A. Background

1. Name of proposed project, if applicable:
   Sumner 32

2. Name of applicant:
   Trout Lake Partners

3. Address and phone number of applicant and contact person:
   Applicant: Trout Lake Partners
   Contact: JMJ TEAM, 905 Main Street, Suite 200, Sumner, WA 98390
   Phone: 253-249-3643

4. Date checklist prepared:
   December 2023 / Revised February 2024

5. Agency requesting checklist:
   City of Sumner

6. Proposed timing or schedule (including phasing, if applicable):
   The applicant is requesting land use approval (SEPA). There is not a timeline for submittal of construction documents at this time.

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 will require construction documents at a later time. The proposal will be constructed in two phases. Phase 1 includes truck parking and Phase 2 constructs a warehouse with associated parking. The maximum impacts are associated with the full buildout (Phase 2) of the proposal and those impacts are quantified in this checklist.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   The site was previously permitted for a pre-load, which may have included environmental information pertaining to the previous condition of the site. No additional environmental information has been prepared.

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 at this time.

10. List any government approvals or permits that will be needed for your proposal, if known.
    The proposal requires City of Sumner approval for SEPA with Site Plan approval. Future approvals before construction include city site and building permits.

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.)
    Phase 1 includes the construction of a truck parking facility to include approximately 70 parking stalls. Phase 2 includes the construction of an approximately 45,000 SF warehouse and office facility with associated site access, parking, landscaping and connections to city utilities.

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 proposal site is located at 14600 32nd Street East in Sumner, WA. The parcel number is 0420131043. The site lies at the east end of and is accessed from 32nd Street East cul-de-sac. The total parcel area is 3.76 acres. Vehicle access to the site from SR 167: take the 24th Street East exit, go south on 142nd Avenue East and east on 32nd Street East.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous,
The proposal site is generally flat with man-made steep slopes at the edge of the existing pre-load material as well as toward the ditch where stormwater leaves the site.

b. What is the steepest slope on the site (approximate percent slope)?
The steepest slope on the site is approximately 50-percent on the west side as it slopes down to the drainage ditch.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
The general soil types anticipated to be found on the site are silty and sandy loam based on information from neighboring properties.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
There are no known history or indications 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 site has previously been permitted and filled for a pre-load. The site will be graded relatively flat to accommodate the building, parking lot and access drives. The grading and filling will require approximately 2,000 CY of cut and 10,000 CY of fill. Any excavated material not used on-site will be disposed of off-site at a proper disposal site.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
As with all construction activities, there is the possibility of erosion associated with the clearing and construction of the proposal site. The excavation and grading of the proposal area has the potential to cause erosion if construction stormwater were not properly managed.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
After construction of each phase, the parcel will be covered in approximately 55-percent impervious surfaces, which include parking and drive aisles in Phase 1 and the building, parking and drive aisles in Phase 2.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
The project proponent will prepare and implement a construction stormwater pollution prevention plan (CSWPPP) per Washington State Department of Ecology requirements

and a Temporary Erosion and Sediment Control (TESC) per Sumner City Code. The plans will identify Best Management Practices (BMPs) to minimize stormwater flows, prevent soil erosion, capture water-borne sediment from exposed soils, and protect water quality from on-site pollutant sources. These BMPs include an erosion control plan prepared in accordance with City of Sumner standards and the Stormwater Management Manual for Western Washington.

Additional measures that may be implemented during construction to manage source control and runoff conveyance and treatment include road/parking area stabilization, wheel wash, dust control, concrete handling, construction timing, erosion control fencing, outlet protection, silt fencing, sediment traps, and construction stormwater chemical treatment. Additional devices and methods may be employed to ensure the erosion potential is minimized.

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.

During construction, emissions to the air will be released by construction vehicles and heavy equipment. Construction will temporarily increase dust and vehicle emissions near the construction area. Potential mitigation could include using BMPs to control dust, covering exposed soils, and requiring idling vehicles to be shut off.

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

There are no known off-site sources of emissions or odor that would affect this proposal.

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

Proposed measures to reduce or control emissions during construction include the use of BMPs to control dust and vehicle emissions near the construction area. Construction vehicles will be fitted with required, factory-installed emission control devices. To reduce the potential of dust, construction accesses will be covered with rock or aggregate. Dust emissions will also be reduced during construction by spraying water as necessary during dry weather conditions and planting disturbed areas with erosion control seed mix when practical. Material stockpiles will also be covered or watered as necessary to 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.

The White River is adjacent to the east of the proposal site and a drainage ditch/creek on the west side of the property that discharges to the White River. The White River eventually enters the Puyallup River.

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.

The construction of the proposal will include construction adjacent to the White River.

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.

The proposal does not include fill or dredge materials placed 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.

The proposal does not involve any surface water withdrawals or diversions.

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

While the FEMA Flood Map number 53053C0351E (March 7, 2017), identifies the site is located within Zone AE flood area, the proposal site sits above the 100-year floodplain elevation. The site has an existing fill, permitted through the City of Sumner, which raises the elevation of the site above the floodplain elevation of 52.5-feet (NGVD 29 datum). The finished grade of the proposed building will be approximately 60.0 feet, which is well above the 100-year floodplain level.

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.

The proposal does not involve any discharges of waste materials to surface waters.

b. Ground:

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

No, ground water will not be withdrawn and water will not be discharged to ground water.

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.

The project does not include waste material discharge into the ground from septic tanks or other sources. The project will be served by 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.

Storm drainage design will be in compliance with Sumner Municipal Code.

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

It is not anticipated that waste materials will enter ground or surface waters associated with this proposal. As with all projects, there is a possibly of waste materials entering ground or surface waters during construction if proper measures are not practiced.

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

Storm drainage design will comply with Sumner Municipal Code and construction activities will observe proper construction management techniques.

4. Plants

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

X deciduous tree: alder, maple, aspen, other - cottonwood
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
X other types of vegetation: **The site has typical brush/natural vegetation along the east and west sides of the property.**

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

The existing site is consists of low quality vegetation, including brush, which will be removed for the construction of the proposal.

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

There are no threatened or endangered species known to be 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:

The proposed landscaping areas will include vegetation native to the Pacific Northwest.

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:

X birds: hawk, heron, eagle, **songbirds,** other:
mammals: deer, bear, elk, beaver, other: skunk, opossum, squirrel,
fish: bass, salmon, trout, herring, shellfish, other:

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

None known.

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

The project site, like most of Western Washington, is generally located in the Pacific Flyway for migratory waterfowl.

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

No preservation or enhancement measures are proposed as there is no known wildlife on the site.

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.

Phase 1 will require electricity for site lighting. Phase 2 will require electricity and potentially natural gas energy for heating/cooling associated with the proposed warehouse use.

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

The proposal will not affect the potential 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 proposal could use energy conservation features such as LED lighting, sustainable or renewable materials and the possible purchase of local building materials to limit truck transit during construction.

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.

There are no known environmental health hazards associated with the proposal.

1) Describe special emergency services that might be required.

No special emergency services are required by the proposal.

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

Not applicable.

b. Noise

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

Noise from nearby roadways existing, including 142nd Avenue East. Noise from these facilities will not affect 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.

During construction, the site will produce temporary construction noise. Long-term noise associated with the proposal will be typical vehicle noise associated with truck transit during Phase 1 and warehouse use including vehicle and truck traffic during Phase 2. These uses are compatible with adjacent property uses.

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

During construction, motorized construction equipment will be properly fitted with mufflers to reduce engine noise association with construction. No long-term noise mitigation is proposed.

8. Land and Shoreline use

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

The proposal site is vacant and undeveloped. Previous uses, if any, are unknown.

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

It is unknown whether the site has been used for agriculture in the past.

c. Describe any structures on the site.

There are no structures on the site.

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

Not applicable.

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

The proposal site is zoned Light Industrial.

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

The current comprehensive plan designation of the proposal site is Light Industrial.

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

The eastern portion of the site is designated Urban Conservancy shoreline designation by the City of Sumner.

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

The site has not been classified as environmentally sensitive.

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

After construction of Phase 2, the proposal may accommodate approximately 35 workers.

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

None.

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

Not applicable.

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

The proposal includes a truck parking terminal and warehouse use, which are both allowed by code and consistent with neighboring properties along 32nd Street East and the property to the immediate south.

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 any housing units.

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

The proposal does not include the elimination of any housing units.

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

Not applicable.

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 warehouse building height will be similar to other high-bay tilt-up warehouse structures and anticipated to reach approximately 35- to 40' feet high. The building material will likely be concrete and include design elements to meet City of Sumner design guidelines for warehouse buildings.

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

The proposal will not alter or obstruct views in the immediate vicinity.

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

The site will have perimeter landscaping buffer of 5' on the east, west and south sides. Where the property abuts residential zoning on the north, the landscape buffer will be increased to 25' wide. Additionally, the site will be fenced and the building will be set back from the adjacent roadway, 32nd Street East.

11. Light and glare

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

The truck parking terminal and new warehouse buildings will increase light and glare at night over existing site conditions (unoccupied land). However, light from the proposal at night will be associated with site lighting for security and safety purposes.

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

It is not anticipated that light or glare would interfere with views or pose safety hazards.

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

There are no known off-site sources of light or glare that would affect the proposal.

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

Exterior lighting will meet city design standards and cast light downward and away from the White River to avoid impacts to fish habitat.

12. Recreation

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

There are no recreational opportunities in the immediate vicinity. The White River is to the immediate east but presents no recreational opportunities to the public. The Sumner Link Trail is on the opposite side (east) of the White River.

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:

Not applicable.

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 map review of the site through the Washington Department of Archaeology and Historic Preservation shows no places or objects registered on or near the proposal site.

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

None known.

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

No impacts are anticipated. If cultural resources are discovered during construction, proper measures will be performed to reduce or control impacts.

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.

The proposal site is accessed from public roadways and no new roadways are proposed. The primary site access is at the end of the cul-de-sac on 32nd Street East.

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

The proposal site is not currently served by public transit.

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

Phase 1 will create approximately 70 truck parking stalls for the parking terminal. Phase 2 will create 38 parking stalls including two accessible stalls. The proposal does not eliminate any parking stalls as none are currently 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 proposal will not require any new roadways or streets. The site will be accessed off 32nd Street East, which is an existing public facility. The project will comply with minimum standards for frontage improvements, if required.

e. Will the project 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? If known, indicate when peak volumes would occur.

Based on City of Sumner vehicle trip rates, the completed Phase 2 proposal will create approximately 12 PM peak hour trip for the warehouse (the rate is 0.26 trips/1,000 SF) and approximately six PM peak hour trips (the rate is 1.18 trips/1,000 SF). This is a total of 18 PM peak hour trips. It is anticipated that peak volumes would occur during standard operations of the warehouse facility, likely between 7AM-5PM, with employee trips occurring during the PM peak hours of 4PM-6PM.

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

No mitigation is proposed.

15. Public services

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

No increase in public services is anticipated with this proposal.

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

No measures to reduce or control impacts on public services are proposed as no impacts are anticipated.

16. Utilities

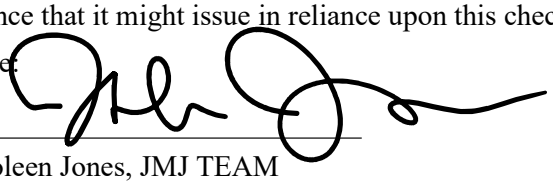
a. Circle (underline) utilities currently available at the site: **electricity, natural gas, water, refuse service, telephone, sanitary sewer**, septic system, other.

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.

The city water main and sanitary sewer lines will be extended from 32nd Street East. The construction of the utilities, as well as driveway access from the cul-de-sac will cause temporary lane and/or road closures along 32nd Street East but is not anticipated to impact neighboring properties. Stormwater infrastructure will be constructed on-site to treat stormwater from pollution-generating surfaces before entering the storm system on the west side of the site (drainage ditch), which discharges to the White River.

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: Joleen Jones, JMJ TEAM

Date Submitted: December 2023, Revised February 2024