

## 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: Sumner Landing North
2. Name of applicant: ~~Opus Northwest, LLC~~ **Prologis**
3. Address and phone number of applicant and contact person: ~~John W. Moran, Ruhl Parr & Associates, 3625 132nd Ave. SE, Suite 100, Bellevue WA 98005.~~ **Joe Maxwell, Prologis, 12720 Gateway Drive, Suite 110, Tukwila, WA 98168 / (206) 414-7608.**
4. Date checklist prepared: ~~August 22, 2000~~ **Revised May 9, 2017**
5. Agency requesting checklist: City of Sumner, Sumner Community Development
6. Proposed timing or schedule (including phasing, if applicable): Construction start Jan/Feb 2001; End June/July 2001. **Parking paving Summer 2017.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. ~~Yes. Building will be built in phases. First phase noted above; future phases unknown.~~ **All buildings have been constructed. This parking lot paving will complete the project.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

See attached Traffic Impact Analysis by Transportation Planning & Engineering, Inc., dated 8/30/00 and Level 1 Environmental Assessment by Terra Associates, dated 7/6/00.

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.

Shoreline Substantial Development Permit; Clearing & Grading Permit; Building Permit; Mechanical, Electrical, Plumbing & Sprinkler Permits; R.O.W. Permits, **CLOMR, and a construction stormwater permit.**

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 project has 652,312 SF of warehouse/manufacturing space with ancillary office areas, trucking and parking areas on 35.14 acres of land, and monopole communications tower 120' high maximum.

***A majority of the Sumner Landing North development was completed in 2005-2007. The current overall development is owned by Prologis and includes two warehouse buildings, approximately 287 passenger vehicle parking spaces and approximately 153 truck trailer parking spaces. Current parking configurations are based on current building tenant. In order to complete the Sumner Landing North development, a 77,500-square-foot parking lot will be added to Parcel A. This will add 59 truck trailer stalls to the overall development. This area***

*was filled previously with the original construction in anticipation of this construction. See attached vicinity map for existing site conditions.*

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.

NE Corner of 24th Street East & 142nd Ave. E. Section 12, Township 20 North, Range 4 East of the Willamette Meridian.

## 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)?

Approximately 10-15% in small areas along the east side adjacent to the Stuck River.

- 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.

See Soils Report attached, dated 8/18/00 from Terra Associates.

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

None

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

Grading will be for trucking and parking area drainage and for building pad and foundation. Approximately 20,000 cubic yards of on-site material will be graded to prepare site sub grades. Approximately 225,000 cubic yards of imported fill will be required for building, parking and preload fill.

***Grading for the parking expansion will include excavating 2,500 cubic yards of material. The material will be exported from the site to an approved disposal facility.***

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

An erosion and sedimentation control plan will be submitted for approval and implemented.

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

42.6% Building (652,312 SF)  
32.6 % Drives, parking, trucking (500,153 SF)  
24.8% Landscape (378,265 SF)

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

A temporary control plan will be submitted to the City of Sumner and will be implemented during construction.

## 2. Air

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

During construction, normal construction activities will generate dust and machine emissions. After construction, the project will have normal car and truck emissions for an industrial/warehouse facility.

- 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:

Compliance with local and state laws

## 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.

The Stuck River borders the east portion 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.

The project's deep cell retention pond will be within the 200' setback from the man high water mark. Landscaping will also be added in this area.

***The parking lot improvements (2017) are not located within the 200' shoreline setback.***

- 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.

No fill or dredge material is anticipated to be placed in or removed from surface water or wetlands.

- 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.

*Yes. This area of the site was previously filled during the overall site development in 2005-2007. The minimum elevation on site is 55.5 and the FEMA flood elevation is approximately 55.29 NGVD 29 (58.8 NAVD 88). Because this site is already elevated above the FEMA floodplain elevation, compensatory storage volume is not needed and a LOMR-F is being applied for after the SEPA determination is issued. A copy of the permit application is attached.*

- 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:

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

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.

None known.

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.

Site storm water runoff from building, rooftops and paved areas will be collected by underground pipe and catch basins and then conveyed to **a water quality unit or** a combined wet/detention pond for detention and water quality treatment prior to discharging to an existing 48" storm line, which discharges to the Stuck River.

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

No. All runoff from the project will be collected by tight line storm pipe and treated prior to discharging offsite.

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

On-site catch basins and a combined wet/detention facility will control on-site storm water per City standards.

**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?

Site is existing grass turf farm - all existing grass area will be removed for new facility. Area within 200' of mean high water mark will be landscaped per City of Sumner requirements. Existing stream vegetation will not be altered.

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

None known

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

Landscape per City of Sumner requirements.

**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: starlings, sparrows
- 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.

None known

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

None known

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

200' setback area will be landscaped with native plant species per City of Sumner Requirements.

**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.

Electric - Power requirement  
 Natural Gas - Heating

- 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:

Project will meet requirements of Washington State Energy Code.

**7. Environmental health**

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

None known

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

None known

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

N/A

- b. **Noise**

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

The area has commercial development near it. No noticeable noise beyond normal in-city traffic noise was observed.

- 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.

Construction activities will generate construction & machinery noise 5 to 7, Monday - Friday. Industrial/Manufacturing tenants are not expected to generate any noise beyond truck and car traffic.

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

None

**8. Land and Shoreline use**

- a. What is the current use of the site and adjacent properties?  
Grass turf farm.
- b. Has the site been used for agriculture? If so, describe.  
Grass turf farm.
- c. Describe any structures on the site.  
None
- d. Will any structures be demolished? If so, what?  
N/A.
- e. What is the current zoning classification of the site?  
M1
- f. What is the current comprehensive plan designation of the site?  
***Light Industrial (M1) with MIC Core Overlay.***
- g. If applicable, what is the current shoreline master program designation of the site?  
***Urban Conservancy (100/200 feet).***
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.  
Shoreline area along Stuck River per above.
- i. Approximately how many people would reside or work in the completed project?  
Unknown number of workers at this time. No one will reside at completed project.
- j. Approximately how many people would the completed project displace?  
None
- k. Proposed measures to avoid or reduce displacement impacts, if any:  
N/A
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
Project will be warehouse or manufacturing use, which is compatible with both.

**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:

N/A

#### 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?

Building will be 50-35' tall maximum, painted concrete tilt-up panels will be main exterior wall material.

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

Views across the site toward river.

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

Buildings will be designed and sited to comply with City of Sumner Design Development Guidelines.

#### 11. Light and glare

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

No light or glare should result from project.

- 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?

None known

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

None

#### 12. Recreation

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

~~None~~ ***There is a City recreation trail along the east side of the detention pond for pedestrian use.***

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

No

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

~~None~~ ***The landscape islands proposed will be planted to screen the proposed parking from trail users.***

**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.

No

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

None known

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

None

**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.

See attached Traffic Impact Analysis, dated 8/30/00.

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

No public transit within walking distance.

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

No Existing Stalls. 350 ± New Stalls. ***The parking lot expansion adds 59 truck trailer 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).

Improvements to 24th Street East along property line ~~may be required~~ ***have been completed. No additional improvements are required.***

- e. Will the project 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? If known, indicate when peak volumes would occur.

See attached Traffic Impact Analysis, dated 8/30/00.

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

See attached Traffic Impact Analysis, dated 8/30/00.

**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.

Project will require normal public services for an industrial building facility.

- 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.

- 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.

All utilities are available along S. 24th Street and 142nd Avenue East and will be extended within the site as required to serve the development. Sanitary Sewer by City of Sumner; Power and Gas by Puget Sound Energy; Water and Refuse by City of Sumner; Telephone by Qwest.

**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: Jason Hubbell, P.E.

Date Submitted: June 19, 2017

**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS**

(do not 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?

Noise impacts are for the animals are proposed to be reduced by prohibiting roosters and having the kennels only allowed as an indoor use at this time.

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.

[Statutory Authority: RCW 43.21C.110. 84-05-020 (Order DE 83-39), § 197-11-960, filed 2/10/84, effective 4/4/84.]