

Sumner-Pacific Manufacturing Industrial Center SEPA Checklist

WAC 197-11-960 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:

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal.

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-Pacific Manufacturing Industrial Center Subarea Plan

2. Name of applicant:

Cities of Sumner and Pacific

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

City of Sumner:

Ryan Windish, AICP

Community Development Director

City of Sumner

1104 Maple St # 200

Sumner, WA 98390

ryanw@sumnerwa.gov

253-299-5524

City of Pacific:

Jack Dodge

Community Development Manager

City of Pacific

100 3rd Ave SE

Pacific, WA 98047

jdodge@ci.pacific.wa.us

253-929-1107

4. Date checklist prepared:

May 24, 2018

5. Agency requesting checklist:

Cities of Sumner and Pacific

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

Adoption Summer 2018

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

Future development allowed by the Subarea Plan would be subject to their own environmental review process.

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

For the SPMIC directly, the following report was prepared:

- *Sumner-Pacific MIC Subarea Plan, Conditions Assessment, May 2018*

The City of Sumner has issued the following SEPA documents related to its comprehensive plan and relevant to the SPMIC:

- *Final Environmental Impact Statement for City of Sumner Comprehensive Plan Update 2010, November 24, 2010.*
- *Fleishmann's Industrial Park, LLC Manufacturing/Industrial Center (MIC) Overlay Expansion Final SEIS issued February 29, 2012.*
- *City of Sumner 2013 Comprehensive Plan Annual Amendments Sumner Meadows Docket Final SEIS, issued July 25, 2014.*
- *Sumner Comprehensive Plan Update, East Sumner Neighborhood Plan Update, Capital Facility and Transportation Plan Update, Development Regulations and Critical Areas Ordinance Update, and East Sumner Neighborhood Planned Action, Final SEIS, issued August 6, 2015.*

As appropriate, these environmental review documents have been considered in the preparation of this SEPA Checklist.

The City of Pacific has issued SEPA documents related to its comprehensive plan and relevant to the SPMIC:

- *June 2017, Determination of Non-Significance: SEPA Number 201702862. Proposed revisions to the Comprehensive Plan Land Use Maps, the update of Chapter 8 Transportation Element and adoption of a 20-year Traffic Improvement Program (TIP). The proposed changes are summarized below: Mosby Request CP-16-001 (18.8 acres), and the. (King Co Tax Parcels 362104-9016 & 362104-9077), Bilbrey Property Request CP-16-002 (3.98 acres) at 210 County Line Rd, (Pierce County Parcel 4495700054) and Manufacturing Industrial Center (MIC) Overlay Expansion Thornton Ave SW properties CP-16-003 (40 acres) on 23 parcels adjacent to Thornton Road SW.*
- *February 2016, Determination of Non-Significance: SEPA Number 201600637. Proposed revisions/amendments to Chapter 2 Land Use, Chapter 5 Housing, Chapter 9 Utilities and Chapter 10 Capital Facilities of the Comprehensive Plan.*
- *March 2015, Determination of Non-Significance: SEPA Number 201500930. Revisions to the Chpt 3-Natural Environmental & Chpt 8-Transportation of the Pacific Comp Plan. Chpt 3: Removes Goal NE-2, Provides additional discussion points for a variety of policies, Deletes Policy NE-8.3, Adds a new Policy NW-7.5 regarding volcanic hazard evacuation routes, Provides additional background discussion regarding policies, Adds new Goals & Policies relating to biodiversity, Provides background regarding the Lower River Biodiversity Mgmt Area, Updates info & data in the Chpt, Updates the "Critical Areas" map related to wetlands, Include a new "Volcanic Hazards" Map, include new "Stream Identification" Map, Include Soils Map. Chpt 8: Provides added background discussion regarding policies, Deletes policies that are similar in context to other policies, Revise the existing "Level of Service" (LOS) Table 2 of selected streets based on updated traffic counts, Update background info regarding planned Rd improvements & traffic volume projections, MORE*

- *December 2012, Determination of Non-Significance: SEPA Number 201205914. 2012 Comp Plan Amendments & associated Butte Ave Properties Rezone; involves 2 rezones from Office Park to Light Industrial & a map change from Single Family to Multiple Family for Megan's Meadows.*

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.

Future development allowed by the Subarea Plan would be subject to their own environmental review process.

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

Planning Commission Recommendations

City Council Deliberation and Approval

Puget Sound Regional Council Approval

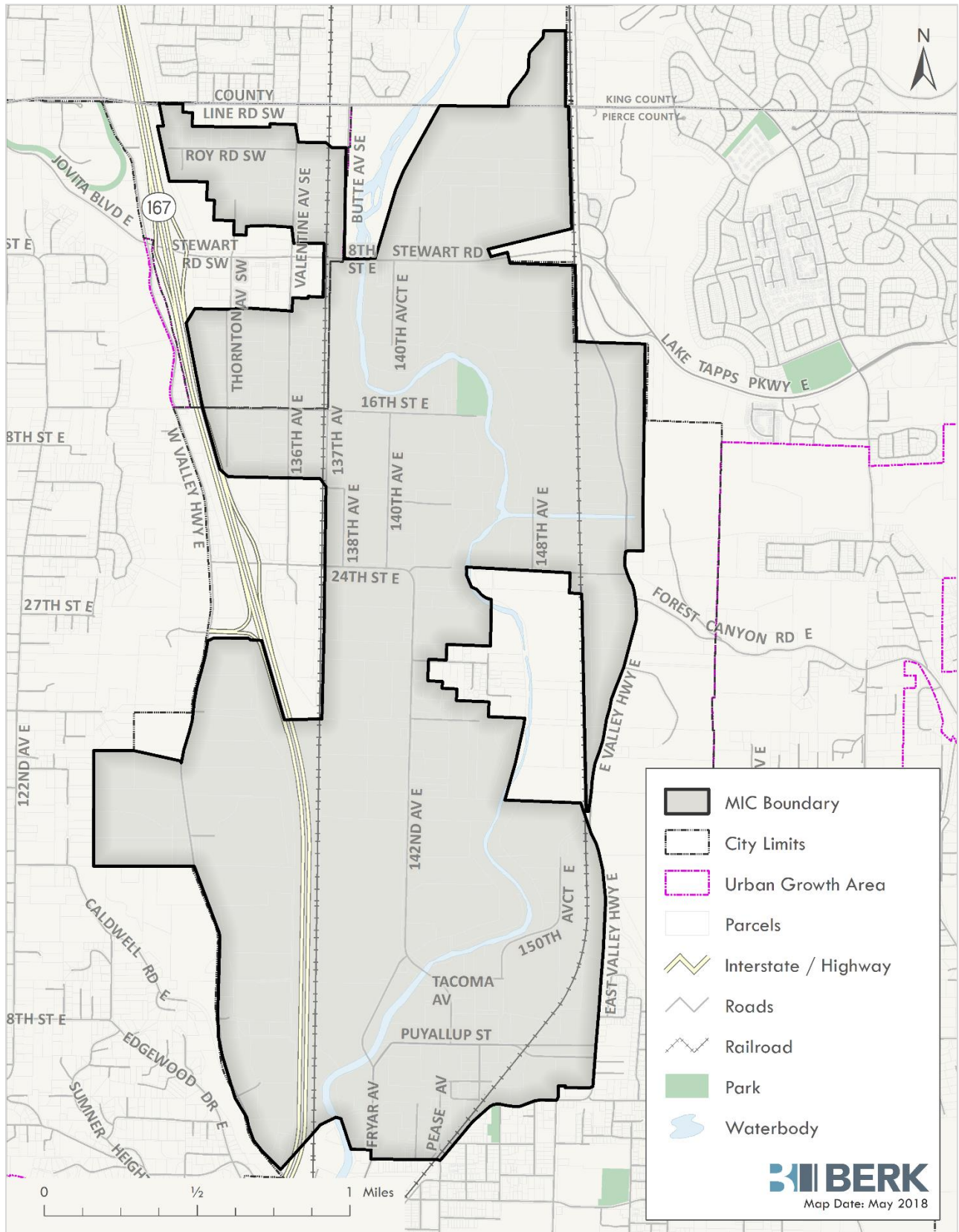
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Adoption of a subarea plan is proposed consistent with Regional Growth Strategy contained in the VISION 2040. The areas within the SPMIC have already been designated and zoned for industrial purposes in prior planning efforts; no MIC boundary changes or zoning changes are proposed at this time, but may be considered in the future as appropriate to conditions and local legislative processes. The subarea plan integrates newer information on floodplain management, transportation, recreation, and other features, and establishes an updated vision and new guiding principles based on extensive business and property owner outreach. The subarea plan will become a chapter of each city's Comprehensive Plan. The SPMIC Subarea Plan sets forth goals, policies, and strategies to maintain and enhance the study area for industrial employment uses.

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 Sumner-Pacific Manufacturing/Industrial Center (also referenced as SPMIC in this Plan) is situated between East Valley Highway and communities of Auburn and Bonney Lake to the east, and West Valley Highway and community of Edgewood to the west.

Exhibit 1. Sumner-Pacific Manufacturing Industrial Center Boundaries



Source: City of Sumner and Pacific, 2017; BERK, 2017.

B. ENVIRONMENTAL ELEMENTS

1. EARTH

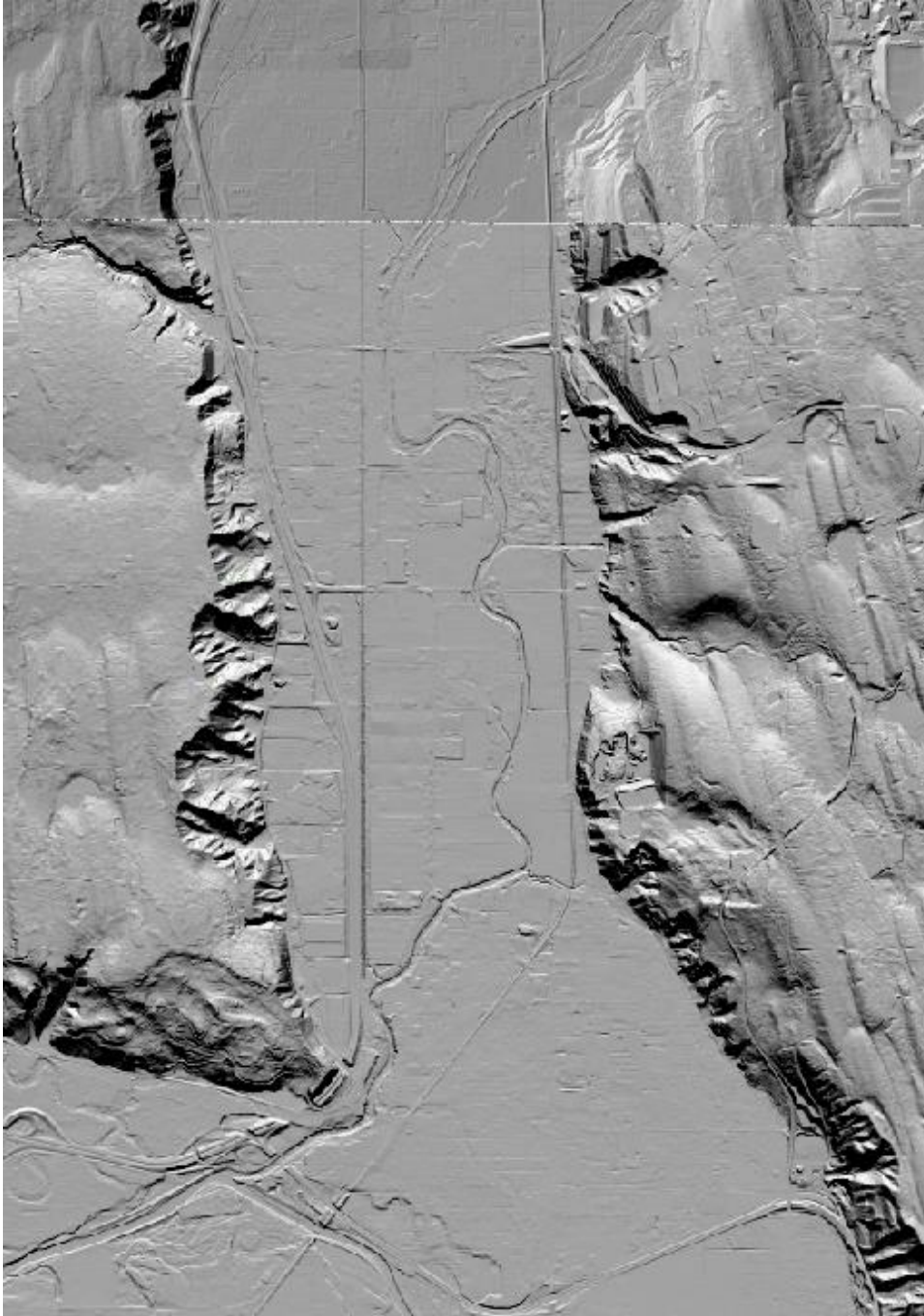
a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.....

Generally flat within the White River Valley.

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

Soil survey information indicates most areas are less than 8% slopes. The following LIDAR mapping illustrates the relief between the flat valley floor where the SPMIC is located and the adjacent hills.

Exhibit 2. Washington LIDAR Portal: Excerpt of SPMIC Vicinity



Source: Washington State Department of Natural Resources, April 2018

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Soil types vary. Much of the area consists of Puyallup fine sandy loam, Snohomish silty clay loam, Briscot loam, Semiahmoo muck, and others. (United States Department of Agriculture, Natural Resources Conservation Service, 2018) This is a non-project proposal. Future development allowed by the Subarea Plan would be subject to their own environmental review process.

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

The SPMIC is entirely located within a volcanic hazard area that extends throughout the White River valley. The valley is in the potential path of debris flows from Mt. Rainier if an eruption occurs. A large portion of the SPMIC is also within a high potential dynamic settlement and liquefaction hazard areas and is also therefore in a susceptible seismic hazard area. (City of Sumner, February 2015)

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Not applicable. This is a non-project proposal. Future development allowed by the Subarea Plan would be subject to their own environmental review process.

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

This is a non-project proposal. Future development allowed by the Subarea Plan would be subject to their own environmental review process.

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

This is a non-project proposal. Future development allowed by the Subarea Plan would be subject to their own environmental review process. Cities' zoning standards address allowed impervious area for buildings and parking as well as landscaping.

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

The SPMIC includes Natural Environment policies and strategies. The two cities apply critical areas regulations and international building codes.

This is a non-project proposal. Future development allowed by the Subarea Plan would be subject to their own environmental review process.

2. AIR

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

This is a non-project proposal. Future development allowed by the Subarea Plan would be subject to their own environmental review process. Future development may produce emissions during construction, and some industrial uses, mostly in the heavy industrial zone, could produce emissions during operation. Traffic associated with delivery trucks, distribution trucks, and general commute and visitor traffic could add emissions.

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

There are some industrial areas outside the MIC and other commercial uses that may produce emissions.

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

- *Compliance with cities' zoning and development standards that promote light-industrial use and on-site containment of air emissions.*

- Compliance with Puget Sound Clean Air Agency rules and regulations.
- Application of Sumner's M-1 zone requirements for energy-efficient outdoor lighting and incentives for employee bicycle facilities, construction of LEED-certified buildings, and participation in PSE's Green Power Program.

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 White River bisects the study area; additionally, Salmon Creek and Sotain Creek/Milwaukee Creek are within the SPMIC. Within the SPMIC natural habitat types include aquatic, riparian, wetland, and agricultural open space. Other areas are converted from agriculture to urbanized development.

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.

This is a non-project proposal. Future development allowed by the Subarea Plan would be subject to their own environmental review process. If development or infrastructure is implemented within 200 feet of the waterbodies, each cities' shoreline master program and/or critical areas regulations would apply.

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.

Not applicable. This is a non-project proposal. Future development allowed by the Subarea Plan would be subject to their own environmental review process.

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

Not applicable. This is a non-project proposal. Future development allowed by the Subarea Plan would be subject to their own environmental review process.

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

The SPMIC is located within the White River valley, with about 33% of the land area located within the river's 100-year flood plain.

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.

Not applicable. This is a non-project proposal. Future development allowed by the Subarea Plan would be subject to their own environmental review process.

b. Ground:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will

water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Not applicable. This is a non-project proposal. Future development allowed by the Subarea Plan would be subject to their own environmental review process.

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.

Not applicable. This is a non-project proposal. Future development allowed by the Subarea Plan would be subject to their own environmental review process.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including stormwater) 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.

Not applicable. This is a non-project proposal. Future development would be subject to each cities stormwater management manual to avoid non-point runoff from parking lots and other impervious areas, avoid change to drainage, and protect water quality.

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

See 1) above.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

See 1) above.

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

Application of Sumner and Pacific stormwater management manuals and regulations.

The SPMIC subarea plan includes policies and strategies to enhance the quality and function of the natural environment in the SPMIC.

A long-term vision for restoration has been developed in collaboration with the City of Sumner, the Puyallup Tribe, the Muckleshoot Tribe, and Pierce County. (Natural Systems Design, 2018) The goal is to restore sustainable instream, floodplain, and wetland habitats within the Lower White River and provide enduring flood protection for the City of Sumner.

The restoration vision is comprised of the following potential projects between river miles 2.9 and 4.9:

- **Stewart Road Bridge:** *As the Stewart road bridge is being replaced to accommodate traffic, ways to make improvements to fish habitat and flooding impacts are being included.*
- **Left Bank Setback 4.8-4.4:** *The Left Bank Setback Project at River Mile 4.8-4.4 will restore approximately 20 acres of floodplain/riparian habitat.*

- **Pacific Point Bar:** The Pacific Point Bar Project takes place on the right bank between RM 4.4 and 4.8 covering approximately 25 acres and setting back approximately half a mile of existing levee. This will create floodplain habitat and an alcove.
- **Left Bank Setback 4.2-2.9:** This setback project aims to restore approximately 162 acres of area which includes the former golf course and farmland. This will create productive rearing habitat throughout the project area, restore floodplain and riparian forest, and create sustainable flood protection. (Natural Systems Design, 2018)

4. PLANTS

a. Check the types of vegetation found on the site:

Ornamental vegetation (trees, shrub, grasses that are managed), agriculture, wet soil plants and water plants are found in the study area.

- Deciduous tree: Alder, maple, aspen, other
- Evergreen tree: Fir, cedar, pine, other
- Shrubs
- Grass
- Pasture
- Crop or grain
- Orchards, vineyards or other permanent crops.
- 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?

Existing vegetation could be removed for industrial purposes. Some vegetation is protected as critical areas and would not be removed or altered without study and mitigation. Some areas along the shoreline are proposed for enhancement.

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

Wildlife utilizing stream and river corridor and other open space within the study area include terrestrial species commonly found in developed suburban environments such as raccoon, opossum, squirrels, skunk, other small rodents, crows, woodpeckers, red-tailed hawk, and songbirds. Wetlands and riparian areas are utilized by great blue herons and waterfowl. Species recorded within the White and Puyallup Rivers include Coho, Pink, Chinook salmon, Bull trout, Steelhead trout, and Cutthroat trout. Of these, the US Fish and Wildlife Service (USFWS) and National Marine Fisheries Service (NMFS) lists Bull trout, Chinook salmon and Steelhead trout as threatened under the Endangered Species Act (ESA). (ESA, September 2011)

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

Each city implements a zoning code with landscape standards. Each city applies critical areas regulations addressing wetlands and fish and wildlife habitat conservation areas. Each city has adopted a Shoreline

Master Program with policies and regulations that protect environmental quality, and restoration plans that encourage restoration activities.

See also the proposed restoration activities developed with a working group that would occur within the SPMIC Subarea Plan Study Area under Section B.3.

e. List all noxious weeds and invasive species known to be on or near the site.

Tansy Ragwort and Poison Hemlock are identified in infestation area maps by the Pierce County Weed Board. (Pierce County Weed Board, 2017)

5. ANIMALS

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: Hawk, heron, eagle, songbirds, other:

Mammals: Deer, bear, elk, beaver, other:

Fish: Bass, salmon, trout, herring, shellfish, other:

Birds, mammals, and fish are in the study area. Wildlife utilizing stream and river corridor and other open space within the study area include terrestrial species commonly found in developed suburban environments such as raccoon, opossum, squirrels, skunk, other small rodents, crows, woodpeckers, red-tailed hawk, and songbirds. Wetlands and riparian areas are utilized by great blue herons and waterfowl. Species recorded within the White and Puyallup Rivers include Coho, Pink, Chinook salmon, Bull trout, Steelhead trout, and Cutthroat trout. Of these, the US Fish and Wildlife Service (USFWS) and National Marine Fisheries Service (NMFS) lists Bull trout, Chinook salmon and Steelhead trout as threatened under the Endangered Species Act (ESA). (ESA, September 2011)

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

See above.

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

Fish migrate in the White River. Birds migrate as part of the Pacific Flyway.

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

See Section B.3. Habitat enhancement is proposed along the White River to assist with fish and wildlife and to reduce flood damage.

e. List any invasive animal species known to be on or near the site.

None known.

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, natural gas, and solar are current or possible energy sources for manufacturing.

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

Incentives in the M-1 code for the City of Sumner promote use of alternative energy. See B.2 mitigation description.

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:

SPMIC policies in the SPMIC promote alternative energy forms and sustainable development patterns.

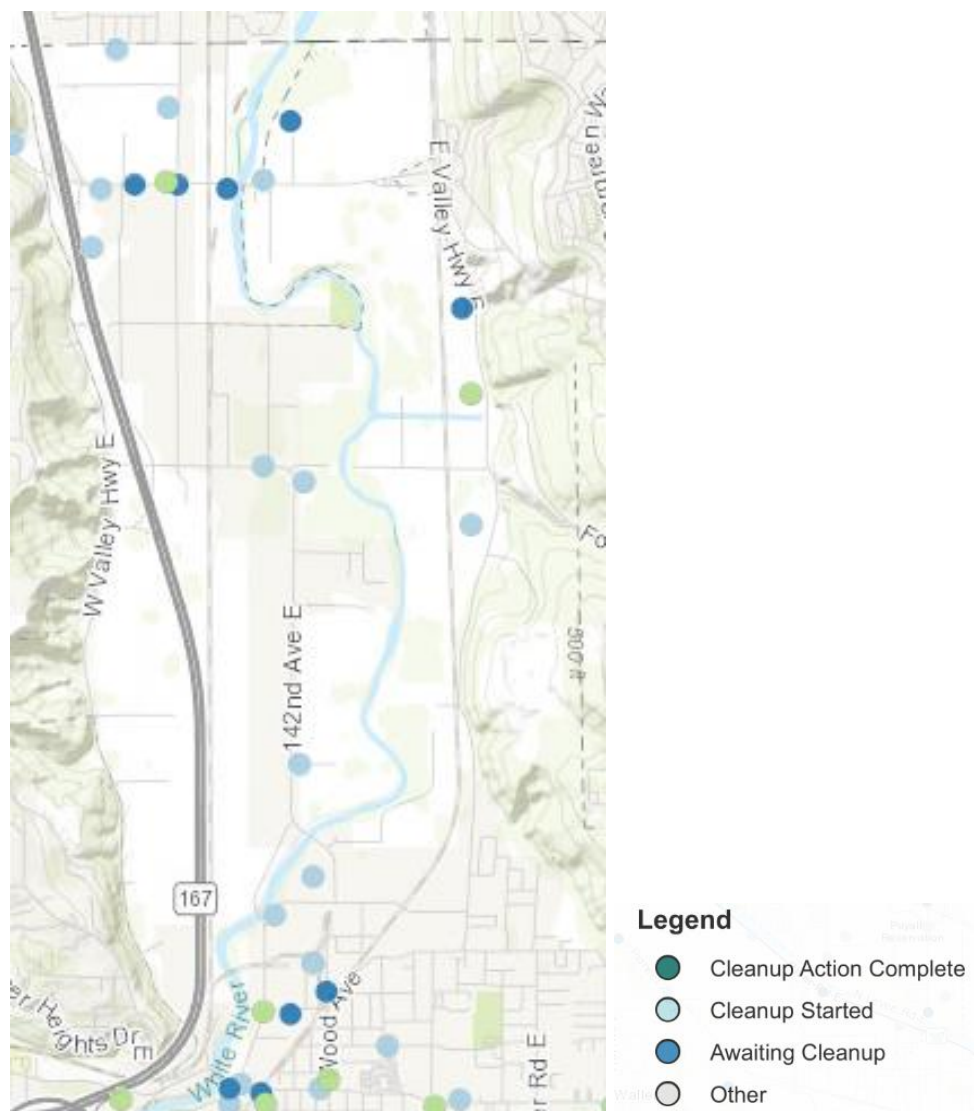
7. ENVIRONMENTAL HEALTH

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.

1) Describe any known or possible contamination at the site from present or past uses.

Some cleanup sites are found in the study area vicinity, in the vicinity of the 8th Street area.

Exhibit 3. Washington Department of Ecology Clean Up Actions



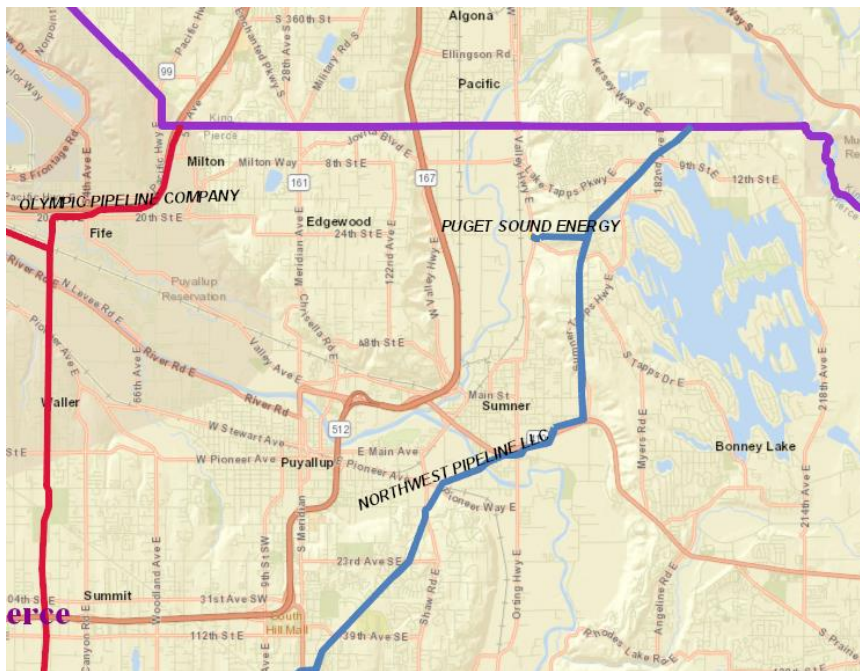
Source: (Washington Department of Ecology, 2018)

New development of specific parcels will be subject to City zoning for allowable uses and activities, and City codes for handling hazardous materials as well as State and Federal hazardous materials regulations.

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

A small section of the Northwest Pipeline LCC is located at East Valley Highway near Forest Canyon Road.

Exhibit 4. Pipelines in Sumner-Bonney Lake Vicinity



Source: (Washington Utilities and Transportation Commission, 2018)

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Not applicable. This is a non-project proposal. Future development allowed by the Subarea Plan would be subject to their own environmental review process.

4) Describe special emergency services that might be required.

Not applicable. This is a non-project proposal. Future development allowed by the Subarea Plan would be subject to their own environmental review process.

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

International Fire Code application, State Model Toxics Control Act, and other federal and state laws would apply to future development in the study area.

b. Noise

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

Traffic associated with new industrial development would produce noise. Some industrial operations with outdoor operations could produce noise though this would be more limited within the M-2 zone areas.

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.

See 1). Not applicable. This is a non-project proposal. Future development allowed by the Subarea Plan would be subject to their own environmental review process.

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

Application of zoning development standards, including:

- *City of Pacific Municipal Code:*
 - *PMC 9.26.050 Public disturbance. Construction hours are limited. Construction activity may be permitted outside of established hours if approved by the community development director based on criteria.*
 - *PMC 20.68.160 Performance standards. A. The noise emanating from premises used for industrial activities shall be muffled so as not to become objectionable due to intermittent beat, frequency or shrillness, and where an industrial use adjoins a residential district, the noise loudness measured at the boundary line shall not exceed 40 decibels between the hours of 11:30 p.m. and 6:00 a.m. and 60 decibels at other hours.*
- *City of Sumner:*
 - *SMC Chapter 15.34 limits hours of construction. Construction activity may be permitted outside the daytime hourly limits set forth in SMC Chapter 15.34 only upon application and approval by the community development director based on criteria.*
 - *SMC Chapter 8.14 establishes limits on the noise levels and durations of noise crossing property boundaries.*

Exhibit 5. Maximum Permissible Environmental Noise Levels

EDNA of noise source	EDNA of receiving property		
	Class A	Class B	Class C
Class A: LDR-4; LDR-6; LDR-7.2; LDR 8.5; LDR-12; MDR; HDR; RP; MUD	55 dBA	57 dBA	60 dBA
Class B: NC; CBD; GC; IC	57 dBA	60 dBA	65 dBA
Class C: M-1; M-2; AG	60 dBA	65 dBA	70 dBA

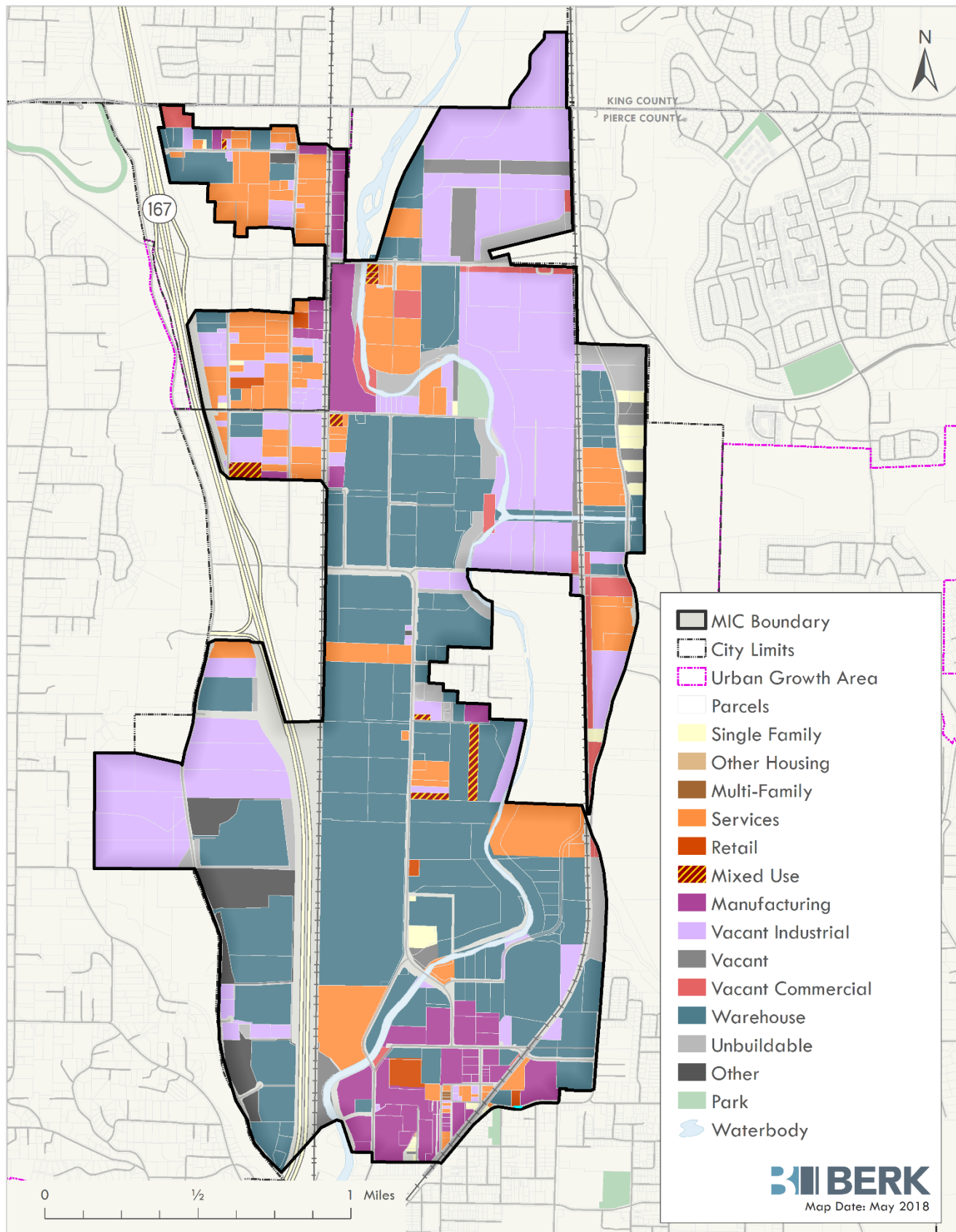
Source: Sumner Municipal Code Chapter 8.14

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Current uses are predominantly warehousing, industrial, and vacant.

Exhibit 6. Current Land Use Map (2017)



Source: City of Sumner and Pacific, 2017; BERK, 2017.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Much of the valley was in agricultural uses, and some agricultural use remains, such as on City of Sumner owned land or on undeveloped land. None of it is designated to be of long-term commercial significance.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

See 8.b above.

c. Describe any structures on the site.

See 8.a above.

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

Some sites could be redeveloped and demolish structures.

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

Zoning districts are mapped below, and generally consist of light and heavy industrial areas.

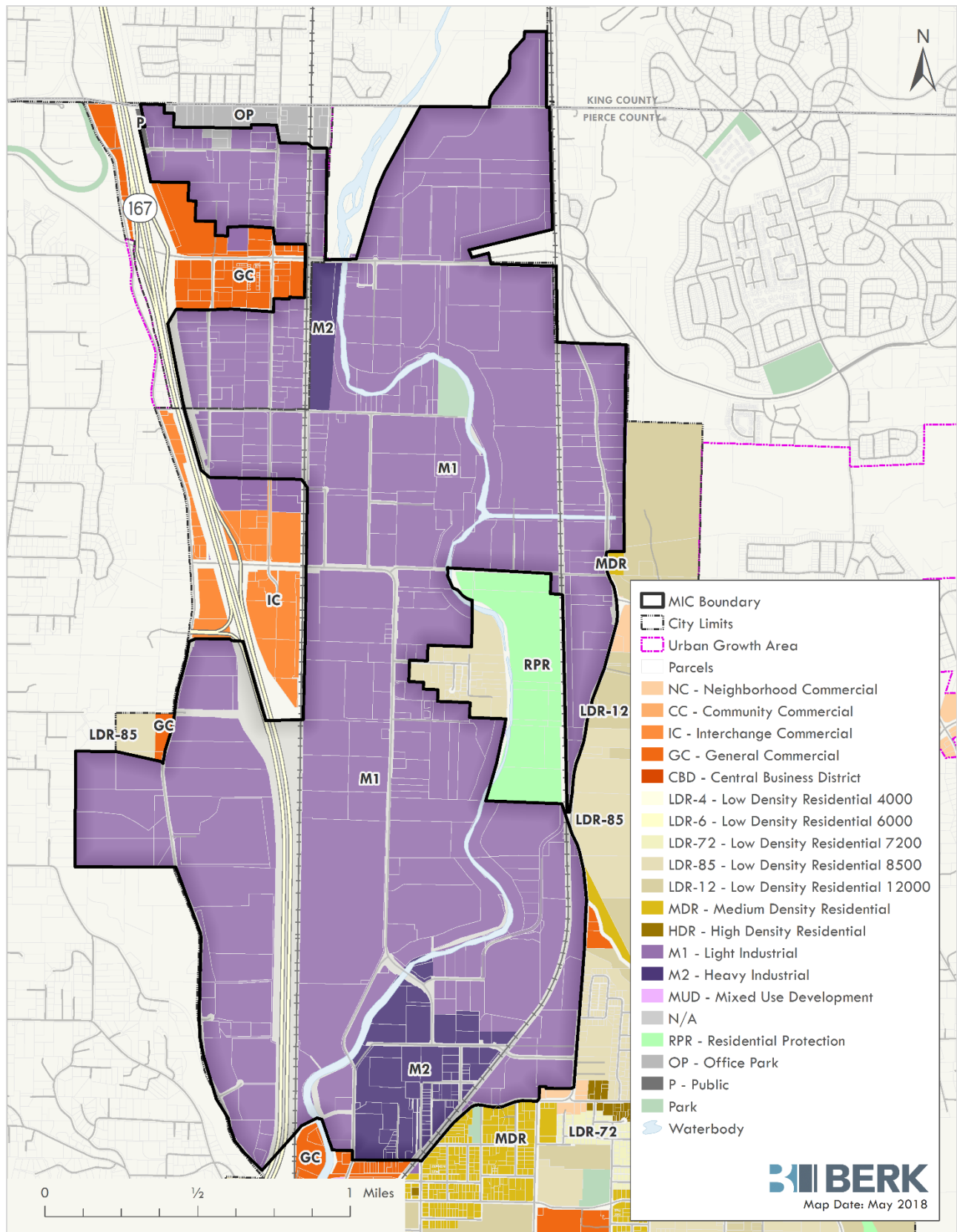
Sumner:

- *M-1*
- *M-2*
- *MIC Overlay*

Pacific:

- *Light Industrial*
- *Heavy Industrial*
- *MIC Overlay*

Exhibit 7. Zoning Map



Source: City of Sumner and Pacific, 2017; BERK, 2017.

f. What is the current comprehensive plan designation of the site?

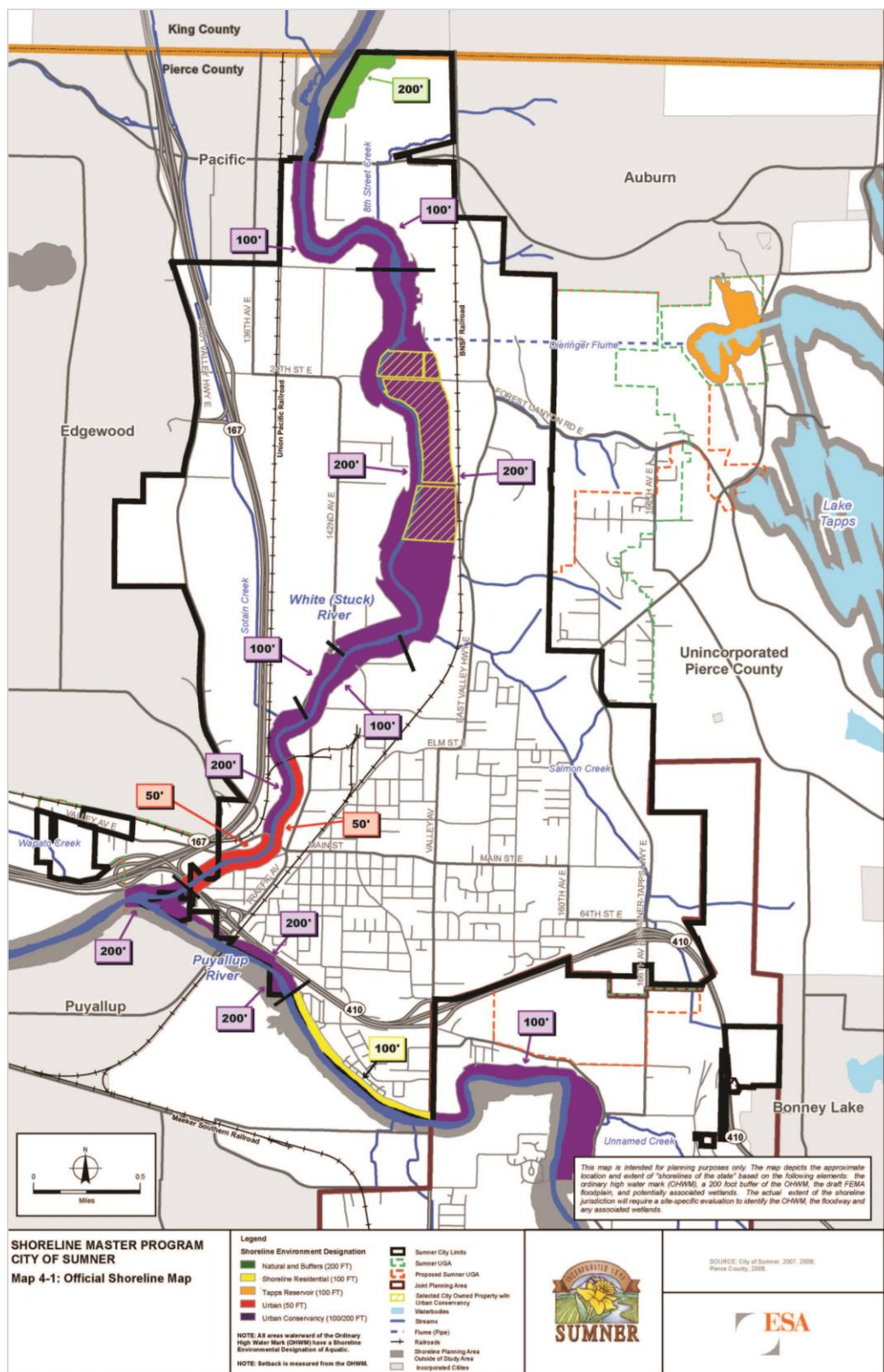
Comprehensive Plan designations are the same as zoning designations.

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

The City of Sumner implements a Shoreline Master Program (SMP) approved in 2014. The SMP regulates the full extent of the White River in the SPMIC. Its purpose is to protect the shorelines within 200 feet of the White (Stuck) and Puyallup Rivers, protect fish and wildlife habitat, and increase public access. Buffers range from 50 to 200 feet, and are typically 100 feet. See Exhibit 8.

Within the study area, the City of Pacific SMP applies Urban Conservancy as a designation. The designation is described as: The Urban Conservancy Environment designation is appropriate for those areas planned for development that are compatible with maintaining or restoring of the ecological functions of the area, and that are not generally suitable for intensive water dependent uses

Exhibit 8. Sumner Shoreline Designations and Buffers



Source: (ESA, September 2011)

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Both cities have designated lands in the study area for geologic hazards (liquefaction and volcanic hazards), fish and wildlife habitat conservation areas, wetlands, and floodplain hazard areas. See Sections B.1, B.3, B.4, and B.5.

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

The combined 2035 employment growth target for the SPMIC is 15,591 with 12,871 for Sumner and 2,720 for Pacific. PSRC Regional Manufacturing / Industrial Center criteria require a minimum target employment level of 20,000 jobs over a twenty-year time horizon. Given estimated (2015) employment in the MIC of 11,615, this means that at least 8,385 jobs, or approximately 54 percent of the combined growth target should occur within the Sumner-Pacific MIC in the next twenty years.

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

As a non-project action, no proposed employment uses are specifically proposed. Businesses may change over time at the decision of the business owner and consistent with each city's zoning standards.

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

SPMIC Subarea Plan policies promote business retention and attraction.

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

The SPMIC Subarea Plan would become an element of each city's comprehensive plan. Goals, policies, and strategies may be moved or modified from other elements to this SPMIC chapter to ensure conformity.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable. None are designated in the study area.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable. Residential uses as primary uses are not allowed in the study area. Some housing could be added as caretaker's residences in the study area.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

A handful of dwellings exist in the study area per Exhibit 6, such as in the older manufacturing area of Sumner. These may convert to industrial uses per the zoning that has been in place for decades.

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

Each city allows housing in other zones, and households may relocate if they so desire if the units they occupy are redeveloped.

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?

Maximum height is addressed in the City zoning code and is typically 45 feet with conditions where it must be lower or can be higher with incentives.

Exhibit 9. Pacific and Sumner Zone Heights

Zone	Maximum Allowed Height
Pacific	
LI Light Industrial	45 feet
OP – Office Park	2.5 stories or 30 feet in building height
Sumner	
M-1 Light Industrial	35 feet within 50-100 feet of any right of way (ROW) or Residential or Commercial Zoned Property 45 feet beyond 50-100 feet of ROW 55 feet if incentives applied to encourage improvements to bicycle facilities, design to LEED standards, or implementation of PSE Green Power
M-2 Heavy Industrial	35 feet within 50-100 feet of any ROW or Residential or Commercial Zoned Property 45 feet beyond 50-100 feet of ROW

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

Views to the White River may be altered. However, shoreline access is promoted with a White River trail.

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

The City of Pacific and City of Sumner require landscaping for new developments.

The City of Sumner applies Design and Development Guidelines to new industrial development. (SMC 18.40)

11. LIGHT AND GLARE

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

Lights may occur in association with buildings and parking lots. Typically, industrial sites have limited window glazing.

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

No unusual light or glare is anticipated from typical industrial development.

c. What existing offsite sources of light or glare may affect your proposal?

Offsite sources could include car headlights along major roads such as SR 167 or East or West Valley Highways.

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

- *City of Pacific: 20.60.220 Lighting. ...all site lighting shall be shielded and downcast such that there is no spillover of light onto other properties. The lighting of walkways and entrances should use*

pedestrian-scale lighting no taller than 12 feet in height. Unshielded wall-mounted lighting is prohibited and full cutoff fixtures are preferred.

- *City of Sumner SMC 18.42 requires that parking lot lighting have standards that direct lighting down: 18.42.030.G Lighting. Any lighting on a parking lot shall illuminate only the parking lot, and be designed to avoid undue glare or reflection on adjoining premises. Lighting shall be placed to enhance the safety of persons utilizing the parking facilities. Landscaping shall be maintained to ensure that lighting is not significantly blocked. Where applicable, lighting shall meet the requirements of the city of Sumner design and development guidelines.*

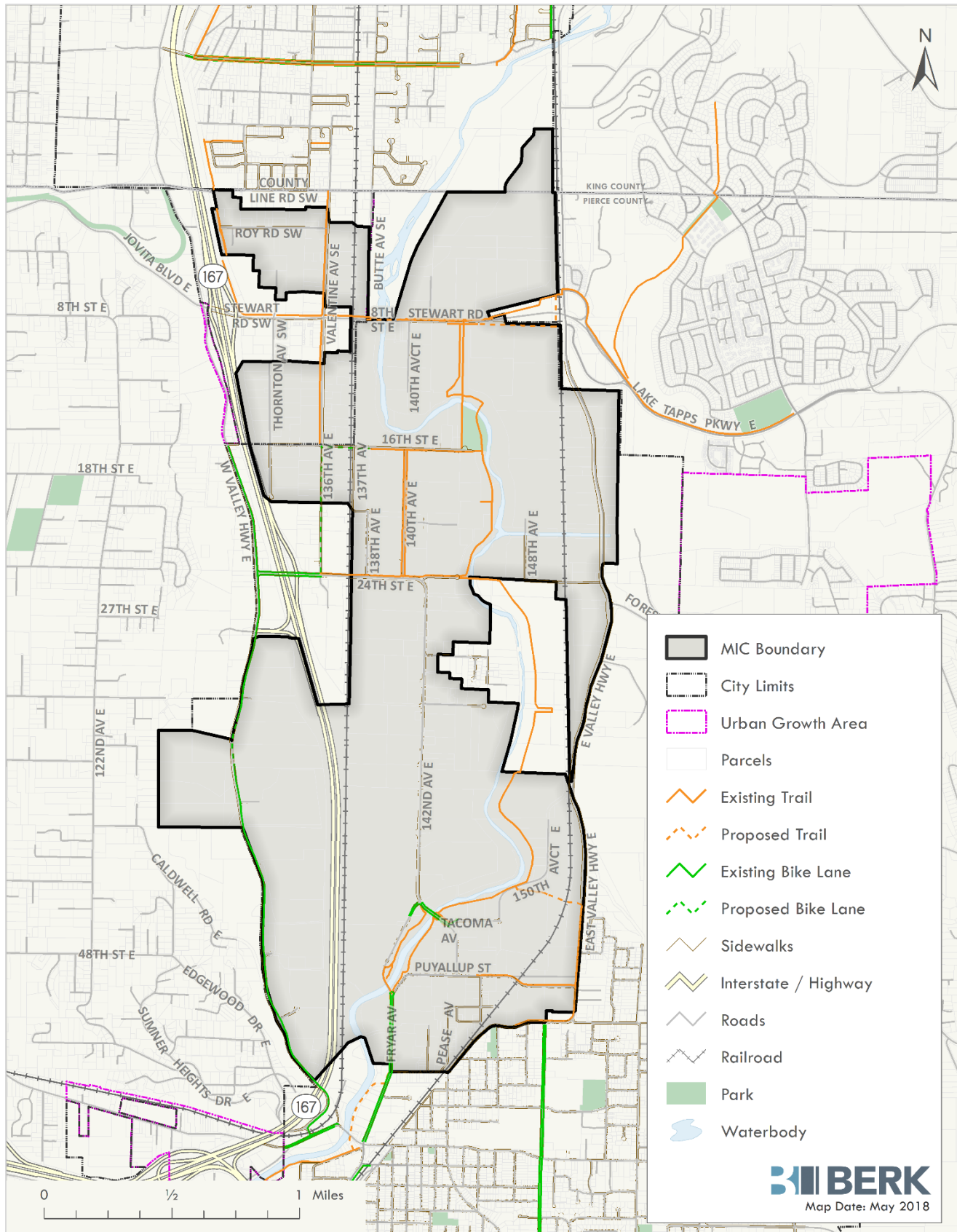
12. RECREATION

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

The SPMIC is served by the Sumner Link Trail, which runs adjacent to White River. This trail connects via surface streets to the Interurban Trail in Pacific and directly to the Lakeland Hills Trail near Lake Tapps Pkwy in the north and to the Puyallup River Walk and Foothills Trails to the south. A property along the river, River Bend, provides a restroom and bridge along the trail but no other active facilities.

The maintenance road on the new left bank levee on the White River from 8th St. in Sumner heading north acts as an informal trail.

Exhibit 10. Existing Non-Motorized Facilities



Source: City of Sumner and Pacific, 2015

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

The non-project action does not propose specific development proposals. Not applicable.

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

Each city's parks, recreation, open space, and trails plans identify current and proposed recreation facilities.

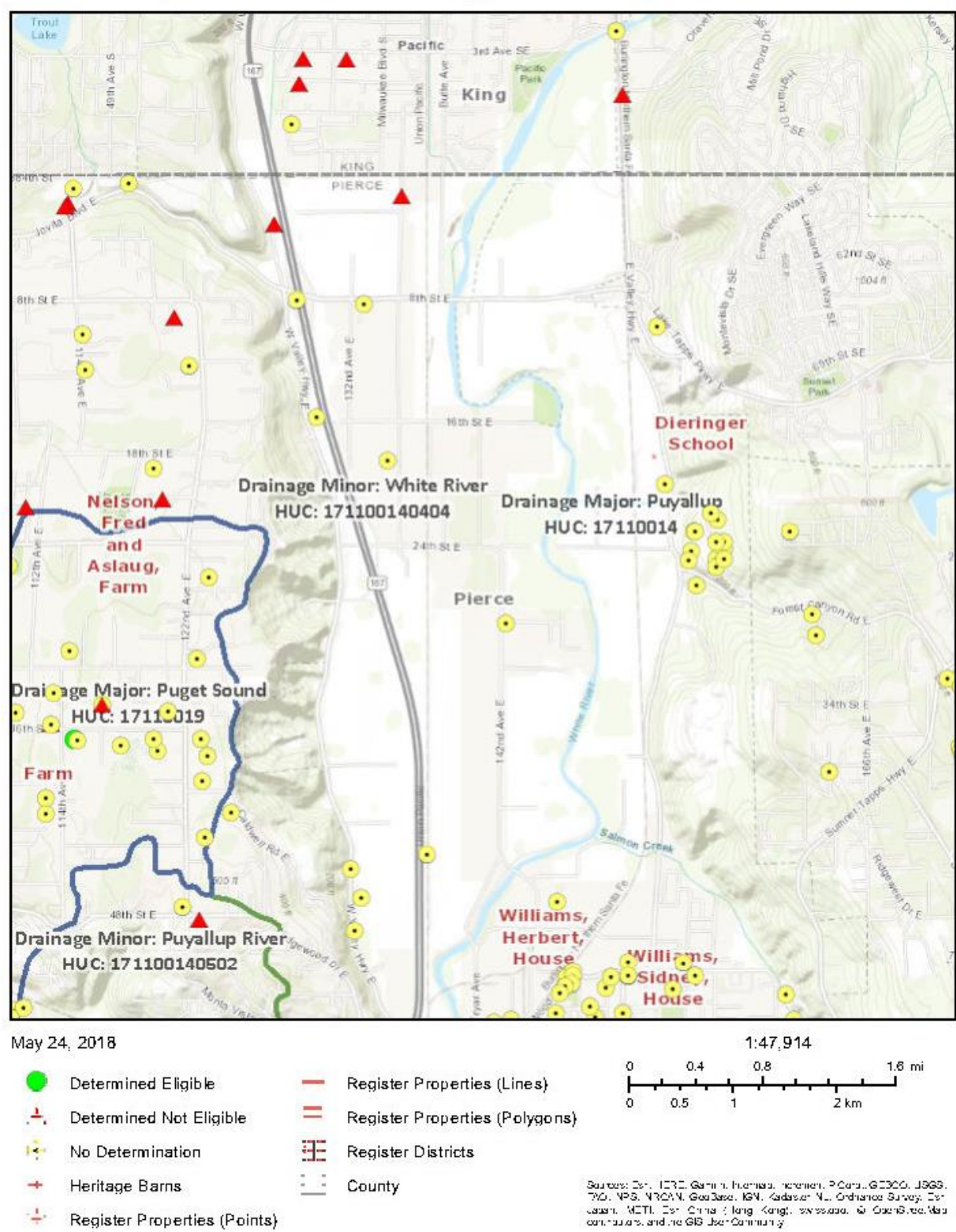
New development in Sumner is required to pay parks and trail impact fees for the construction of new facilities to accommodate growth.

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

There are some structures that are over 45 years old. Apart from the Dieringer School, which is listed in the State and National Registers, no sites in the study area are on the local, national or state register in the study area. Some sites have been determined ineligible and others have not been determined.

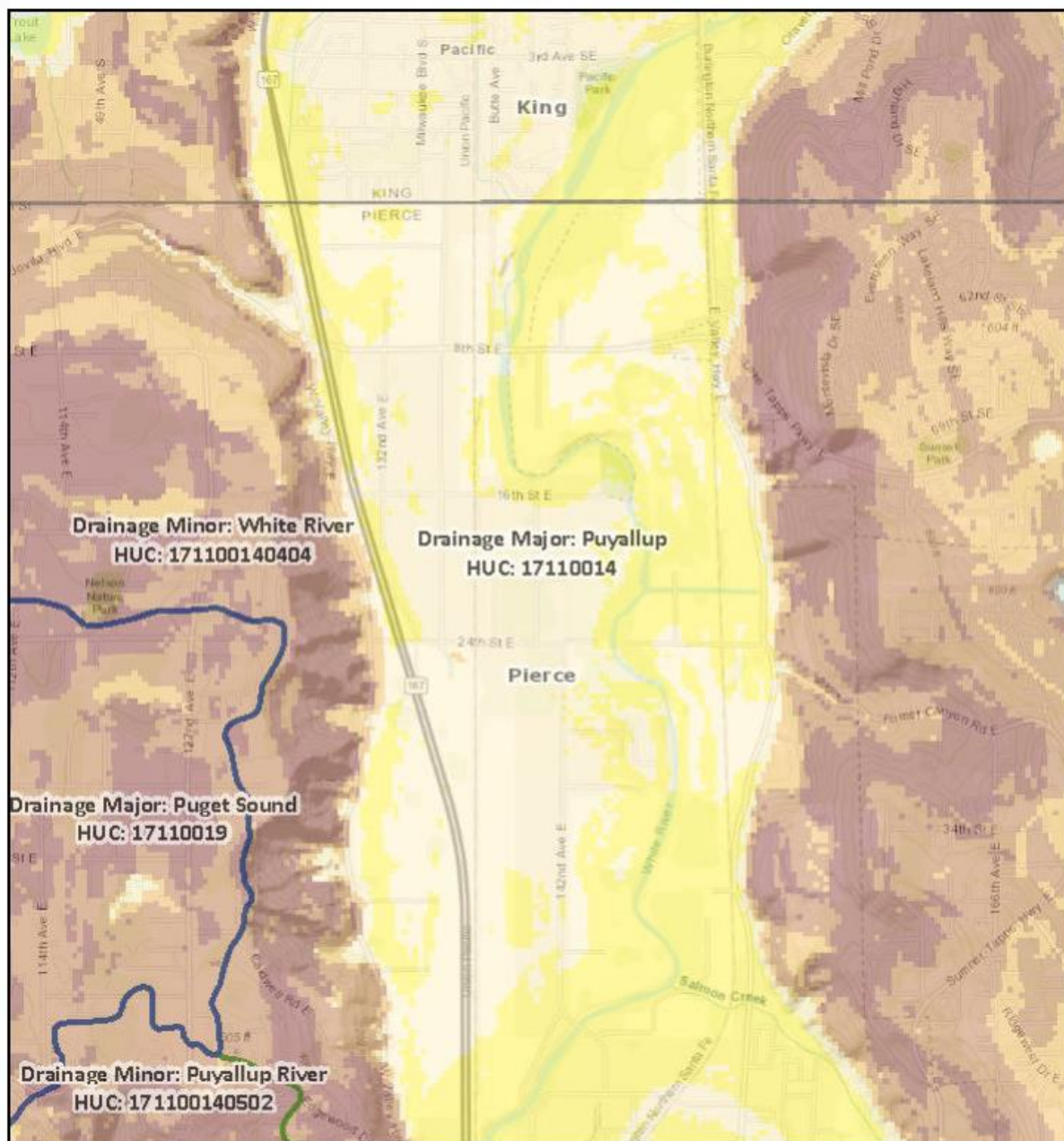
Exhibit 11. Historic Sites



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

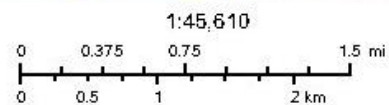
Areas along the White River are considered at very high or high likelihood of cultural resources. See map below.

Exhibit 12. Cultural Resources Predictive Model



May 24, 2018

- County
- Survey Contingent Upon Project Parameters: Low Risk
- Survey Contingent Upon Project Parameters: Moderately Low Risk
- Survey Recommended: Moderate Risk
- Survey Highly Advised: High Risk
- Survey Highly Advised: Very High Risk



Sources: Cor. METL, Garin, Humana, Northern, P. Corp., GDCO, JGS, TPO, VPS, NRCAN, GeoBase, IGN, Cadastre N., Ordnance Survey, Cor. Garin, METL, Cor. China, Long Kong, Swisssida, GeoBase, Map. contractors, and the GIS User Community.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Review of maps and data available from Washington Department of Archaeology and Historic Preservation (see Exhibit 11 and Exhibit 12). This topic was evaluated in the Draft and Final EIS issued in 2010 (Final EIS for City of Sumner Comprehensive Plan Update 2010, November 24, 2010)

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Through the SEPA process, impacts on historic and archaeological resources would be considered.

The following federal laws would be applicable:

- *The Archaeological Resource Protection Act of 1979 protects archaeological resources and sites that are on public and tribal lands and assists in information sharing among entities seeking to preserve these resources.*
- *The National Historic Preservation Act of 1966, as amended, establishes national standards for designating historic and culturally significant properties and establishes the authority of the State Historic Preservation Officer. Section 106 USC 470(a)(d) of this law establishes a program that requires federal agencies to consider effects to historic properties caused by federally sponsored undertakings.*
- *The Archaeological and Historic Preservation Act of 1974 governs archaeological and other historic and cultural resources found in federal construction activities, including the construction of dams.*
- *The Native American Graves and Repatriation Act governs the protection, preservation, and repatriation of Native American remains and cultural artifacts found in Native American burial sites.*

The following state laws and directives would be applicable:

- *Under SEPA, DAHP is the specified agency with the technical expertise to consider the effects of a proposed action on cultural resources and to provide formal recommendations to local governments and other state agencies for appropriate treatments or actions. DAHP does not regulate the treatment of properties that are found to be significant; a local governing authority may choose to uphold the DAHP recommendation and may require mitigation of adverse effects to significant properties.*
- *The Governor's Executive Order 05-05 requires state agencies with Capital Improvement Projects to integrate DAHP, the Governor's Office of Indian Affairs, and concerned tribes into their capital project planning process. This Executive Order affects any capital construction projects and any land acquisitions for purposes of capital construction.*
- *RCW 27.44 Indian Graves and Records provides protection for Native American graves and burial grounds, encourages voluntary reporting of said sites when they are discovered, and mandates a penalty for disturbance or desecration of such sites.*
- *RCW 27.53 Archaeological Sites and Resources governs the protection and preservation of archaeological sites and resources and establishes DAHP as the administering agency for these regulations.*

- *RCW 68.60 Abandoned and Historic Cemeteries and Historic Graves provides for the protection and preservation of abandoned and historic cemeteries and historic graves.*

14. TRANSPORTATION

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

The SPMIC is primarily served by one major highway and a number of arterial and local streets. The key roadways are described below.

SR 167 borders the west side of the SPMIC, connecting to Renton in the north and Puyallup in the South. It is a four-lane freeway with a posted speed limit of 60 mph in the study area. It is classified as a T-1 freight corridor, which carries over 10 million tons of freight annual. Access is available to the SPMIC via the ramps at Stewart Rd SW/8th St E and 24th St E. Traffic volumes along SR 167 near the SPMIC range between 81,000 and 87,000 vehicles per day.

Stewart Rd SW/8th St E is in the northern portion of the SPMIC and runs east/west, connecting with West Valley Hwy and SR167 to the west and East Valley Highway to the east. It was recently widened to a five-lane roadway east and west of Valentine Ave SE. It has two lanes between Valentine Ave SE and 140th Ave Ct E, as it crosses the White River and continues as five lanes to the east. The speed limit is 35 mph and sidewalks are provided along the south side on the western portion, with a trail on the north side in the western portion. The Sumner Link Trail connects just east of the White River Bridge. The average daily traffic along 8th St E is approximately 18,000 vehicles per day.

24th St E runs east-west, connecting to SR 167 and West Valley Highway to the west and 142nd Ave SE to the east. East of White River it picks up again as a local roadway, crossing the Burlington Northern Santa Fe Railroad (BNSF) tracks and connecting to East Valley Highway. West of 142nd Ave SE it has five travel lanes, two in each direction and a center, two-way left-turn lane, with a speed limit of 35 mph. A pedestrian bridge provides a connection across White River for the Sumner Link Trail, with an access point at 24th St E. The average daily traffic along 24th Street E is approximately 17,500 vehicles per day.

West Valley Highway is a north-south arterial that runs parallel to and just west of SR 167. It continues north toward Tukwila as SR 181 and terminates in the south at Sumner Height Dr. With the SPMIC area, it has a single lane in each direction and a posted speed limit between 35 and 40 mph. The average daily traffic along West Valley Highway is approximately 12,000 vehicles per day.

136th Ave SE/Valentine Ave SE is an arterial roadway paralleling SR 167 that stretches from 5th Ave SE in Pacific to the south to 24th St E in Sumner. It has a speed limit of 30 mph in Pacific. The average daily traffic along 136th Ave SE/Valentine Ave SE is approximately 5,700 vehicles per day.

142nd Ave SE is a five-lane arterial with a posted speed limit of 35 mph. It has two lanes of travel in each direction and a center, two-way left-turn lane. It connects to 24th St E in the north and Fryar Ave to the south and is the main transportation route through the mid-valley. The average daily traffic along 24th Street E is approximately 16,000 vehicles per day.

East Valley Highway is a two- to three-lane arterial, which runs north to Kent and terminates at Elm St in Sumner. In the SPMIC area, it has a 25-mph speed limit on the three-lane section and a 35-mph speed limit on the two-lane section, north of Salmon Creek. The roadway travels through environmentally sensitive wetland areas near the White (Stuck) River and is adjacent to steep slopes to the east. The average daily traffic along East Valley Highway is approximately 3,000 vehicles per day.

The remaining roadways in the study area are classified as “local streets” and primarily provide access to properties in the SPMIC. They generally have two travel lanes, 25 mph speed limits, and provide access between business areas and the arterials.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Currently there are no fixed route transit stops within the SPMIC, though the City of Sumner and Pacific are served by transit elsewhere within the city limits. Pierce County does provide bus service for eligible riders that are outside of the Pierce Transit service area with a program called Beyond the Borders. This service is for riders that are between 12 and 17 years old or 65 years or older, have disabilities, or have low incomes. Its purpose is to help those riders access public transportation, medical services, employment and/or social activities. The program offers both demand-response transportation as well as two deviated connector routes, one of which operates on the very south end of the SPMIC in Sumner. This service runs between 8:00am and roughly 4:30pm with 45 minutes’ headways. The route travels between Puyallup and Sumner, with a stop at the Sumner Sounder Station. The transit stop within the SPMIC is at Vadis, a private employer near the intersection of Elm St E & Bonney Ave.

In the future, there are some transit improvement proposed in Sound Transit 3 Plan in Sumner; however, these improvements are not expected to be in the SPMIC. Transit improvements are located at the Sumner Station (downtown) or towards Puyallup or Bonney Lake in the form of proposed shoulder-running buses or general speed & reliability improvements.

c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

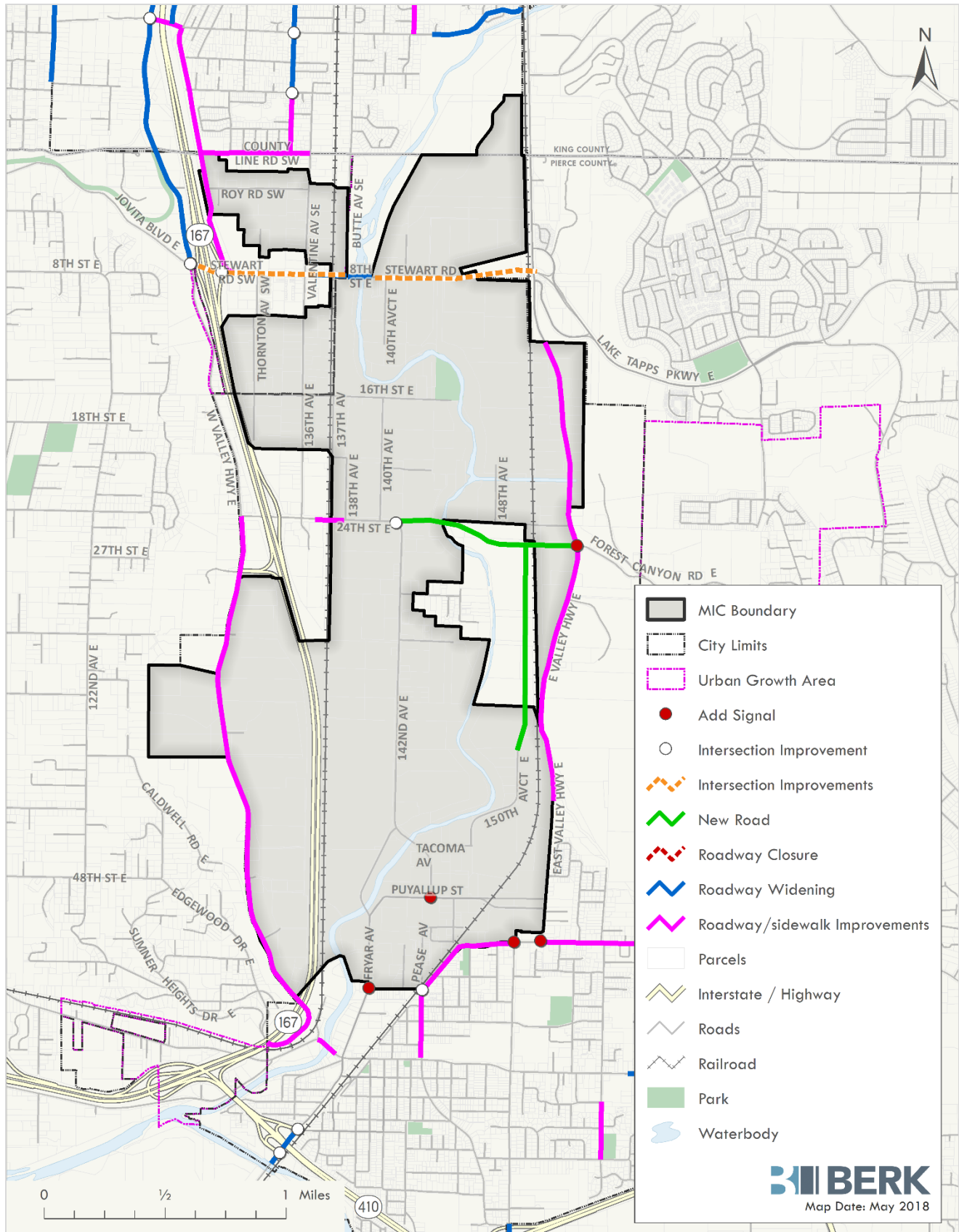
Not applicable. No specific projects are proposed. Both cities have parking requirements for new development.

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

Several improvement projects are currently planned in and around the subarea. These projects are shown on Exhibit 13. Some of the larger-scale projects are discussed below.

- *24th St Bridge and corridor to E Valley (142nd Ave E to East Valley Hwy). This project will extend 24th St E across White River to East Valley Highway. The new roadway would be 2-3 lanes and would meet at East Valley Highway with a new signal. A railroad overcrossing is also part of this project as BNSF runs north-south between the river and East Valley Highway. There will be an upgraded crossing over the UPRR tracks.*
- *8th St E/Stewart Rd Improvements (Valentine Ave to White River Bridge). This project is a joint effort between the cities of Pacific and Sumner and is partially complete. The scope includes widening Stewart Rd to 5 lanes and replacing the existing White River Bridge with a 4-lane bridge that includes a sidewalk and a trail crossing. Installation of a new traffic signal at Butte Ave E is also included. Portions of this project are already completed.*
- *SR 410/Traffic Avenue Interchange Improvements. This project will add 2 additional lanes to a bottle-neck at the Traffic Avenue overpass and alleviate traffic congestion from the Sounder Commuter Rail station and assist freight movement south from the SPMIC.*

Exhibit 13. Planned Transportation Improvements



Source: City of Sumner and Pacific, 2015; BERK 2017

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

The Burlington Northern-Sante Fe (BNSF) Railroad and the UPRR. The UPRR line runs between SR 167 and White River, through downtown Sumner and up through Pacific toward Seattle. The BNSF line is located on the east side of White River and runs through downtown, along the eastern Sumner and Pacific city limits and north towards Seattle. Sound Transit utilizes the BNSF line for their Sounder train service. As of 2015, there were 41 trains running through Sumner on the BNSF tracks and 10 trains on the UPRR line. By 2035 the rail system is projected to run 62 trains on the BNSF tracks and 27 on the UPRR tracks.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Both cities have developed transportation elements of their Comprehensive Plans that have accounted for the employment growth targets particularly for employment in the SPMIC.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Not applicable.

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

Implementation of Transportation Elements, Six-Year Transportation Improvement Programs, Commute Trip Reduction regulations, Concurrency policies and regulations, and Capital Facility Plans.

15. PUBLIC SERVICES

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

Future development could create an increase in demand for fire and police protection, transit, health care, and others due to added employment in the area.

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

Regular city budgeting and capital facility planning, and coordination with service providers (e.g. commute trip reduction and transit entities; fire protection permit reviews and inspections).

16. UTILITIES

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

Puget Sound Energy (PSE) provides both electric and natural gas services in Sumner and Pacific, covering the SPMIC.

Telephone service in the SPMIC is provided by CenturyLink (formerly Qwest Communications), who owns a main feeder line in Fryar Avenue in western Sumner and a primary feed line along the BNSF railroad that runs along the eastern boundary of the MIC.

The cities of Sumner and Pacific provide sewer service to nearly the entire Sumner-Pacific manufacturing/industrial center, with the remaining unsewered area planned to be served within the next three years.

Both cities provide water to the study area and the system is sufficient for current development, and water system plans address future development.

Both cities regulate stormwater, and the comprehensive plans encourage low impact development techniques.

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.

Not applicable to this non-project action.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Lisa Grueter, AICP, BERK Consulting

Date Submitted: May 24, 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?

Please see B.2, B.3, and B.7.

Proposed measures to avoid or reduce such increases are:

Please see B.2, B.3, and B.7.

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

Please see B.4 and B.5.

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

Please see B.4 and B.5.

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

Please see B.6.

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

Please see B.6.

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, flood plains, or prime farmlands?

Please see B.4, B.5, B.8, and B.13.

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

Please see B.4, B.5, B.8, and B.13.

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?

Please see B.8.

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

Please see B.8.

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

Please see B.14, B.15, and B.16.

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

Please see B.14, B.15, and B.16.

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

The proposal is designed to be consistent with VISION 2040 the regional growth strategy and countywide planning policies as well as each city's plans. No conflicts are identified.