

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:

Bridge Blueberry Property

2. Name of applicant:

Bridge Development Partners, LLC

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

*Matt Gladney
Bridge Development Partners, LLC
10655 N.E. 4th Street, Suite 210
Bellevue, WA 98004
(425) 749-4324*

*Contact: Daniel K. Balmelli
Barghausen Consulting Engineers
18215-72nd Avenue South
Kent, WA 98032
(425) 251-6222*

4. Date checklist prepared:

January 31, 2019

5. Agency requesting checklist:

City of Sumner

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

Construction to start summer of 2019 or as soon as all applicable permits are issued.

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

There are no future plans for development beyond this proposal.

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

*Environmental Checklist
Stormwater Site Plan
Stormwater Pollution Prevention Plan
Geotechnical Engineering Report*

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 are known to be pending to our knowledge.

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

*Environmental Determination by City of Sumner
Design Review by City of Sumner
Boundary Line Adjustment by City of Sumner*

Demolition Permits by City of Sumner
Building Permit by City of Sumner
Plumbing/Electrical/Mechanical Permits by City of Sumner
Grading Permit by City of Sumner
Construction Permit by City of Sumner
Water Main Extension by City of Sumner
Sanitary Sewer Extension by City of Sumner
Right-of-Way Use Permit by City of Sumner
NPDES by Department of Ecology

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 proposed project will construct one office/warehouse building totaling approximately 78,000 square feet on an approximate 3.81-acre site within the City of Sumner. Along with building construction, the proposed project will also include demolition of existing structures, grading activities, paved parking and truck maneuvering areas, loading docks, landscaping, stormwater facility, water and sanitary sewer extensions, roadway improvements and franchise utility improvements. A boundary line adjustment will be processed to configure the existing lots for the proposed development.

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 site is located on the northeast corner of 32nd Street East and 142nd Avenue East in Sumner, Pierce County, Washington and is within a portion of the southeast quarter of Section 12, Township 20 North, Range 4 East, W.M.

Tax Parcel Nos: 042012-4031 and 4038

TO BE COMPLETED BY APPLICANT**EVALUA****B. ENVIRONMENTAL ELEMENTS****1. Earth**

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

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

The steepest slope on the site is approximately 5 percent.

- 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.

The site soils generally consist of 1.5 to 4 feet of dense fill composed gravel with silt and sand to silty sand with gravel overlying alluvial deposits consisting of soft to medium stiff silts and clays as well as medium dense silts and silty sands. Please refer to the geotechnical engineering report for additional information.

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

None are known to exist to our knowledge.

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

Approximately 1,700 cubic yards of cut and 11,900 cubic yards of fill will be required to prepare the site for building construction. Source of fill is unknown at this time but will be from an approved source.

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

Yes, depending on weather conditions at the time of construction, erosion could occur as a result of construction activities.

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

Approximately 78 percent of the site will be covered by impervious surface upon project completion.

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

A temporary erosion and sedimentation control plan will be designed according to City of Sumner standards and implemented for the construction phase of the project to reduce and control erosion impacts.

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.

During the construction phase of the project, emissions from construction equipment would be present from approximately 7 am to 6 pm, Monday through Friday. Upon project completion, emissions from vehicular traffic to and from the site would be present from approximately 7 am to 6 pm, Monday through Friday.

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

None are known to exist to our knowledge.

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

Construction equipment will comply with state emissions standards. No other specific measures are proposed.

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.

There are no surface water bodies on or in the immediate vicinity of the site.

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

There are no water bodies within 200 feet of the site.

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

No fill or dredge material will be placed in or removed from surface water bodies.

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

No, surface water withdrawals or diversions are proposed for this project.

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

Per FIRM Map Panel 53053C0351E dated March 2017, portions of the site are located in flood zone AE.

- 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 materials will be discharged to surface waters.

b. Ground:

- 1) Will ground water 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 a general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn or water discharged to groundwater under this proposal.

- a. 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 materials will be discharged into the ground. All sanitary sewer effluent will be routed into the existing City of Sumner sanitary sewer system.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The source of runoff will be from the building roof top and pavement areas. All runoff will be collected and conveyed to an underground storm drainage system for detention and water quality treatment via a modular wetland prior to discharge to the existing storm drainage system in 142nd Avenue East which ultimately discharges to the White River.

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

No waste materials will enter ground or surface waters under this proposal.

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

The drainage pattern for the proposed development will remain the same as existing condition.

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

A storm drainage plan will be designed per City of Sumner standards to direct storm water into the storm drainage system thus preventing runoff water impacts from the proposal.

4. Plants

- a. Check or circle types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other _____ none _____
 evergreen tree: fire, 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, blackberries _____

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

All existing vegetation on the site will be removed for construction of the proposed development.

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

There are no threatened or endangered species on or near the site to our knowledge.

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

Landscaping will be designed in accordance with City of Sumner standards to enhance vegetation on the site.

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

None are none to be on or near the site to our knowledge.

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 are known to be on or near the site to our knowledge.

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

Yes, the site is part of the Pacific Flyway for Migratory Birds.

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

The implementation of landscaping in accordance with City of Sumner standards will help to enhance wildlife on the site.

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

None are known to be on or near the site to our knowledge.

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 proposed project will use electricity for lighting and overall energy needs and natural gas for heating.

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

It is not anticipated that the project will affect the use of solar energy by adjacent properties.

- 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:

The building will be constructed to conform to all current energy code requirements. No other specific measures are proposed.

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

None are known to exist to our knowledge.

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

There is no known contamination of the site from present or past uses to our knowledge.

- 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.

None are known to exist to our knowledge.

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

Other than fire, medical and police services already available in the area, no other specific measures are proposed.

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

No specific measures are proposed.

b. Noise

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

Noises associated with traffic and industrial use developments located in the area are present but would not be anticipated to affect this proposal.

- 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.

On a short-term basis, noise from construction equipment would be present from approximately 7 am to 6 pm, Monday through Friday. On a long-term basis, noise from vehicular traffic to and from the site would be present from approximately 7 am to 6 pm Monday through Friday.

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

Construction equipment will be maintained and the use of on-site landscaping will help to contain noise levels generated by the proposed development.

8. Land and Shoreline use

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

The site currently contains a residential house and vacant land. Industrial use facilities surround the site on all sides.

- 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?

It is possible that the site was used as farm land in the past. No farm land will be converted to non-farm use under this proposal.

- 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:

There are no working farm or forest lands near the site.

- c. Describe any structures on the site.

A single family house, detached garage and several outbuilding structures are located on the site.

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

All structures will be removed for development of the proposed project.

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

The current zoning classification is Light Industrial (M-1).

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

The current comprehensive plan designation is Light Industrial.

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

N/A

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

According to the City of Sumner critical areas maps, the site is located in an Aquifer Recharge area, a Seismic Hazard area, a Volcanic Hazard area and Flood Hazard area Zone AE.

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

Approximately 50 persons will work at the completed facility.

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

One person will be displaced by the proposed project.

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

No specific measures are proposed.

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

The development is a permitted use within the City of Sumner zoning classification and will be designed to meet all current city standards.

9. Housing

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

N/A

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

One middle income residential structure will be removed as part of the project.

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

N/A

10. Aesthetics

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

The proposed building will be no taller than 35-foot as allowed by city code. The construction materials will consist of concrete tilt up wall construction with glass windows.

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

Some views from adjacent properties will be altered by the completed project, however, it is not anticipated that any views will be entirely obstructed.

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

No specific measures are proposed.

11. Light and glare

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

Glare from building window glass could be present during daylight hours and light from building and parking lot lighting could be present during early morning and evening hours.

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

It is not anticipated that any potential light or glare produced by the proposed development would be a safety hazard.

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

Light from vehicular traffic on 142nd Avenue East, 32nd Street East and from adjacent developed properties could be present but would not be anticipated to be a safety hazard.

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

The window glass used in the building will be non-glare and parking lot lighting will be shielded and directed towards the project site. The use of on-site landscaping will also help to contain any light produced by the development.

12. Recreation

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

There are no recreational opportunities in the immediate area, however, there are several city and school parks and playgrounds to the south of the site within the downtown Sumner area for use by the public.

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

No recreational uses will be displaced.

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

No specific measures are proposed.

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.

A structure located at the southeast corner of 29th Street East and 142nd Avenue East is listed as "No Determination" in the Washington

Information System for Architectural and Archaeologic Records Data (WISAARD) data base inventory.

- 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.

None are known to exist to our knowledge. No methods to date have been used to assess the site.

- 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.

The site has been researched using WISAARD and one structure located at the southeast corner of 29th Street East and 142nd Avenue East is listed as "No Determination" in the data base.

- 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.

No specific measures are proposed. However, if cultural artifacts were to be uncovered on the site during construction, the proper agencies would be contacted.

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.

Access to the site will be via one driveway onto 142nd Avenue East and one driveway onto 32nd Street East.

- b. Is 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?

No. To our knowledge, the nearest transit stop is located at the Sumner Souther Station Park-n-Ride in downtown Sumner.

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

The completed project will provide approximately 59 parking spaces. No parking spaces will be eliminated.

- 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).

Roadway improvements at the intersection of 142nd Avenue East and 32nd Street East are anticipated to be constructed as part of the proposed development.

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

No.

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

According to the ITE Trip Generation Manual, Volume 10 for Warehousing (150), approximately 17 AM peak hour trips and 19 PM peak hour trips will be generated by proposed project.

- 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? Is so, generally describe.

Payment of traffic mitigation fees, if required by the City of Sumner, will mitigate impacts to transportation.

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.

Yes, the project will create an increased need for public services.

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

Payment of any traffic impact fees or fire mitigation fees that maybe required and the extension of a fire line and additional fire hydrants to serve the development will control impacts to public services.

16. Utilities

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

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

<i>Electricity:</i>	<i>Puget Sound Energy</i>
<i>Natural Gas:</i>	<i>Puget Sound Energy</i>
<i>Water:</i>	<i>City of Sumner</i>
<i>Sanitary Sewer:</i>	<i>City of Sumner</i>
<i>Telephone:</i>	<i>CenturyLink</i>
<i>Cable:</i>	<i>Comcast</i>
<i>Refuse Service:</i>	<i>DM Disposal</i>

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: *Daniel K. Balmelli*

Name: Daniel K. Balmelli, P.E. / Barghausen Consulting Engineers

Date Submitted: January 31, 2018

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

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

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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

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

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

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

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