

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: *Parker St Townhomes*
2. Name of applicant: *Ellison Developers LLC*
3. Address and phone number of applicant and contact person: *6025 205th Ave E, Bonney Lake WA 98391,*

George Elliott, 253-261-8832

- 4. Date checklist prepared: *December 28, 2017*
- 5. Agency requesting checklist: *City of Sumner*
- 6. Proposed timing or schedule (including phasing, if applicable): *Site Development March 2018, Construction May 2018*
- 7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. *No*
- 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Geotechnical Report by Development Engineering, PLLC

Environmental Site Assessment by Vader Engineering

- 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. *None known*
- 10. List any government approvals or permits that will be needed for your proposal, if known.

SEPA, Design Review, Civil Permit, Building 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 consists of 14 townhomes to be constructed on the property, while keeping the existing home street side. The project will include four buildings, associated parking and drive aisle, public sanitary sewer and water main extensions, underground storm drainage improvements, along with landscaping, common area grass improvements, sidewalk & street improvements, and other various typical improvements to the property.

- 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 is located on the east side of Parker Road East in Sumner WA, just south of 62nd St Court E. The address is 6211 Parker Rd E, and the parcel number is 0520193016

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

1. Earth

**EVALUATION FOR
AGENCY USE ONLY**

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other. *The site is flat with less than a 1 percent grade change or so across the entire site.*
- b. What is the steepest slope on the site (approximate percent slope)? *1%*
- 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. *The site soils are mapped as Briscot Loam and Sultan silt Loam by NCRS, as typically found in the Sumner valley, Briscot soils may be prime farmland if drained and protected from flooding. Engineering test pit showed silty loams underlain by dense clay.*
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
None Indicated.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
No fill needed, grading to be done with soils present onsite.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Not likely. All grading and construction activity will utilize acceptable best management practices to control potential erosion.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
47%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Best management practices including temporary erosion control fencing, temporary sediment ponds, etc per City of Sumner standards.

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.
Typical construction emissions from trucks and equipment are expected.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No, Does not Apply
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Best management practices will be utilized during land development and construction to reduce 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.

No surface water or wetlands on or adjacent to site.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No work will take place on or around bodies of water.

- 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 material is proposed to be removed from surface waters. There are no surface waters or designated wetlands on site

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

No, Does not apply

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. *No*

- 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 waste discharge to surface waters is proposed or anticipated.

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 ground water will be withdrawn as part of this proposal.

- 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.

No waste material is proposed to be discharged into the ground from any sources.

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.

Storm runoff includes surface runoff from parking areas and rooftops. Storm water will be collected and tight-lined to underground retention piping systems with outfalls to piped drainage ditches running under the asphalt throughout the complex.

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

Best Management Practices will be utilized in the storm design to prevent waste materials from entering the ground or surface water.

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

Site will potentially utilize a mix of traditional and Low Impact Development techniques to reduce and control runoff water as appropriate to the site and per review by the City of Sumner Public Works Department.

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, blackberry

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?

75% of vegetation will be removed from site and it mainly is grass and blackberry

- 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:

Site will be landscaped as required by the Sumner landscape ordinance and per Design Guidelines and other Sumner open space requirements. Native species will be used whenever possible

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:

- 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:

Site landscaping -will include more than the required open space and native plantings will be used when possible.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The completed project will use electric energy for power and heat.

- 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:

None at this time, however energy conservation will be evaluated during site planning and development

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. *Typical residential exposures to household chemicals*

1) Describe special emergency services that might be required. *Does not Apply*

2) Proposed measures to reduce or control environmental health hazards, if any: *Household hazardous waste drop off is available from Pierce County in Puyallup.*

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? *Minimal traffic noise on Parker RD.*

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.

In the short term, there will be construction noise associated as typical with development. Long term, there are no adverse noise levels anticipated with the proposed residential use, which is consistent with adjacent land uses. Construction noise will be limited to established construction hours per Sumner standards.

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

All work will be done during normal working hours.

8. Land and Shoreline use

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

The site currently has a single-family home on it. The site is bordered to the north, east, and south by multifamily residential uses and partially to the south by single family. Across the street is multifamily

- b. Has the site been used for agriculture? If so, describe. *Not since 1998 at the latest.*

- c. Describe any structures on the site. *Three-bedroom 1500 square foot home with detached pole barn garage.*

- d. Will any structures be demolished? If so, what?
Detached garaged will be moved, may have to be demolished if it does not move.
- e. What is the current zoning classification of the site? *MDR*
- f. What is the current comprehensive plan designation of the site? *Multifamily townhomes*
- g. If applicable, what is the current shoreline master program designation of the site? *Does not apply*
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. *No*
- i. Approximately how many people would reside or work in the completed project? *48 residents expected*
- j. Approximately how many people would the completed project displace? *0*
- k. Proposed measures to avoid or reduce displacement impacts, if any: *Does not apply*
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
All proposals will be reviewed by the Sumner Design Commission and will be designed in keeping with the City of Sumner Comprehensive Plan

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
Approximately 14 residential units are proposed. Units proposed are expected to be middle income units.
- 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: *None needed or 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 tallest structure proposed is three stories and will be within the allowed height limits per Sumner code. Buildings will use wood framing and conventional residential siding materials.
- b. What views in the immediate vicinity would be altered or obstructed? *None*
- c. Proposed measures to reduce or control aesthetic impacts, if any:
Project to follow city building guidelines and examples. All proposals will be required to go through the City of Sumner Design Review process.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *Typical residential lighting of porches, and light from windows in evening and*

early morning hours.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? *Does not apply*
- c. What existing off-site sources of light or glare may affect your proposal? *Does not apply*
- d. Proposed measures to reduce or control light and glare impacts, if any: *Does not apply*

12. Recreation

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

There is park with recreational area approximately 1/2 block to the south of the project site, at the NE corner of Meade McCumber Rd E and Parker Rd E. Loyalty Park is approximately one mile to the west, and the Daffodil Valley Recreational Complex is located approximately one mile to the northwest. YMCA ¼ mile east of site.

- b. Would the proposed project displace any existing recreational uses? If so, describe. *None*
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The site will have multiple open space areas and easy access to local parks.

Historic and cultural preservation

- d. 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*
- c. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. *Does not apply, none known*
- b. Proposed measures to reduce or control impacts, if any: *None proposed*

13. 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 site is accessed by Main St E or Meade McCumber Rd E, the site is directly off Parker Rd E.

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

Sumner is service by Sound Transit at the Beyond the Boarder Connector. Sumner Station is approximately 1.4 miles and expected to take 27 minutes by foot.

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

The project will have the maximum spaces allowed 38, 1 inside and 1 outside in front of each townhome and 10 guest stalls. No parking will be eliminated.

- 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 new roads or streets needed, street improvements will occur when required per city

of Sumner.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. *Does not apply*
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Typical residences generate about 2 trips per day, so about 28 trips per day on average. Most vehicular trips will occur during typical morning and evening commutes, between 7-9 am & 4-6 pm.

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

Transportation Impact fees per Sumner standards will be met, which will in part enhance non-vehicular transport to local schools, restaurants, grocery, gyms and parks in walking/biking distance.

14. 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 typical residential need for public services are expected

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

Fire sprinkler systems and central fire hydrant are proposed. Also, Impact fees to account for impacts to Parks, Trails, Fire Protection, and Schools will be met per City of Sumner fee schedule.

15. Utilities

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

Electricity, water, sewer, telephone/internet, refuse service

- 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.

Public water, sewer and storm utilities are proposed, electric by Puget Sound Energy, Comcast Cable, and Qwest telephone, and Murray Disposal for Refuse service.

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:

Date Submitted:

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.]