be consistent with the City of Sumner Comprehensive Plan. The project site is the last undeveloped area within the northwestern portion of the City of Sumner located between SR-167 and West Valley Highway.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

Not applicable.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

No housing units will be created.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

The property is currently vacant and there is no housing that will be eliminated.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

No measures are proposed.

10. Aesthetics [\[help\]](#)

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

The proposed warehouse building will be 35 to 45 feet in height as allowed by the zoning code. The principal exterior building materials will be concrete and glass.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

No views in the immediate vicinity will be altered.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

The front and side yards of the site will be landscaped in accordance with Sumner Zoning Code. Large areas will be wetland or wetland buffer and will be planted accordingly.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Light will be typical of a warehouse building with parking lot lighting. Parking lot lighting will comply with City of Sumner requirements.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

There are existing lights to the north and south for the existing developments, neither of which will affect this project.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None are proposed.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

The City of Sumner offers many diverse recreational opportunities.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

The proposed project will displace an existing radio controlled airplane field. The Radio Aero Modelers Seattle Club is still active and lists the project site as their address.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

There are no measures proposed.

13. Historic and cultural preservation [\[help\]](#)

- 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. [\[help\]](#)

None are known to be on or next to the site.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

Cultural Resources Assessment for DCT 167 Landing Project by Cultural Resource Consultants, Inc. dated October 5, 2015.

- 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. [\[help\]](#)

Review of information on the Department of Archaeology and Historic Preservation web site showed nothing; however, it did mark the area as high risk and recommended a survey be conducted and was completed by Cultural Resources Consultants, Inc assessment on September 23, 2015. This did not

identify any cultural resources within the subject property. For additional information, please To Cultural Resources Consultants, Inc 2015 report.

- 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. [\[help\]](#)

There are no measures proposed.

14. Transportation [\[help\]](#)

- 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. [\[help\]](#)

The site is to be accessed by an existing public roadway (West Valley Highway) along the western boundary of the property.

- 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? [\[help\]](#)

The site is not currently served by public transit. The nearest public transit stop is located in downtown Sumner at the Sumner Sounder train station.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

The proposed project is planning to add 284 passenger vehicle stalls and 50 trailer parking stalls. Parking associated with the radio controlled airplane field will be eliminated.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

The proposal will improve West Valley Highway frontage to minor arterial standards for City of Sumner. The proposed improvements include widening of the pavement to 48 feet, installation of curb and gutter, 5-foot landscape planter, and 5-foot sidewalk to match previous improvements to the north of the project site.

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

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? [\[help\]](#)

The specific light industrial use will determine the number of vehicular trips per day.

- 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. [\[help\]](#)

No.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Improvements to West Valley Highway are proposed with this project to control any associated transportation impacts.

15. Public Services [\[help\]](#)

- 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. [\[help\]](#)

The project would require emergency or police services in the event of an injury, theft, fire or other unforeseen event.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

This project will be designed to comply with all appropriate City codes for fire protection, public health, and safety. This will mitigate the impact on the above services.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)

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. [\[help\]](#)

Utility pipes for services will be installed on and off site with the development. If impacts to sensitive areas occur as a result of utility construction/installation, impacts will be mitigated per City standards as required.

C. Signature [\[help\]](#)

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: Jason Hubbell, P.E.

Position and Agency/Organization : Senior Project Engineer, Barghausen Consulting Engineers, Inc.

Date Submitted: May 16, 2017

D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.