

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:

Zoning Code Text Amendments for Drive-in and Drive-through businesses (PLN2018-0003)

2. Name of applicant:

City of Sumner: Eric Mendenhall, Senior Planner

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

*1104 Maple Street, Suite 250
Sumner, WA 98390*

4. Date checklist prepared:

May 16, 2018

5. Agency requesting checklist:

City of Sumner

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

Public Hearing 6/7/18—Planning Commission, adoption by City Council 7/2/2018 (est.)

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

No

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

None

8. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

N/A

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

A Planning Commission recommendation and City Council approval of ordinance.

10. 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 City is proposing to reduce restrictions on drive-through businesses in commercial zones and defines drive-in businesses to encourage economic development throughout the city.

SEE EXHIBIT A-- DRAFT ORDINANCE.

11. 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 proposed zoning code amendments are applicable citywide in commercial zones.

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

Non-project Action. All those underlined depict topography within the City.

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

Non-project Action.

- 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.

Non-project Action. City limits contain predominately sandy loam, silt, muck, and other valley typical soils; gravel on hill sides and steep slopes.

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

Non-project Action. Generally, within the city limits soils are susceptible to liquefaction during an earthquake and some steep slopes at the valley edge.

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

None. Non-project Action

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

None. Non-project Action

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

None. Non-project Action

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

None. Non-project Action

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.

None. Non-project Action

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

As a non-project action, the proposal will not be affected by off-site sources of emissions or odor.

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

The proposed non-project action will not have any impacts to the air.

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.

Non-project Action. There are wetlands, fish-bearing streams, and shorelines of statewide significance within or adjacent to commercial zones within the City.

- 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.

None. Non-project Action.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None. Non-project Action.

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

No. Non-project Action

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

Non-project Action. Portions of the city and commercial zones are within the 100-year floodplain.

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

No. Non-project Action

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. Non-project Action

- 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. Non-project Action.

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.

Non-project Action. The city has and maintains a city-wide stormwater system with a valid NPDES permit.

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

No, non-project Action.

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

None. Non-project Action.

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

Non-project Action. All species underlined could occur within the City.

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

None. Non-project Action.

- 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:

Non-project Action.

5. Animals

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

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

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

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

Non-project Action. These species may be found within the City.

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

Non-project Action. The White (Stuck) and Puyallup Rivers flow through the City of Sumner and contain Puget Sound Chinook salmon, Bull trout, and Steelhead.

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

Yes. The City is part of the Pacific Flyway for migratory waterfowl.

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

Non-proposed. Non-project Action.

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.

None. Non-project Action. The zoning code amendments do not address any changes or requirements related to energy.

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

None. Non-project Action.

- 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:

None.

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.

No.

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

None. Non-project Action

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

None. Non-project Action

- b. Noise

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

None. Non-project Action.

- 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.

None.

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

Non-project Action.

8. Land and Shoreline use

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

Non-project Action. City-wide amendment.

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

Non-project Action. Portions of the City are continued to be used for farming, approximately 100 acres.

- c. Describe any structures on the site.

Non-project action and not site specific.

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

Non-project Action. There will be no demolishing of any structures.

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

City-wide.

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

Non-project Action. City-wide with all shoreline designations potentially impacted.

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

Non-project Action. City-wide proposal and there are wetlands, and other "environmentally sensitive areas" throughout.

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

Non-project Action. City-wide, population currently 9,451.

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

None.

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

Non-project Action. No displacement would occur as part of this proposal. None proposed.

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

None proposed. Non-project Action.

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. Non-project Action

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

None proposed or needed.

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?

Non-project Action.

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

Non-project Action.

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

Non-project Action.

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 emissions. Non-project Action.

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

Non-project Action. No light emissions.

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

None. Non-project Action

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

Non-project Action. None proposed.

12. Recreation

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

Non-Project Action. City wide there are numerous opportunities for recreation including parks, trails, and a YMCA.

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

No, Non-project Action.

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

None required or proposed.

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.

The Central Business District contains historic buildings that may qualify for the local historic register.

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

Non-project Action. City-wide there is one structure on the National Historic Register as follows: 1228 Main Street—Ryan House.

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

Non-project Action. Regulations allowing drive-through businesses require them to be in a multi-story building, which is intended to reduce the chance that a building would be demolished and replaced with a drive-through business. Otherwise, there are no restrictions for drive-through development related to historic buildings.

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.

Non-project Action. There are public streets throughout the city.

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

Non-project Action. The City is only served by Sound Transit commuter rail and buses. No local Pierce Transit.

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

Non-project Action.

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

No, Non-project Action.

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

Non-Project Action. The City has two railroads lines; BNSF and UP.

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

None. Non-project Action.

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

None needed or proposed.

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.

Non-project Action. None anticipated.

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

None proposed.

16. Utilities

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

In general, all underlined utilities are available to properties within the City of Sumner.

- 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.

Non-project Action—none specified.

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: Eric Mendenhall

Date Submitted: May 16, 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?

Increasing drive-through businesses within the commercial zones may increase the amount of emissions from idling cars in line at drive-through businesses.

Proposed measures to avoid or reduce such increases are:

The city may take measures elsewhere to encourage non-emission modes of transportation and land use development that encourages walking and biking. In addition, the city may seek ways to encourage electric vehicle parking, charging, and use at drive-in and drive-through businesses.

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

The proposed temporary use amendments would not affect plants, animals, fish, or marine life. There is nothing proposed that wouldn't be evaluated at the project level.

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

None.

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

The proposal would not deplete energy or natural resources.

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

None proposed.

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?

No changes proposed that would affect any of these areas. Any future drive-in and drive-through businesses would have to comply with current critical and sensitive areas requirements such as setbacks and land use.

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

None proposed.

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?

Any new drive-in or drive-through businesses would be required to meet current setbacks, land use restrictions, and other protections for shorelines of the state consistent with the City of Sumner Shoreline Master Program.

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

None proposed.

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

The proposal is not likely to increase demands on transportation beyond what is currently anticipated and planned for in the commercial zones of the city.

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

None.

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

Drive-in and drive-through businesses are required to comply with all public health, state, and federal laws. This includes compliance with applicable environmental regulations.

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