

## 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 Corporate Park*

2. Name of applicant:

~~Knapp Development~~ **Sumner Business Park Associates LLC**

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

Applicant:

Agent: (if applicable)

~~Ted Knapp dba Knapp Development~~

**Sumner Business Park Associates LLC**

~~612 Bellevue Way, #201~~

**7701 Forsyth Blvd., Suite 900**

~~Bellevue, WA 98004~~

**St. Louis, MO 63105-1840**

**Phone (425) 451-2820 (425) 681-9682**

4. Date checklist prepared: *February 10, 2000, Revised October 13, 2017, Revised January 19, 2018*
5. Agency requesting checklist: *City of Sumner, Washington.*
6. Proposed timing or schedule (including phasing, if applicable):

*The Project will be built out in multiple phases commencing in April 2000 and extending as long as 10 years thereafter. The first Phase will include the construction of two streets and associated utility systems. 138th Ave. including an underground storm drainage system and phone, power and natural gas will be constructed jointly with the abutting property owner (Gary Peterson). This street will start at 24th Street and be extended northerly approximately 1,300 lin. ft. A connection (under the power lines) to the west will be made to the existing 137th Ave. The southerly portion of 137th Ave. (abutting the Peterson site will be vacated). Phase I will also include the construction of 140th Ave. from 24th Street to 16th Street. This street will include sanitary sewer, water, phone, power, natural gas and underground storm drainage facilities. Both streets will be built to public standards and conveyed to the City of Sumner upon acceptance. Phase I development will also include the construction of a storm water detention and water quality system to be located in the northeast portion of the site within the 200' White River shorelines area. This system will outlet via an existing outlet and be designed and constructed in accordance with State of Washington's and Sumner's applicable storm water ordinances and design guidelines. This system will be conveyed to the City of Sumner upon acceptance. Also included in Phase I is the grading /filling / surcharging of the northerly 70± acres of the site. The material excavated from the Phase I storm system will partially be used for this purpose. The balance of the material will be from "cut" areas on site, as well as, the importing of offsite materials on site. The source(s) and haul route(s) are unknown at this time, but will be identified and approved by the City prior to starting the fill operation.*

*Subsequent land development phases will include the construction of a southerly storm water detention / water quality system to be located within the shorelines area of the White River just south of 24th Street. This system will outlet directly to the White River via an existing storm outlet and will be built in accordance with all applicable storm water ordinances and guidelines and will be conveyed to the City of Sumner upon acceptance. This system is expected to be*

*constructed in the summer months of 2001 or 2002, but could occur later depending on market conditions. Excavated materials from this basin will be used to fill / surcharge portions of Sumner Corporate Park. Subsequent phases will also include the grading /filling /surcharging of the balance of the Project. It is expected that approximately 25 - 30 acres will be filled / surcharged every 6 months or so. Surcharge material will be "rolled" from one site to another, allowing it to settle to achieve proper consolidation of sub-grade material to support industrial building loads. Surcharge materials are expected to be moved in the spring and fall months in an effort to move the material in favorable weather conditions. All grade/fill /surcharge activities will be supervised by a qualified geotechnical engineer.*

*It is anticipated that approximately 3 million square feet of industrial / office and support building space will be constructed in Sumner Corporate Park over the next 10 years, but could be built out as quick as the next 4 years. This first building will commence as soon as fall of 2000. At this time, exact configurations and sizes are unknown, but all facilities will be designed and constructed pursuant to applicable zoning and building codes and ordinances. The exact number of square feet to be built annually is unknown at this time, but is expected to be approximately 500,000 SF per year and will vary based on market conditions.*

***To date all phases and buildings have been constructed except Building Q on Phase 1, Lot 5, as shown on the original phasing plan and conceptual master plan.***

***This site is more recently known as the Glacier Building Site. The building preload pad has already been graded. Construction is expected to resume in the Spring of 2018 and last approximately 8 months.***

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

*No, the above Project description assumes full build out of Sumner Corporate Park including grading, filling, subdividing, construction of streets and utilities and storm facilities, possible construction of rail spurs, construction of numerous industrial and commercial buildings and associated improvements totally approximately 3 million square feet.*

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

*Attached is a copy of the following reports:*

- A Phase' I Environmental Site Assessment dated November 23, 1999 performed on the site by Hygienetics Environmental.*
- A Wildlife and Wetlands Assessment dated February 7, 2000 prepared by Raedeke & Associates.*
- Traffic Impact Study dated January, 2000 prepared by David I. Hamlin and Associates.*
- A Geotechnical Report dated June 25, 1999 prepared by Earth Consultants, **updated June 21, 2000.***
- **FEMA ESA Floodplain Analysis by Soundview Consultants dated August 8, 2017, updated January 19, 2018.***

*Also, environmental reviews were conducted, by the City of Sumner and the State of Washington in connection with the construction of street, utility, storm and transportation improvements constructed and/or proposed to be constructed in the north Sumner Industrial area.*

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.

~~The applicant is not aware of any pending approvals other than the nearby State of Washington's and City of Sumner's transportation projects involving the improvement of 142nd Ave., 24th Street, and a new freeway interchange with SR 167 and 24th Street.~~

**None are known.**

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

*State Shorelines Permit - **no longer applicable***

*City of Sumner Grade & Fill Permit to construct building pads (pre-load / surcharge)*

*SEPA MDNS for Project described herein*

*Lot line adjustments and/or Short Platting, Subdivision and/or Binding Site Plan to create legal building lots for each individual building - **no longer applicable***

*Various permits for the buildings and associated utility extensions, plumbing, HVAC systems, electrical, structural systems, signage, landscaping*

*D.O.E. N.P.D.E.S. Permit - **permit is currently active for Glacier site***

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 total Project consists of the construction of a new industrial park containing approximately 148 acres. The park includes the subdivision / lot line adjustments of the land, the phased construction of infrastructure (streets, utility systems and storm water facilities), grading /filling /surcharging all of the property, as well as, the construction of approximately 3 million square feet of industrial, office and support space over the next approximately 4 -10 years. Uses to occupy the Project will be consistent with Sumner's M-1 zoning code classification. A portion of the Project may be rail served.*

***The Glacier Building is located on Lot 1 of Short Plat No. PLN2012-00005, which is approximately 3.8 acres. The proposal for this lot is to construct a warehouse-type building with associated parking, truck loading docks, utilities and landscaping.***

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

*The Project encompasses three parcels of land totaling approximately 148 acres. The site generally is located west of the White River, east of the Union Pacific Mainline railroad tracks and south of 16th Street. The southerly boundary of the Project is approximately 1,300feet south of 24th Street. The attached vicinity map, site map, legal descriptions, boundary survey and topographic survey more specially locate the Project.*

***The Glacier Building site is located at the southeast corner of 142nd Avenue East and 24th Street East. The property address is 14201 24th Street East, Sumner, Washington. See site plan for more information.***

**TO BE COMPLETED BY APPLICANT****EVALUATION FOR  
AGENCY USE ONLY****B. ENVIRONMENTAL ELEMENTS****1. Earth**

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.

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

*Less than 5%. On-site ditches have slopes approaching 50%.*

- 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 attached soils report. Puyallup loam is the major soil type.*

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

*There are no unstable soil characteristics, to the knowledge of the applicant.*

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

*The importing of fill material will be held to a minimum and therefore on-site material will be used to the maximum extent possible. Portions of the site will be "cut" somewhat to create surcharge and fill material. It may be necessary to import up to 200,000 cubic yards of fill material for surcharging over the course of the Project. This surcharge will be "rolled" from site to site approximately every six months in 25 to 30 acre increments until all development sites have been surcharge per the recommendations of the Geotechnical Report (copy attached). Additionally, approximately 200,000 cubic yards of various types of fill material will be imported during the course of the Project. This material will be used to 1) create the building pads, 2) stabilize parking lot subgrades, 3) provide utility trench bedding, 4) provide foundation and slab support and 5) construct landscape berms and planter beds. Source(s) are unknown at this time, but will come from an approved fill site and the source(s), haul routes and proposed hours of operation will be provided to the City prior to commencement of the fill operations). Some building pad / preload material will be removed from the building pads once adequate consolidation has been achieved and placed on-site in parking lot and/or landscaped areas. The type of the material to be used will be based on recommendations of the Project's geotechnical consultant and types may vary somewhat dependent on the application, time of year and/or weather conditions.*

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

*Yes, however, an erosion control plan will be implemented in accordance with the City of Sumner's development standards. Because the site is flat, the potential for erosion is minimal, however, sediment control measures will need to be addressed with the erosion control plan for each phase of development.*

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

*Approximately 85% to 90% of the site under this action will be covered with impervious surfaces.*

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

*A temporary erosion and sedimentation control plan will be prepared and implemented with each phase of development of the Project per Sumner's requirements. The Project will comply with Sumner's development standards.*

### **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.

*Emissions from automobiles and truck traffic will result. Some dust will likely occur during construction. Quantities are not known. Water trucks will be used, as needed, to control dust during construction. All industrial uses of the Project are anticipated to be housed inside and no emissions from manufacturing processes are expected. The Project will comply with all of Sumner's emission control standards.*

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

*None, to the knowledge of the applicant.*

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

*Use of a water truck during construction to control dust. Project will comply with all emission requirements of agencies with jurisdiction. If any Project uses generate emissions or odors, appropriate permits and authorizations from agencies with jurisdiction will be obtained.*

### **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.

*A portion of the Project is located within 200' of the White (Stuck) River. Also Sumner's Wetland Inventory Map depicts two small wetlands on the site, however the attached Wetland and Wildlife Assessment indicates that no wetlands exist on 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 includes two storm water detention / water quality ponds within 200' of the White River, as well as, a pedestrian trail pursuant to Sumner's Trail Plan. The storm water ponds will be planted in a manner to enhance wildlife habitat as discussed in the Wildlife and Wetlands Assessment, attached.*

- 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 material will be placed or dredged from surface water or wetlands.*

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

*The Property includes rights to withdraw water from the White River. The current sod operation withdraws water from the River for irrigation purposes. Some water may continue to be withdrawn for the irrigation of landscaping areas.*

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

*Portions of the northeast corner of the site are within the 100 year flood plain. The attached survey locates the 100 year flood plain limits, as well as, the ordinary high water mark of the river.*

***Yes, per the current FEMA maps, almost the entire site is located within a floodplain. A FEMA Firmette is included for the Glacier Building Site. Based on the FEMA elevation and the existing site topography, the FEMA area is considerably smaller. The FEMA ESA Floodplain Analysis shows the actual floodplain fill on site and how it will be compensated for in 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:

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

*During construction of deep utilities, primarily sanitary sewer, some dewatering may be performed. These waters, if any, will be discharged into the temporary erosion control system.*

- 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.*

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.

*The source of runoff is storm water. The proposed drainage system will consist of gravity conveyance lines, which will collect storm water runoff from pavement and building roof*

*drains and then gravity drain to storm water detention / water quality treatment facilities located adjacent to the White River. From this point, storm water will be released into the White River through existing drainage outlets. The storm water release rate criteria will be consistent with the storm water drainage analysis performed by Barghausen Engineering, copy attached. See attached site plan for location of the storm water detention systems and conceptual storm water plan. These storm water systems will improve the water quality from existing conditions as storm water from the turf operation drains into the White River with no storm treatment or control.*

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

*Some small amounts of petroleum residues from vehicles could run off parking lots. Some small amounts of chemicals used in the maintenance of landscaped areas could enter the ground or surface waters.*

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

*Temporary erosion control measures will be implemented prior to building construction and during the grade & fill operation in accordance with the City of Sumner's standards to reduce and control surface volume impacts. The detention / bio-filtration system will be designed and constructed in accordance with DOE's requirements which will enhance storm water quality leaving the site.*

***Runoff from pollution generating surfaces from the proposed Glacier Building site will be routed through an underground water quality unit to provide enhanced water quality treatment prior to discharging into the existing detention pond.***

#### 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. *See Wetland and Wildlife Assessment.*

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

*The site is currently a sod grass farm and this operation will cease to operate once the site is fully developed. The sod grass operation will be phased out to coincide with the phasing of the Project. The large trees and vegetation located adjacent to the White River will remain to provide shade along the river and to enhance and protect wildlife habitat. See attached Wetland and Wildlife Assessment.*

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

*None known to the knowledge of the applicant.*

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

*Project will be landscaped in accordance with Sumner's landscaping requirements. The landscape plan shall be designed to incorporate native plant materials to the fullest extent feasible arid to provide some replacement food and cover for wildlife.*

## 5. Animals

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

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

mammals: deer, bear, elk, beaver, other: skunk, opossum, squirrel, Rodents, rabbits.

fish: bass, salmon, trout, herring, shellfish, other: The White River is a salmon and trout bearing stream

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

*Chinook Salmon and bull trout in the Puget Sound Basin have recently been placed on the threatened species list.*

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

*The Sumner vicinity is part of the Pacific Flyway for migratory birds.*

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

*See attached Wetland and Wildlife Assessment which was specifically prepared for the Project.*

## 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.

*Electricity and natural gas will be used for heating, cooling, lighting and manufacturing processes.*

- 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 comply with State (and any other municipalities with jurisdiction) 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.

*Not to the knowledge of the applicant. A Phase I Environmental Assessment was conducted which discloses no environmental hazards or toxic chemicals. A limited Phase II will be performed to confirm that previously removed underground storage tanks and associated clean up was properly completed. This affects the area adjacent to the existing house and the extreme NW corner of the site where a farm equipment storage shed is located. It is not anticipated that the Project will generate any environmental health hazards.*

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

*Other than normal fire, police and medical services already available, none are required.*

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

*Any activities from occupants of the Project (if any) that may increase environmental health hazards due to chemicals, risk of fire and explosion or spill will comply with all requirements of all agencies with jurisdiction.*

**b. Noise**

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

*None.*

- 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.

*Short term construction noise will be generated. The majority of construction activity will be completed during normal working hours from approximately 7 a.m. to 6 p.m. Long term noise will be limited to auto/truck traffic visiting the site. Some manufacturing noise may be generated, but manufacturing processes, if any, are anticipated to be contained within building walls.*

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

*If any Project uses generate high noise levels, appropriate permits and authorizations from agencies with jurisdiction will be obtained.*

**8. Land and Shoreline use**

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

*The current use of the site is a turf grass farm. Adjacent uses include outside industrial storage and a few residential uses on the north, undeveloped (but filled) industrial land and the Union Pacific mainline to the west, the White River and a turf grass operation to the east, and newer industrial uses, as well as, turf grass and rhubarb operations to the south.*

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

*Yes. The turf grass operation has gone on for some 30 years. Prior to that, the site was used for other agricultural uses.*

- c. Describe any structures on the site.

*The site has one house, a modular office structure and some small out buildings for storage of turf grass related equipment and materials.*

***There are currently no structures on the Glacier Building site.***

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

*Yes. All of these structures will be removed upon development. - Completed.*

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

*M-1 Light Industrial.*

- 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?

*The current designation is conservancy.*

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

*Two small areas are depicted on Sumner's Wetland Inventory Map. See attached Wetland and Wildlife Assessment prepared specifically for the Project.*

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

*Unknown at this time, as the industrial users are not yet identified. It is estimated that approximately 2,500 to 4,000 people will work in the completed Project.*

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

*One resident - the renter of the existing house and about 15 employees associated with the turf grass operation.*

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

*None proposed.*

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

*Project will comply with Sumner's zoning (and other relevant) code requirements, including uses, setback, landscaping and other development standards.*

## 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.

*One - middle to low income unit.*

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

*None proposed.*

## 10. Aesthetics

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

*The structure(s) will comply with the Design Standards of Sumner's M-1 zoning classification. Average heights are anticipated to range from 20 to 40 feet. Building exteriors will be primarily painted concrete with glass windows and doors at office entries, buildings will modulate or contain architectural elements at office entries to break up the linear aspects of the front elevations of the buildings.*

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

*The construction of the buildings and elimination of existing vegetation will alter views of the site from adjacent properties and result in views typical of other properties developed with light industrial uses in Sumner.*

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

*Project will develop attractive, modern, efficient light manufacturing / distribution and commercial facilities on the site. The Project will meet or exceed Sumner's landscaping and building development standards for the M-1 zoning classification. A comprehensive set of CC&R's will be developed by the Applicant to assure compatible development standards throughout the Project. These standards will address uses, landscaping, signage, construction materials and outside storage.*

## 11. Light and glare

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

*Some minimal amount of glare and light may be produced from glass on building(s), roofing materials, rooftop equipment and site lighting.*

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

*No, not likely.*

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

*None.*

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

*Select glass, lighting fixtures and roof top materials with low glare characteristics. Light fixtures to be appropriately directed to minimize glare on adjacent properties.*

## 12. Recreation

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

*The White River could offer some passive recreational activities and the Sumner Municipal Golf Course is located north east of the site on the easterly side of the White River. Also, Sumner has plans to develop a park on land it owns north of 16th Street, along the White River.*

***The Sumner Link Trail is north and east of the site, along the White River.***

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

*The Project will not reduce or eliminate recreational uses.*

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

*The Project will develop a trail along the White River in those areas where the Project abuts the White River. - Completed.*

### 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 to the knowledge of the applicant.*

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

*None to the knowledge of the applicant.*

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

*None are proposed.*

### 14. Transportation

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

*The primary access to the Project is via 24th Street. This street currently is a 2 lane paved street with no curb, gutter or sidewalks. 24th connects with 142nd Ave. which traverses the southerly portion of the site. Major improvements to 142nd Street have just been completed by the City of Sumner. These improvements include widening the street to 5 lanes, curb, gutter, sidewalks and street lighting. The project included a new bridge across the White River approximately 1 mile south of the Project. The State of Washington is about to begin the improvement of 24th Street connecting to the newly completed 142nd Ave. improvements. These improvements include widening the street to 5 lanes with curb, gutter, sidewalks and street lighting. The State project also includes a new freeway interchange with SR 167 at 24th / 28th Streets which is located approximately one half mile west of the Project. This work is scheduled to begin in 2000 and take approximately 2 years to complete. Existing 16th Street is located on the northerly side of the Project. This street is a 2 lane paved street with no curb, gutter or sidewalks. Two new streets will be built within Sumner Corporate Park. 140th Ave. will be constructed from 24th Street to 16th Street. This street will be 44' wide (within a 72' ROW) with curb, gutter, sidewalks and street lighting. In addition, 138th Ave. will be built from 24th Street northerly approximately 1,300 feet. 138th Ave. will be jointly built by the*

*applicant and the adjacent owner (Gary Peterson). This street will be 40' wide within a 66' wide ROW.*

***The Glacier Building proposal includes two driveways to 24th Street East.***

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

*The site is not currently served by transit, however, commuter rail service is planned to serve the area in the future.*

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

*The Project will meet the parking requirements as required by the Sumner's zoning code. The attached site plan shows approximately 2,850 parking stalls. The exact number may change somewhat in final design. The Project will eliminate a few parking stalls now associated with the office of the turf operation.*

- 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).

*Yes. 140th Ave. and 138th Ave. will both be constructed as detailed above. In addition, the south half of 16th Street adjoining the Project will be improved with curb, gutter, sidewalks and street lighting along the Project's frontage on 16th. - **Completed.***

***Frontage improvements along 24th Street East will be a part of the Glacier project. Improvements include a 3-foot ROW dedication and construction of a 5-foot landscape strip and 5-foot sidewalk along the project frontage.***

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

*The Project may use rail transportation. The Project will be designed to allow the extension of a rail spur from the Union Pacific mainline.*

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

*Based on the attached Traffic Analysis performed by David I. Hamlin & Associates, the Project will generate approximately 16,729 total daily trips upon full build out. The Project is estimated to generate 1,798 AM Peak hour trips and 1,756 PM Peak hour trips. These trips will be phased in over time. New trip generation will occur upon completion of the first buildings scheduled in 2001 and increase to correspond with Project phasing over the next 4 -10 years.*

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

*In addition to constructing the transportation improvements detailed above, a new traffic signal will be installed at the intersection of 24th Street and 140th Ave. at such times that warrants are met, as determined by the Applicant and the City of Sumner. Also, the property is included in an area wide assessment district and will contribute financially to the area*

*wide transportation improvements (142nd, 24th Street and the new interchange with SR 167).  
- Completed.*

**15. Public services**

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

*The Project will increase demand on fire protection and police protection. Schools will not be impacted.*

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

*Applicant will cooperate with fire and police officials to properly plan the Project to improve ease of service to these departments. All structures will be sprinklered and automatically monitored. Site lighting and proper landscaping design will enhance Project security.*

**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.

*Sanitary Sewer - City of Sumner; Water - City of Sumner; Phone U.S. West; Natural Gas and Electrical Power - Puget Sound Energy. All utilities are either located at, or near the site. A portion of the site is located within the Fowler Water District. Negotiations between Sumner and the Fowler Water District will be required to resolve water service issues.*

**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, Barghausen Consulting Engineers, Inc.

Date Submitted: October 13, 2017, updated January 19, 2018

**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.]