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SERVICES

## 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: **Triad Machinery**
2. Name of applicant: **Triad Machinery**
3. Address and phone number of applicant and contact person:

**Applicant:**

**Andrew Lundgren, President, Triad Machinery  
18200 NE Riverside Parkway  
Portland, OR 97230  
Phone: 971-274-2099**

**Contact:**

**Lisa Klein, AHBL  
2215 N 30<sup>th</sup> Street  
Tacoma, WA 98403  
Phone: 253-383-2422**

4. Date checklist prepared: **August 7, 2020 and revised December 2, 2020**
5. Agency requesting checklist: **City of Sumner**
6. Proposed timing or schedule (including phasing, if applicable):

**Site development is anticipated to begin in in the winter of 2020-2021 with building construction concluding by summer 2021. This is not a phased project.**

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

**The proposal includes a short plat application to subdivide the existing parcel into two parcels with the Triad Machinery project on the north parcel. The new south parcel will be developed/permitted at a future unknown date when a user/proposal is identified.**

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

**The following environmental information has been prepared:**

- **Phase 1 Environmental Site Assessment, prepared by AdvancedGeo, dated May 2020**
- **Cultural Resources Assessment Technical Memo, prepared by Cultural Resource Consultants, dated May 2018**
- **Traffic Scoping Memo, prepared by Transportation Engineering Northwest, dated July 2020**
- **Wetlands Report, prepared by Soundview Consultants LLC, August 2020**
- **Civil Site Plan prepared by AHBL, dated December 2020**
- **Landscaping Plans, prepared by AHBL, dated December 2020**

**Environmental information to be prepared:**

- **Geotechnical Report**
- **Stormwater Report**
- **Construction Stormwater Pollution Prevention Plan**

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.

**There are no known other applications or governmental approvals affecting the property**

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

**City of Sumner:**

- **SEPA Environmental Review**
- **Conditional Use Permit**
- **Design Review**
- **Short Plat**
- **Site Development Permit**
- **Building Permit**
- **Critical Areas Review**

**Department of Ecology**

- **NPDES Permit**

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

**Triad Machinery intends to build an approximate 25,000 square foot 2-story building for the primary purpose of selling and renting of heavy construction equipment. The overall parcel is 10.02 acres, the site will be subdivided into two parcels, one 7.06-acre parcel that will be the site for the Triad Machinery development and a 2.96-acre adjacent parcel to the south that will be permitted/ developed at a future date.**

**The building includes approximately 1,184 SF of commercial retail space, 4,544 SF of office space, 6,416 SF of warehouse/storage space, and 12,096 SF of vehicle maintenance and wash area. The outdoor vehicle storage area is approximately 94,212 SF. The outdoor storage and display area includes both paved and gravel areas that surrounds the building on three sides. A 6,200 sf pedestrian-oriented space is proposed in the southwest corner of the site. Landscape screening is proposed along all property lines, in conjunction with internal security fencing and fences along the north, east and south property lines.**

**Access to the site is proposed off 136<sup>th</sup> Avenue East with one ingress only and one egress only driveway. Approximately 48 employee/visitor parking spaces are proposed.**

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 address of the property is 13607 24th St E, Sumner, WA. Parcel number 4495401361. The legal description is as follows: Section 12 Township 20 Range 04 Quarter 23 HILLMANS CD PACIFIC CITY DIV #4 L 7 THRU 9 B 69 EXC THAT POR CYD TO STATE OF WASH PER ETN 947437 ALSO EXC THAT POR CYD TO CY OF SUMNER PER ETN**

4299104 OUT OF 136-0 SEG 2013-0338 JP 3/19/13 JP



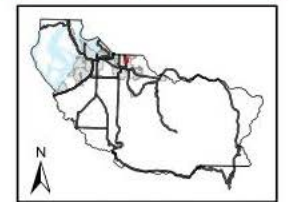
Vicinity Map



Legend

Tax Parcels

-  Base Parcel
-  Condominium



0 195 390 780 Feet

1:9,600

2215 N 30th St, Suite 300  
Puyallup, WA 98403

P: 253-383-2422 | F: 253-383-2572

*The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.*

**B. ENVIRONMENTAL ELEMENTS****1. Earth**

- a. General description of the site (circle one): **Flat** rolling, hilly, steep slopes, mountainous, other
- b. What is the steepest slope on the site (approximate percent slope)?

**Slopes on site are less than 8%**

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

**According to the Department of Agriculture Natural Resource Conservation Service web soil survey mapping the soil found on site is Puyallup fine sandy loam (31A).**

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

**No, there is no history of unstable soils in the immediate vicinity.**

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

**The estimated earthwork quantities are 14,748 cubic yards of cut and 13,909 cubic yards of fill. Any excavated material from the pond and utility trenches may be used for site fill. Any imported material will be from a permitted source.**

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

**Temporary erosion could occur during construction activities associated with grading, filling, and excavating. The site development permit will include a Temporary Erosion Control Plan that will include construction procedures and best management practices.**

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

**Approximately 73% of the site will be covered with impervious surfaces after project construction.**

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

**Temporary erosion and sediment control (TESC) best management practices will be employed during construction activities to ensure that earthwork is not deposited on city streets or allowed to flow into stormwater conveyance facilities. The TESC plan will be prepared in accordance with the requirements of the City's adopted stormwater manual.**

## 2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

**Construction activities have the potential to create temporary dust emissions during earth-moving activities and exhaust emissions due to the combustion of gasoline and diesel fuels. Dust and exhaust emissions are expected to be minimal, localized, and temporary. After construction, emissions will be generated by vehicles accessing the site.**

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

**Other than vehicle emissions from adjacent traffic, there is no source of off-site emissions that will affect the proposal.**

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

**Potential BMPs include using water sprays or other non-toxic dust control methods on unpaved roadways, minimizing vehicle speeds on unpaved surfaces and preventing the tracking of mud onto public streets. Work may also be minimized during high winds. Vehicular emissions are regulated by two agencies: the US Environmental Protection Agency (EPA) and the Washington State Department of Ecology (Ecology). Proposed construction of the project will be in accordance with agency regulations. Vehicles will be turned off when not in use.**

**Ballast surfacing will be used in place of gravel as a dust mitigation measure. On average two to three pieces of equipment move around the site in a typical day. Some of the vehicles are on rubber tracks, steel tracks and rubber tires. The use of ballast surfacing with a 2" aggregate will control dust. This is a clean material, similar as to what is used for railroads and it contains no fines. All vehicles and equipment are cleaned in the vehicle wash bay before transfer to the yard to further control dust.**

## 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.

**Two wetlands are present on the overall property, but after recording of the proposed short plat, they will both be located on the new south parcel and not the Triad Machinery property. A Wetland Report prepared by Soundview Consultants in August 2020, identified the two Category IV depressional wetlands near 24th Street East with associated 50-foot buffers. In addition, two drainage ditches and a stormwater pond were identified offsite within 300 feet of the site that are not regulated as critical areas.**

- 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.

**Project work is proposed within 200 feet of Wetland B, however no work will occur in Wetland B or its 50-foot wetland buffer.**

- 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 waters or wetlands.**

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

**Surface waters will not be withdrawn or diverted as a result of this proposal.**

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

**According to FEMA Firm Panel 53053C0351E, effective 3/7/2017 the property does not lie within a 100-year floodplain.**

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

**No waste materials will be discharged to surface waters as a result of the proposal.**

b. Ground:

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

**There will be no groundwater withdrawal associated with this proposal.**

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals... ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

**There will be no waste material discharged into the ground as a result of this proposal. The building will be connected to public sewer.**

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.

**Stormwater runoff will be collected from the roof through downspouts drains and from pavement areas through catch basins. The collected stormwater will be conveyed in pipes to the proposed detention system. The detention pond and tank will detain the runoff and release to the public storm system along 136th Ave East. The stormwater flow control and runoff treatment systems will be designed to meet the City of Sumner standards, the 2012 Washington State Department of Ecology Stormwater Management Manual for Western Washington, as amended in December 2014, together with any amendments or**

**corrections. A modular wetland devise is proposed to provide enhanced runoff treatment.**

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

**No waste materials are anticipated to enter ground or surface waters.**

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

**A Temporary Erosion and Sediment Control Plan will be prepared prior to construction to include best management practices for protection from stormwater impacts during construction. The project will be designed in accordance with the requirements established in the adopted stormwater manual.**

#### 4. Plants

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

deciduous tree: alder, maple, aspen, other  
 evergreen tree: fir, cedar, pine, other shrubs  
 grass  
 pasture  
 crop or grain  
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage  
 other water plants: water lily, eelgrass, milfoil, other  
 other types of vegetation

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

**The existing shrubs and grass within the proposal development footprint will be removed in preparation for construction and earthwork activities.**

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

**To our knowledge there are no known threatened or endangered species located on or near the site.**

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

**New landscaping/ plantings are proposed in compliance with the City of Sumner code requirements and include landscape buffers along all property lines including parking lot and storm pond screening. The site will be planted with trees, shrubs and groundcover.**

#### 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: **songbirds**  
 mammals: deer, bear, elk, beaver, skunk, opossum, squirrel, other: **small mammals**  
 fish: bass, salmon, trout, herring, shellfish, other:

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



**According to the Washington State Department of Fish and Wildlife (WDFW) mapping services, there are no threatened or endangered animal species on or near the project site.**

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

**The Puget Sound region is part of the Pacific flyway, a bird migration route.**

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

**There are no impacts and therefore no mitigation measures are proposed.**

## 6. Energy and natural resources

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

**The completed project will likely utilize both electric and natural gas for lighting and heating.**

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

**The project will not limit 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:

**Energy efficient methods will be used for the mechanical and lighting systems. The on-site lighting will include the use of LED fixtures.**

## 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.

**AdvancedGeo, Inc. (AGI) preformed a Phase 1 Environmental Site Assessment and did not identify any recognized environmental conditions (RECs) on the subject property and did not recommend any additional investigations. Based on the age of the buildings, the presence of asbestos-containing building materials (ACMs) and lead based paint at the property is possible.**

**The site soils are mapped by Dept. of Ecology Tacoma Smelter Plume map as containing arsenic at levels of less than 20 ppm (below cleanup levels).**

**Environmental health hazards that are likely to be present during construction would include gasoline and diesel fuels, hydraulic fluids, oils, lubricants, and other chemical products associated with construction equipment. A spill of one of these chemicals could potentially occur during construction as a result of either equipment failure or worker error.**

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

**No additional special emergency services will be required other than those normally provided such as police, emergency medical,**

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

**Any soils contaminated by spills would be excavated and disposed of in a manner consistent with the level of contamination and in accordance with federal, state, and local regulatory requirements.**

b. Noise

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

**The primary source of noise in the area of the proposal comes from traffic along 136<sup>th</sup> Avenue E and 24<sup>th</sup> Street E and Highway 167 to the west. The speed limit for 24<sup>th</sup> Street is posted at 35 mph and 136<sup>th</sup> Avenue E is 30 mph. Noise generated by vehicular traffic will not impact the 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, the operation of trucks, excavators, and front-end loaders will likely result in temporary noise and vibration impacts during construction. The temporary increase in noise will return to the original noise levels once construct of the project is complete. Long-term noise impacts will come from vehicles and trucks accessing the site and the maintenance of vehicles on site.**

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

**Noise generated by the proposal is largely related to the maneuvering of the heavy equipment onsite as they are placed in position in the yard. At times the noise includes back-up beepers. None of the noise is continuous and it will not exceed the noise control limitations provided in SMC 8.14. Noise associated with vehicle repair is largely generated within the interior of the building and with doors closed. The noise is expected to be very similar to the nearby John Deere retailer. Noise levels will not exceed the maximum permissible noise levels allowed per Sumner Municipal Code (SMC) Chapter 8.14.**

## 8. Land and Shoreline use

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

**The development footprint is currently undeveloped and according to the Phase 1 ESA conducted by Terracon was developed as an agricultural field from at least 1941 until between 2009 and 2013. The parcel contains a single-family home, outbuilding and barn, located near 24<sup>th</sup> Street E, which will remain until that portion of the property is developed (it is on the new south parcel, not the Triad Machinery parcel).**

**The adjacent uses include the following:**

- West: Commercial/ industrial
- South: Commercial/ industrial
- East: Commercial/ industrial
- North: Commercial/ industrial

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

**The site has previously been used for agriculture, most recently for sheep grazing. Though the land is currently taxed as Interchange Commercial, not as farm or forest land.**

- c. Describe any structures on the site.

**Pierce County Assessor identifies a 1,600-sf residential building and a 748 sf garage, the size of the barn is not listed on the assessor records.**

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

**Structures are located on the adjacent future parcel and will not be demolished as part of this proposal.**

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

**The current zoning of the project site is Interchange Commercial (IC) with Truck Parking Overlay.**

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

**The current comprehensive plan designation of the project site is Interchange Commercial (IC) with the Truck Parking Overlay.**

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

**N/A, the proposal is not located within or near a shoreline jurisdiction.**

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

**The site is located in an aquifer recharge area.**

**On the future southern parcel two wetlands have been identified and the southeast corner is located in the City of Sumner 10-year time of travel buffer of the community water system, both are outside the development footprint.**

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

**At full capacity approximately 24 people would work in the completed project. No one would reside in the completed project.**

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

**No people will be displaced by the project.**

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

**No specific measures are proposed as the project would not result in the displacement of any individuals.**

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

**The proposal is to build a 2-story building for the primary purpose of selling and renting of heavy construction equipment, which is a conditional use in the Interchange Commercial zoning district. Compliance with the Sumner Municipal Code, conditions of approval, and review and approval by the design commission will ensure the proposal is compatible with existing and project land uses.**

## 9. Housing

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

**The proposal does not include a housing component.**

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

**No housing will be eliminated as a result of this project. One middle-income housing unit will be likely eliminated by future development of the future adjacent parcel.**

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

**Not applicable, the proposal does not include a housing component.**

## 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 building height will be less than the 45-foot IC zone maximum height limit. The exterior of the building will be metal siding, concrete panels and masonry/stone.**

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

**This proposal will not negatively affect the views in the immediate vicinity.**

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

**The proposal will conform to the development and design standards required for Interchange Commercial zone, as established by the Sumner Municipal Code.**

## 11. Light and glare

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

**The proposal includes the installation of exterior building lighting and parking lot lighting as required by City of Sumner Code. Security lighting will be used after dusk for safety purposes.**

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

**No, the lighting will be produced to enhance safety. The lights will be directed downward so as not to interfere with views or cause glare.**

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

**No off-site sources of light or glare are expected to impact the proposal.**

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

**Lighting fixtures will be shielded, and lighting will be cast downward to reduce light and glare impacts to adjacent properties. To meet the Washington State energy code exterior lighting requirements, all exterior lights will be programmed to turn on at 100% light output from dusk. The applicant intends to meet the City's lighting standards; this will be reviewed as part of construction plan permitting.**

## 12. Recreation

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

**The Sumner Link Trail is located approximately 3,000 feet east and Nelson Nature Park is approximately 1.15 miles west of the site.**

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

**The proposal will not displace any existing recreational uses.**

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

**As no impacts are anticipated, no mitigation measures are proposed.**

## 13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

**A study and report for the investigation of cultural resources was completed by Cultural Resource Consultants dated May 30, 2018. No archaeological resources were found. Existing buildings on site were not recommended/eligible for listing on historic registers and no further investigation was recommended.**

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

**The Washington State Department of Archaeology and Historic Preservation (DAHP) Washington Information System for Architectural and Archaeological Records Data (WISAARD) did not identify evidence of Indian or historic landmarks, features, or occupation on or within the vicinity of project site.**

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

**No disturbance to cultural or historical resources is expected. The Washington State Department of Archaeology and Historic Preservation will be notified if any cultural or archeological objects are found during the site development work. If cultural or archaeological resources are found, then all site work will stop until Washington State Department of Archaeology and Historic Preservation provides guidance.**

## 14. Transportation

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

**24<sup>th</sup> Street E is an east-west two-lane road with a posted speed of 35 mph adjacent to the site.**

**136<sup>th</sup> Avenue East is a two-lane north-south with a posted speed limit of 35 mph. Access to the Triad Building will be from 136<sup>th</sup> Ave E.**

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

**No public transit serves the site or has stops near the site.**

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

**The project will have 48 new parking spaces. There are currently no striped, designated parking on site.**

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

**The 136<sup>th</sup> Ave E frontage was recently improved to City standards. No improvements are anticipated.**

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

**The project site is not in the immediate vicinity of water or air transportation and will not utilize or effect the use of the nearby rail transportation.**

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

**According to the Traffic Memo provided by Transportation Engineering Northwest, the proposed Triad Machinery project is estimated to generate 25 trips occurring during the weekday PM peak hour (7 in, 18 out). Trip generation estimates were based on methodology documented in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition for Land Use Code (LUC) 811 (Construction Equipment Rental Store).**

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

**Traffic impact fees will be paid as determined through an independent fee calculation and as approved by the City.**

## 15. Public services

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

**The proposal will not result in an increased need for public transit, health care, or schools. The change in use may result in a small increase in the need for emergency services.**

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

**Site access has been designed to meet the requirements of the International Fire Code.**

## 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.

**Electricity and Natural Gas – Puget Sound Energy**  
**Water and Sewer – City of Sumner**  
**Telephone/ Cable – Comcast and/or CenturyLink**  
**Refuse Service – Murrey’s Disposal Company**

**C. SIGNATURE**

I, the undersigned, swear under the penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency may withdraw any determination of non-significance that it might issue in reliance upon this checklist.

Signature:



Name: Lisa Klein, AICP – AHBL, Inc.

Date Submitted: December 3, 2020