

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 [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Sumner Building

2. Name of applicant:

James Guerrero Architects, Inc.

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

7520 Bridgport Way, Lakewood WA 98499, 253-581-6000

4. Date checklist prepared:

05-30-24

5. Agency requesting checklist:

City of Sumner, WA

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

Permit application on March 12, 2024, construction start October 2024

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

There are no plans for expansion of the proposed project.

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

A geotechnical report was prepared by Terra Associates, Inc. dated March 11, 2024.

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.

Design Review was approved on February 28, 2024.

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

Plumbing, mechanical, fire sprinkler, and fire alarm are the permits that are known to be needed.

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

The project consists of construction of a 3-story building replacing an existing structure that burned and was removed. The building will contain tenant spaces for a bar, retail, and offices.

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 project is located at 1003 Main Street. RTSQQ: 04-20-24-31

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

The site is 50'x 116', flat and situated between existing buildings.

Circle or highlight one: **Flat**, rolling, hilly, steep slopes, mountainous, other:

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

Approximately 2% is the steepest slope of the land on the site.

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 geotechnical report, the soils found on the project site are loose silty sand and sandy silt. The project is within an urban environment so does not provide an agricultural significance.

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

There is no known unstable soils or slopes in the immediate area of the project site.

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.

The project is the reconstruction of the building which will generally encompass the entire parcel area of 5,790 sq. ft. Excavation will be limited to the removal of the prior buildings foundation material (approximated at 390 CY), and import material will generally be for the replaced foundation and slab as well as filling of the existing basement (approximated at 510 CY). Source of import material is unknown at this time.

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

With any such construction operations, there is always the potential for erosion. The implementation and maintaining of applicable erosion control Best Management Practices (BMPs) will greatly reduce likelihood and help limit any such potential impacts.

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

100% of the site will be covered with impervious surfaces.

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

A Temporary Erosion and Sediment Control Plan (TESC) will be prepared and implemented under the required permitting prior to the start of construction. A current copy of the Construction SWPPP will be maintained on-site at all times.

2. Air [Find help answering air questions](#)

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.

Construction equipment necessary for site and building work will generate emissions. No emissions are expected during operation and maintenance of the project other than cleaning of surfaces.

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 may affect the proposal.

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

No measures are proposed to reduce or control emissions necessary for construction of the project.

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

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

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

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

No, since there are no surface water bodies nearby.

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.

There are no wetlands or surface water in the project area.

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

The proposal will not require surface water withdrawals or diversions.

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

No, the project 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 discharges of waste materials to surface waters are involved.

b. Ground Water: [Find help answering ground water questions](#)

- 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 a general description, purpose, and approximate quantities if known.**

Groundwater will not be withdrawn from a well.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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 material will be discharged into the ground from septic tanks or other sources.

c. Water Runoff (including stormwater):

- a) 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.**

Primarily, all stormwater runoff from the completed project will be generated by the building's roof. Generated roof runoff will be collected and routed to the City of Sumner storm conveyance system via existing drainage pipes at both front and rear of building, and will eventually be discharged to the White River to the northwest.

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

As the project will be served by City of Sumner sanitary sewer, no waste material will enter the ground. Implemented Best Management Practices (BMPs) during construction will protect ground and surface waters from any waste material. Post-construction the project site will primarily be roof area which would not be subject to any water materials.

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

No, the project would not affect any drainage patterns.

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

No measures proposed to reduce or control surface or ground waters. Project generated roof runoff will be collected and routed to the City of Sumner storm conveyance system via existing drainage pipes at both front and rear of building. During construction, the prepared Temporary Erosion and Sediment Control Plan (TESC) will specify any appropriate Best Management Practices (BMPs) to be implemented under the required permitting.

4. Plants [Find help answering plants questions](#)

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 site has invasive grass that will be removed. The lot is vacant space between buildings and has been covered by a building for decades.

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

No threatened or endangered species are 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.

Since it is a fully-built lot between buildings, there is no landscaping proposed.

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

No noxious weeds are known to be on or near the site.

5. Animals [Find help answering animal questions](#)

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

There are no birds or other animals observed 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.

No threatened or endangered species are known to be on or near the site.

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

The site is part of the Pacific Flyway migration route.

d. Proposed measures to preserve or enhance wildlife, if any. No measures are proposed to preserve or enhance wildlife.

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

No invasive species are known to be on or near the site.

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

1. **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 and possibly natural gas will be used to meet the completed project's energy needs.

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

The proposed building parapet is about 8' above the adjacent roofs on the east and west sides. This could affect the potential use of solar energy on a small portion of the adjacent roofs.

3. **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.**

Incidental conservation measures include walls shared with adjacent buildings containing no openings. Energy use for HVAC will be lower than for envelope walls with fenestration.

7. Environmental Health [Find help with answering environmental health questions](#)

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

There are no environmental health hazards that could occur because of this proposal.

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

There is no known or possible contamination at the site from present or past uses.

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.**

There are no hazardous chemicals/conditions that might affect project development and design.

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.**

No toxic chemicals are anticipated to be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

4. **Describe special emergency services that might be required.**

No special emergency services are anticipated to be required for this project.

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

No environmental health hazard reduction or control measures are proposed since no toxic or hazardous chemicals are expected to be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

b. Noise

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

There are no noises in the area which may 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)?**

Construction noise will be created. Noise from construction activity is expected to occur from 8 am to 6 pm.

- 3. Proposed measures to reduce or control noise impacts, if any.**

Construction noise will be limited from 8 am until 6 pm to reduce impacts.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

- 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 is currently vacant. Adjacent properties contain retail, office and restaurant businesses. The proposal is in keeping with the neighboring businesses and buildings.

- 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 because 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 project site has not been used as working farmland or working forest land.

- 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?**

- c. Describe any structures on the site.**

There are no buildings on the site.

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

An existing building has been demolished following fire damage.

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

The site is zoned Town Center Plan, Historic District

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

The comprehensive plan designation is Town Center Countywide Center

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

The property is not within a shoreline designation.

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

No parts of the site are known to have been classified as critical areas.

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

Approximately 65 people could be working within the building.

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

The project does not displace any people.

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

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

The project complies with zoning and design review regulations, and replaces a building that had to be removed. This project repairs a damage in the street frontage.

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

9. Housing [Find help answering housing questions](#)

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

No housing is included in this project.

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

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

10. Aesthetics [Find help answering aesthetics questions](#)

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

The proposed building height is 44'-4". Principal exterior materials are brick and cementitious panels.

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

The view of a vacant lot between structures will be repaired as seen from Main Street.

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

Measure to reduce aesthetic impacts include utilizing different materials on the upper floor to add variety, and provision of balconies to add interest to the façade.

11. Light and Glare [Find help answering light and glare questions](#)

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

Light from exterior wall sconces may occur in the evening and nighttime when safety lighting remains on at low levels and from the bar which may be open into the night time.

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

No, light or glare should not be a safety hazard or interfere with views.

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

No sources of existing off-site light affect the proposal.

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

Exterior lighting will be noted to be provided with shielding.

12. Recreation [Find help answering recreation questions](#)

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

Shopping, restaurants, and walking are informal recreational opportunities in the vicinity.

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

The proposed project will enhance and contribute to the neighborhood recreational activities.

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

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

- 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.**

The adjacent buildings on both the east and west sides are more than 45 years old.

- 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.**

No evidence of Indian or historic use has been observed.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

The department of Archaeology websites and resources were consulted, as well as GIS data.

- 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 measures are proposed.

14. Transportation [Find help with answering transportation questions](#)

- 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.**

The site frontage is on Main Street. Access to the street system remains as it was historically.

- 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?**

The Sumner Station of the commuter rail line is 3 blocks away.

- c. 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).**

Improvements will include replacing sidewalk as needed adjacent to the proposed building.

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

Railroad tracks and the commuter rail station are located 3 blocks from the project.

- e. 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?**

Vehicle parking required for the bar, retail, and upper floor office space is 41. Parking provided on-site and curbside at the frontage is 4. Observed available parking across the alley in the

Delta Queen lot at 2 pm was 34 out of a total capacity of 56. One block east, at the King Alfred lot, there were 27 available spaces out of approximately 60 capacity.

f. 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.

No affect from or to the movement of agricultural and forest products on roads is expected.

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

As much parking as can be retained has been retained off the alley.

15. Public Services [Find help answering public service questions](#)

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 will result in the expected and normal need for public services since people will be working and visiting the project.

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

No measures are proposed to reduce impacts on public services.

16. Utilities [Find help answering utilities questions](#)

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.

PSE for electricity and natural gas; City of Sumner for water, stormwater, and sewer; DM Disposal for garbage

C. Signature [Find help about who should sign](#)

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.

X

James Guerrero

Digitally signed by James Guerrero
DN: C=US,
E=james@jgarch.net,
O=James Guerrero Architects, Inc., CN=James Guerrero
Date: 2024.05.30 14:20:31-0700

Type name of signee: James Guerrero, Architect

Position and agency/organization: President, James Guerrero Architects, Inc

Date submitted: Click or tap to enter a date.

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section for project actions.

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

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

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

- Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

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

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

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

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