

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

4611 Tacoma Avenue LLC

2. Name of applicant:

Taylor Hoff
Newmark

Contact: Dan Balmelli
Barghausen Engineers

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.

Address: 4611 Tacoma Avenue
Tax Parcel Number: 042013-8020

The site is located on the east side of Tacoma Avenue between 45th Street East and Puyallup Street in Sumner, Pierce County, Washington.

B. ENVIRONMENTAL ELEMENTS :

1. Earth :

a. General description of the site:

The site is generally flat.

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

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

The steepest slope on site is approximately 12 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.

Per the Web Soil Survey, onsite soils consist of 39A; Snohomish silty clay loam.

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

None are known to exist of our knowledge.

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

Approximately 2,000 cubic yards of cut and 200 cubic yards of fill material will be needed. Approximately 1,800 cubic yards will be exported from the site. The source of fill material is unknown at this time but will be from an approved source or existing site soils will be used if possible.

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

Depending on weather conditions, 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 90 percent of the site will be covered with 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 per City of Sumner standards and implemented on the site to 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 construction emissions from construction equipment would be present. Emissions from vehicular traffic to and from the site would be present upon completion.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
- Emissions from vehicular traffic in the area would be present but would not be anticipated to affect the project.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
- Construction equipment will meet state and local emissions standards.

3. Water :

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No surface water bodies are located on or near 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. :

No work will take place within 200 feet of any waters.
- 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.
- 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 will be required.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The site is not located in a floodplain per FIRM Map Panel 53053C0353E dated March 7, 2017.
- 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 Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

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

No waste materials will be discharged to surface waters.? The existing building is served by sanitary 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.

The source of runoff will be rainfall from the building rooftop and pavement areas. Runoff will be routed to a storm pond for detention and water quality treatment prior to release to existing stormwater system in Tacoma Avenue.

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

Waste materials will not 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 project will be designed to maintain current drainage patterns.

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

A stormwater system will be designed and constructed per City of Sumner standards to control runoff from the site.

4. **Plants**

- a. Check the 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

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

The majority of the vegetation on the site will be removed for redevelopment of the site.

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

None are known to be located on the site.

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

Proposed landscaping will be designed to meet City of Sumner standards.

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

None are known to be on the site.

5. Animals

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

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

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

None are known to be on or near the site.

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

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

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

Proposed landscaping will be designed to meet City of Sumner standards.

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

None are known to be on or near 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.

Electricity will be used for lighting and overall energy needs. Natural gas will be used 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 proposed project would affect 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:

None 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 project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None are known to exist 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.

During construction, chemicals and fuels associated with construction equipment would be present on the site. No hazardous chemicals are expected to be used upon project completion.

4. Describe special emergency services that might be required.

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

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

The contractor will implement spill pollution and prevention measures during construction. No other 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)?

Noise generated from vehicular traffic on area roads and from adjacent developments would be present but would not be anticipated to affect the project.

- 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 will be present daily from approximately 7 am to 6 pm. On a long-term basis, noise from vehicular traffic will be present.

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

Construction equipment will comply with the City noise ordinance. Perimeter landscaping will be installed to help contain noise generated by the proposed project.

8. Land and Shoreline Use

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

The site contains the previous Darigold facility. Industrial/warehouse use facilities surround the site.

- 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?

The site has not been a working farm or forest land to our knowledge.

- 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:

It is not anticipated that the project would affect or be affected by any working farm or forest lands.

c. Describe any structures on the site.

The previous Darigold structures are located on the site.

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

Yes. All structures with the exception of the metal building will be demolished.

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

The current zoning classification is Light Industrial (LI).

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.

There are no known critical areas on the site.

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

Approximately 5 persons will work at the site.

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

No persons will be displaced.

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 proposed parking lot is an allowed use in the current zone.

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

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

9. **Housing** :

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

No housing is proposed.

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

No housing will be eliminated

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

No measures are proposed.

10. **Aesthetics** :

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

The current building is approximately 21 feet tall. No new structures are proposed.

- b. What views in the immediate vicinity would be altered or obstructed?
Views from adjacent properties may be altered but none 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?
Parking lot lighting would 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 light or glare created by the project would be a safety hazard.
- c. What existing off-site sources of light or glare may affect your proposal?
Headlights from vehicular traffic on area roadways could be present but would not be anticipated to affect the project.
- d. Proposed measures to reduce or control light and glare impacts, if any:
Parking lot lighting will be shielded and directed downward and inward to minimize impacts. The use of perimeter landscaping will also help to contain light to the site.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
No recreational opportunities are in the immediate area.
- 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.
Not to our knowledge.
- 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 in the area.
- 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.
A search of the site using WISAARD was conducted.

- 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, an inadvertent discovery plan will be developed and implemented in the event artifacts are identified during project construction.

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 is via Tacoma Avenue.

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

No. The Sounder Station is located to the south in downtown Sumner.

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

Approximately 5 parking spaces will be provided.

- 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).

No roadway improvements are proposed.

- 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 would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Appropriately 20 to 30 vehicular trips per day would be generated by the 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? If so, generally describe.

There are no working farms or forest lands near the project.

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

No specific measures are proposed.

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.

The project may result in a slight increase to public services.

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

Payment of any applicable impact fees will control direct 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.

Electricity: Puget Sound Energy
Natural Gas: Puget Sound Energy
Water: City of Sumner
Sanitary Sewer: City of Sumner
Telephone: CenturyLink
Cable: Comcast
Refuse Service: LeMay, Inc.

C. Signature :

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

Signature: Daniel K. Balmelli

Name of signee: Daniel K. Balmelli, P.E.

Position and Agency/Organization: Executive Vice President, Barghausen Engineers

Date Submitted: April 26, 2024