

## 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: **Western Self Storage-North Open Storage Lot**
2. Name of applicant: **Western Self Storage, LLC.**
3. Address and phone number of applicant and contact person: **2008 East Valley Highway, Sumner, WA. 98390, phone: 253.863.8136, Robyn Honeysett**
4. Date checklist prepared: **January 31, 2024**
5. Agency requesting checklist: **City of Sumner**
6. Proposed timing or schedule (including phasing, if applicable): **As soon as permits can be obtained**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No future additions, expansions or further activities are anticipated.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **IPac Resource List, NCRS Soils Resource Report, Wetland Assessment Letter by Grette Associates.**
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. **No other applications are pending.**
10. List any government approvals or permits that will be needed for your proposal, if known. **Ecology Construction Stormwater General Permit, City of Sumner SEPA Review, City of Sumner Type III.B Land Use 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.) **Develop existing 4.5 AC topsoil and storage yard into a paved 203-stall RV open storage facility. Vehicle access to the open storage lot will be through the existing Western Self Storage facility south of this area. No new access off of E. Valley Highway is proposed. Site will be fenced.**
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: 1402 East Valley Highway E, Sumner, WA. 98390  
Section 07, Township 20, Range 05 E. Parcels 0520067001, 952000230, 952000235 and 9520000236. See attached legal descriptions.**

**TO BE COMPLETED BY APPLICANT**

**EVALUATION FOR AGENCY USE ONLY**

**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)? **2 to 4 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 prime farmland. **NRCS Map Unit 37A-Semiahmoo muck (4.6 acres) 47F-, Xerochrepts (0.1 acres). The site is developed with no agriculture taking place.**

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **There are no indications or history of unstable soils. The site was filled with approx 10'-12' of structural fill 50+ years ago and is stable.**
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. **Cut: 4,800 CY, Structural Fill Import: 5,500 CY, Net Export: 750 CY (aka 4,050 CY of the cut gets pushed and reused on site)**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Yes. Runoff during demolition can occur from exposed soils.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **The site's impervious coverage under the proposed conditions is 90.0%.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Provide catch basin protection, sediment fencing, stockpile protection and sweeping of existing adjacent paved surfaces of dirt and debris.**

**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. **Heavy equipment and vehicle exhaust and dust will occur during construction of the paved storage yard and access route.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **There are no off-site sources of emissions or odors that will affect this proposal.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **Maintain vehicles and equipment in good operating order.**

**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 is a wetland located at parcel 0520063017 owned by Lakeland Homeowners Association as open space. This parcel drains to the north along E. Valley Highway East.**
- 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 project will not require work over or in the wetlands. The project is within 200 feet of the adjacent north wetland. Any buffer is interrupted due by existing storage yard use for the past 50+ years.**
- 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 would 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. **No surface water withdrawals or diversions will occur with this proposal.**
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **No. The site does not lie within the 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 discharges of waste materials to surface waters are anticipated with this 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. **No groundwater discharges or withdrawals are 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 **No waste material will be discharged into the ground as a result of this proposal.**

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.

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. **Runoff is from storm water which is collected by both the existing onsite and proposed on-site storm systems. Flows eventually outfall at the White River.**
- 2) Could waste materials enter ground or surface waters? If so, generally describe. **Waste materials will not be produced nor will be allowed to impact ground or surface waters.**

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

- Catch basin filter bags will be installed at existing adjacent catch basins. Adjacent paved areas will be swept clean of dirt and debris during construction. Final project improvements include new water quality feature and oil/water separator.**
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?

**No existing shrubs or trees will be removed.**

c. List threatened or endangered species known to be on or near the site. **None present on site. Species of Conservation Concern may be located near the site based upon IPaC resource list. See attached list.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Existing plantings are located within the existing landscape buffer located along E. Valley Highway East..**

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.

**Near site: Bald or Golden Eagle. No critical habitats overlap the site. See attached IPaC Report.**

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

**The site is within the Pacific Flyway for bird species.**

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

**No measures are proposed for wildlife enhancement.**

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 extended to the site from Western Self Storage for overhead site lighting and gate controller purposes.**
- 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: **Site lighting will use LED fixtures. No other energy conservation features 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 environmental health hazards are anticipated to occur as a result of this proposal.**
  - 1) Describe special emergency services that might be required. **No risk of fire, explosion, spills, or other hazardous waste are anticipated.**
  - 2) Proposed measures to reduce or control environmental health hazards, if any: **No measures other than required stormwater quality treatment features are proposed.**
- b. **Noise**
  - 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **No noise exist in the area that will 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. **Vehicle and heavy equipment noise during construction. No greater levels than already experienced at this facility.**
  - 3) Proposed measures to reduce or control noise impacts, if any: **Equipment and vehicles will have functional exhaust muffers.**

## 8. Land and Shoreline use

- a. What is the current use of the site and adjacent properties? **The north site is currently used as topsoil and heavy vehicle storage. The south access area is used as enclosed storage buildings and open RV storage.**
- b. Has the site been used for agriculture? If so, describe. **It may have been used for agriculture prior to 1970 based upon Pierce County GIS aerial photography.**
- c. Describe any structures on the site. **No existing structures occupy the site.**
- d. Will any structures be demolished? If so, what? **No existing structures occupy the site.**
- e. What is the current zoning classification of the site? **Light Industrial**
- f. What is the current comprehensive plan designation of the site? **MIC Core Overlay**
- g. If applicable, what is the current shoreline master program designation of the site? **Not applicable.**
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. **The site is not classified as an "environmentally sensitive" area.**
- i. Approximately how many people would reside or work in the completed project? **No people will reside at the site.**
- j. Approximately how many people would the completed project displace? **No people will be displaced.**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **No measures will take place to avoid or reduce displacement impacts. Not applicable.**

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

## 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 will be as none exist at this time.
- c. Proposed measures to reduce or control housing impacts, if any:  
No measures are proposed to reduce or control housing costs.

## 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?  
No structures are proposed. Not applicable.
- b. What views in the immediate vicinity would be altered or obstructed? Views across site will be obstructed by RV and travel trailers parked in the area. Existing view include the hill side to the east and wetland to the north.
- c. Proposed measures to reduce or control aesthetic impacts, if any:  
An existing vegetated buffer exists along the west side of E. Valley Highway East. No other measures to reduce or control aesthetics impacts 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? Light or glare can be produced by overhead site lighting during night hours. Lighting will be directed downwards and located away from the perimeters of the site.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
The proposal will not create a safety hazard or interfere with views.
- c. What existing off-site sources of light or glare may affect your proposal?  
No off-site sources of light will impact the proposal.
- d. Proposed measures to reduce or control light and glare impacts, if any: Overhead lighting fixtures will be located away from property boundaries. Cut-off fixtures will be utilized where required.

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
No recreational opportunities exist at this site or nearby.
- b. Would the proposed project displace any existing recreational uses? If so, describe.  
No recreational opportunities 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 measures are proposed to reduce or control impacts on recreation opportunities.

## 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.  
There are no places or objects within the project area on or proposed for a preservation list.
- c. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.  
There are no landmarks or evidence of historic, archaeological, scientific, or cultural importance in the project area.
- b. Proposed measures to reduce or control impacts, if any:  
N/A

## 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.  
*Existing site access is from East Valley Highway East.*
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
*The site is not served by public transit. The nearest Sound Transit Station is located at 810 Maple St, Sumner, WA 3 miles away.*
- c. How many parking spaces would the completed project have? How many would the project eliminate?  
*The completed north RV lot will have approx. 164 RV/travel trailer storage spaces. Changes in RV stall quantities at the existing Western Self Storage site will result in an increase of 2 RV/travel trailer stalls.*
- 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).  
*Street lighting on East Valley Highway frontage will be provided. New paved interior site access will be included at the existing Western Self Storage site.*
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
*The project does not involve water, rail or air transportation. Rail transportation is adjacent to the west side of the parcel but is not connected to or used.*
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.  
*No changes in vehicular trips per day would be generated by this proposal.*
- g. Proposed measures to reduce or control transportation impacts, if any:  
*No measures are proposed to reduce or control transportation impacts.*

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 increase need for public services.*
- b. Proposed measures to reduce or control direct impacts on public services, if any.  
*No measures are proposed to reduce or control 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.  
*Onsite improvements include revision of on-site storm system and electrical power. Electricity will be extended from the existing Western Self Storage electrical system. No other utility improvements are required. Refuse service existing at the existing developed Western Self Storage site. Sanitary sewer, telephone, gas utilities are not required. Irrigation system exists. No further water utilities are required.*

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:

*Robyn S. Honeysett*  
 Name: *Robyn S. Honeysett*  
 Date Submitted: *6/04/2024*

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS