

City of Sumner

ENVIRONMENTAL CHECKLIST [MODIFIED]

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:

Sumner Meadows Golf Course Disposition

2. Name of applicant:

City of Sumner

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

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Sumner, WA 98390
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4. Date checklist prepared:

February 28, 2013 [MODIFIED: March 5, 2013]

5. Agency requesting checklist:

City of Sumner

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

Sale of property to be concluded by December 31, 2013

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

The City has no plans other than the sale of the property. The purchaser may develop the property in which case development applications will be reviewed by the City and additional SEPA review will be conducted by the City in conjunction with the review of the development applications.

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

The golf course property was purchased in 1992 and then annexed in 1994 (Ordinance No. 1617). The property was shown as "Industrial" in the 1988 Comprehensive Plan and therefore would have been zoned Industrial when it was annexed. (See Ordinance No. 1415, section 4.2, page 22).

The golf course property was in the 1993 GMA comprehensive plan update. The golf course property was shown as "Industrial" in Alternative 1 (current Comprehensive Plan) of the Draft EIS for Updating the Comprehensive Plan, June 1993. The golf course property was shown as "Public" and "General Commercial" in Alternative 2 (Neo-traditional Alternative) and ultimately the Preferred Alternative in the Final EIS, December 1993.

The golf course was approved as a "Public/Private Utilities and Facilities" designation when the new comprehensive plan was adopted in April 1994 (Ordinance No. 1625). A year later, the new zoning code and maps were adopted to implement the new Comprehensive Plan and designated the golf course as M-1 and General Commercial (Ordinance No. 1694) the recitals in Ordinance No. 1694 discuss the EIS for the Comprehensive Plan as the environmental review.

In addition, the City has contracted with several consultants to prepare studies regarding the development potential of the property to assist the City in determining that it is receiving the best possible price for the property. Those studies are: Heath and Associates, Inc., is preparing a Traffic Study Traffic Impact Analysis; Barghausen Consulting Engineers completed a Preliminary draft grade and fill analysis, preliminary draft layout Topographic Survey, Preliminary Site Plan, Rough Grading,

TESC and Storm Plan, and a Boundary Line Adjustment. Widener and Associates has completed a Wetland Jurisdictional Determination and Phase 1 Environmental Assessment and will complete a Habitat Management Plan. KPG Inc. completed a sewer and water infrastructure assessment. PanGEO Inc. completed a Geotechnical Engineering Report. These studies may also be useful to a potential purchaser who is evaluating the property and its development potential. The City would like to close the sale of the property in 2013, and by providing more information to a potential purchaser, the City may be able to negotiate a shorter due diligence period. Because the City does not know what the purchaser of the property will build on the property, it is not possible to analyze the environmental impacts of that future development at this time. However, additional phased environmental review will occur as part of any future development of the site.

The City conducted environmental review as part of the City's adoption of zoning pursuant to the Growth Management Act in 1993 and when the property was annexed in 1994. The property has had industrial zoning since before it was part of the City. The zoning of the golf course as M-1 /General Commercial was reviewed through a series of documents and ordinances. Primarily the comprehensive land use designation was addressed in the environmental impact statement which was completed in 1993 for the GMA update to the Comprehensive Plan. The draft environmental impact statement was issued in June 1993 and the final environmental impact statement was issued in December 1993, the Comprehensive Plan update was adopted in April 1994 and the final zoning adopted in July 1995.

The Draft Environmental Impact Statement and Final Environmental Impact Statement for Sumner Comprehensive Plan Update dated June 1993 and December 1993, respectively, are incorporated by reference in this checklist. These documents are located at the City of Sumner front desk of the Community Development Department located at 1104 Maple Street, Suite 250, in Sumner, and are available for public review during the comment period. These Draft and Final Environmental Impact Statements describe the industrial designation of the golf course property and the impacts of development with the Comprehensive Plan designations proposed in 1993.

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.

An application for a Boundary Line Adjustment is pending that will move the boundary of the property such that the portion of the property subject to the Shoreline Management Act will no longer be contained in the parcel of property being sold.

No other applications for other proposals are pending.

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

City Council authorized the sale of the golf course on October 15, 2012 per Resolution No. 1360. City Council authorized the Mayor to enter into a Real Estate Listing Agreement with a real estate broker on January 22, 2013.

City of Sumner Parks Commission recommended the property be surplus on February 22, 2013. City Council final surplus resolution to sell the property to be approved in March 2013. City Council approval of the final sale of the golf course in August or September 2013.

If the purchaser of the property wants to use it for something other than a golf course, a comprehensive plan amendment and a clarification to the City's Parks and Open Space Plan will likely be required. There will also be a sediment and erosion control permit, a site development permit, and if there are any buildings a building permit all of which will be addressed in future phased environmental review and permit review and analysis.

- 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.)

The City of Sumner is selling the Sumner Meadows Golf Course Property which contains approximately 132 developable acres of property.

- 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 property is located at 14802 Golf Links Drive, Sumner, Washington. The property is in Pierce County. Affected parcels have the following Assessor Parcel Nos.: 0420014058; 0420014004; 0420014007; 0420121000; 042012100; 0420121002; and 0420121020.

See Exhibit 1, Site Plan and Vicinity Map of the area.

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
The site contains flat and rolling made-made hills.

- b. What is the steepest slope on the site (approximate percent slope)?
Steepest slope 6%.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
According to the Pierce County Soils Survey², soils in the study area consist of several types of soil. Briscot loam, Shalcar Muck, Snohomish silty clay loam, Semiahmoo muck are listed as hydric on the national hydric soil list, while Puyallup fine sandy loam and Sultan silt loam are partially hydric.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
There are no surface conditions indicating a history of unstable soils in the immediate area.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
None proposed at this time. Future phased environmental review will evaluate any future grading and/or filling activities.

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

No clearing or construction is proposed at this time. Future phased environmental review will evaluate any future clearing and/or construction.

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

No construction is proposed by the City. The zoning regulations permit 90% of the site to be covered by impervious surfaces.

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

None are required for the City's proposal. City regulations will require a sediment and erosion control permit if future development occurs on the property.

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.

None will result from the City's proposal. Future phased environmental review will evaluate possible emissions from future development of the property.

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

No.

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

The City's proposal will not have any impacts to the air so no measures are proposed.

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 site is adjacent to the White River and an unnamed stream. The golf course also contains man-made landscaping ponds that are water hazards for the golf course. They are not jurisdictional wetlands under City regulations.

- 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, the City is completing a boundary line adjustment that will retain in the city's ownership of the 200 foot shoreline jurisdictional area. Therefore no work will be completed within this 200 foot shoreline buffer area.

- 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 dredging is part of the City's proposal. Future phased environmental review will evaluate the impacts of any future filling or dredging.

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

No withdrawal or diversion of surface water is part of the City's proposal. Future phased environmental review will evaluate the impacts of any future withdrawal or diversion of surface water.

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

Yes. Portions of the golf course lie within the 100-year floodplain. See Exhibit 1.

- 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.

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.

- 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.

None.

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 runoff includes surface runoff from parking areas and rooftops. A stormwater management plan will be required for any change of use (or development) of the site. The stormwater management plan shall comply with ecology's stormwater management manual for western Washington and the Sumner Municipal Code, however, further analysis will be completed through future phased environmental review

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

No. Best Management practices will be required by City Code in the storm design to prevent waste materials from entering the ground or surface water, however, further analysis will be completed through future phased environmental review

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

A stormwater management plan will be required for any change of use (or development) of the site. The stormwater management plan shall comply with ecology's stormwater management manual for western Washington and the Sumner Municipal Code, however, further analysis will be completed through future phased environmental review.

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?

If the property is sold to be used as a golf course, no removal or alteration of vegetation will occur. However, if another use is proposed, removal or alteration of vegetation might occur during the normal course of development but will be governed by city code and assessed through future phased environmental review.

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

None known.

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

None proposed.

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.

The White River contains Puget Sound Chinook salmon, Bull trout, and steelhead are proposed for listing. The Unnamed Stream also has the potential to contain these fish species as well.

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

Yes. The City is part of the Pacific Flyway for migratory waterfowl.

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

Such measures will be addressed through future phased environmental review. None proposed at this time.

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.

Utilities such as electricity and natural gas are available and would likely be used for future uses on the property and further analysis will be completed through future phased environmental review.

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

Unknown..

- 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:

Unknown and further analysis will be completed through future phased environmental review.

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.

Unknown and further analysis will be completed through future phased environmental review

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

Unknown and further analysis will be completed through future phased environmental review.

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

Unknown and further analysis will be completed through future phased environmental review

b. Noise

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

Noise in the vicinity includes traffic noise from Stewart Road, BNSF Railroad, and truck and other traffic noises from adjacent properties, however, further analysis will be completed through future phased environmental review. There are no residential uses that have been granted building permit approval. The surrounding area is primarily vacant property with light industrial uses.

- 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.

The City’s proposal will have no noise impacts, but if the property is developed, in the short term, there will be construction noise associated as typical with development if the property is not sold as a golf course. Long term the allowed uses in this area are not likely to have adverse noise levels, however, additional analysis will be completed through future phased environmental review.

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

City Code will require measures to reduce and control noise impacts however, additional analysis will be completed through future phased environmental review.

8. Land and Shoreline use

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

Current use of the site is an 18-hole golf course with driving range and ancillary structures and uses related to the golf course such as maintenance sheds and pro-shop. Adjacent uses include a regional trail system, White River, stream relocation/mitigation, vacant land, and railroad.

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

Prior to the development of the site for a golf course in 1994-95 the site was used for farming of turf grass, hay, berries, etc.

- c. Describe any structures on the site.

Site contains 5 structures (Maintenance Shed (8,000 s.f.); Pumphouse (1,428 s.f.); Pro-shop (1,380 s.f.); Cart storage, etc. 2 buildings (2,400 s.f and 2,150 s.f.).

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

No demolition is proposed if the property is sold as a golf course, however, if other uses are proposed as a result of the sale, demolition may occur, however, additional analysis will be completed through future phased environmental review.

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

Site is a combination of General Commercial (GC) and Light Manufacturing (M-1) zoning.

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

Public/Private Utilities and Facilities and Urban Village Overlay

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

Urban Conservancy with a 200 foot setback requirement from the floodway or ordinary high water mark, whichever is furthest landward.

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

The golf course contains the 200 foot setback as described in (g) above. There are no other environmentally sensitive areas on site.

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

It is unknown at this present time, however, additional analysis will be completed through future phased environmental review.

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

BGC current employment at the golf course ranges from 20-40 employees between off-season and peak-season. If the golf course converts from current operations to some other use, this employment could be displaced.

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

None.

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

The proposal is consistent with existing and projected land uses and plans, however, additional analysis will be completed through future phased environmental review.

9. Housing

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

None.

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

None.

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?

No structures are currently proposed. The purchaser may construct structures which will have to comply with the then applicable zoning regulations and design and development guidelines.

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

No views would be altered as a result of the proposal. Future development on the property may alter or obstruct views which will be analyzed in future phased environmental review.

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

None.

11. Light and glare

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

The proposal will produce no light or glare. Future development of the property may produce light or glare which will be analyzed in future phased environmental review.

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

No.

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

None.

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

None.

12. Recreation

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

The golf course is a designated recreational opportunity and a regional trail system and undeveloped park are located to the east across the White River.

The 2008 Sumner Trail Master Plan contains plans for pedestrian and bicycle facilities and amenities. The trail plan contains approximately 8 miles of trails that will follow both the White and Puyallup Rivers, much of which is complete. There is approximately 1.0 mi. of trail needed to complete the connection from Stewart Road south to the Puyallup Trail. The trail has developed along the rivers as a combination of developer construction and public construction and is immediately adjacent to the golf course.

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

The sale of the golf course may displace the current recreational use of the property depending on what the purchaser intends to do with the property. The City has a Parks and Open Space Plan and a Comprehensive Plan that addresses the City's goals and policies for parks and open spaces in the City of Sumner. While there are comprehensive plan policies that address Level of Service for Parks and Open Space, there are no specific provisions that require the City to maintain a Golf Course. After calculating all the defined areas which constitute open space, the City has 57% open space after the sale of the golf course which more than satisfies the 35% goal of the City's Comprehensive Plan.

The Sumner Meadows golf Course is not assigned a specific level of service in either the Park and Open Space Plan or the Comprehensive Plan. For community parks, the desired level of service is 1 acre for every 1000 residents. Without including the Sumner Meadows Golf Course as a community park, which it is not, the City has at least 10 acres of developed community parks that satisfies the LOS of 1 acre for every 1,000 residents, and if more undeveloped parks are included the total acreage is approximately 21 acres. In fact, the golf course is considered a special park facility in the Parks and Open Space Plan which states that it is "not suited to establishing a level of service that could be included within the plan".

Additionally, the golf course is only accessible by individuals who pay greens fees unlike a community park which is open to the public. In a recent survey, it was concluded that only 2% of the users of Sumner Meadows were actually residents of the City of Sumner. Furthermore, in response to whether the City should increase property taxes to pay the debt services towards the golf course, 80% of the citizens surveyed responded by indicating a desire that the City should sell the golf course rather than raise taxes.

The Sumner Meadows Golf Course is approximately 3.5 miles from the City's residential core and does not have easy and direct access from the residential core which further negates its benefit to the community as a whole.

The City is not selling the regional trail adjacent to the golf course, therefore it would not 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:

Sufficient park and recreation opportunities exist in the City so no mitigation measures are proposed. The 2008 Sumner Trails Master Plan contains plans for pedestrian and bicycle facilities and amenities. The plan contains approximately 8 miles of trails that will follow both the White and Puyallup Rivers, much of which is complete. There is approximately 1.0 mi. of trail needed to complete the connection from Stewart Road south to the Puyallup Trail. The trail has developed along the rivers as a combination of developer construction and public construction. The trail will not be affected by this action.

Furthermore, the City retains Riverbend Park, to be fully developed in the future and connected to the property via a bridge and regional trail. This park is ideally located to serve the north end and employees in the area.

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.

No historical places or objects are on the site and none are proposed.

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

None.

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

Not applicable.

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 site is currently served by Stewart Road which connects to SR 167.

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

No. The nearest transit stop is approximately one mile from the site.

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

If the purchaser uses the property as a golf course then there will be no impact on parking. However, if the property is used for a different use, necessary parking spaces will be required consistent with City Code requirements for the type and category of use. Future phased environmental review will assess parking impacts.

- 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).

If the purchaser uses the property as a golf course then no new roads or streets or improvements to existing roads or streets will be required. However, if the property is used for a different use, necessary improvements will be addressed through future phased environmental review and must be consistent with City Code requirements for the type and category of use.

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

The proposal will not. It is unknown whether future development of the property will.

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

The sale of the golf course may result in a short term reduction of trips if the golf course is closed. If another use is developed on the property, the transportation impacts of such use will be analyzed in future phased environmental review that will be done as part of the review of the development applications.

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

The sale of the golf course may result in a short term reduction of trips if the golf course is closed. If another use is developed on the property, the transportation impacts of such use will be analyzed in future phased environmental review that will be done as part of the review of the development applications.

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 area is served by East Pierce Fire District and Sumner Police Department which have capacity to serve the property if it is developed for uses other than a golf course.

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

None.

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.

A sewer and potable water infrastructure assessment was conducted by KPG consultants and determined that the City sewer and water utilities can support potential future development of the golf course property.

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:



Ryan Windish, Planning Manager

Date Submitted: January 30, 2013 [Modified: March 4, 2013]

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet 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?

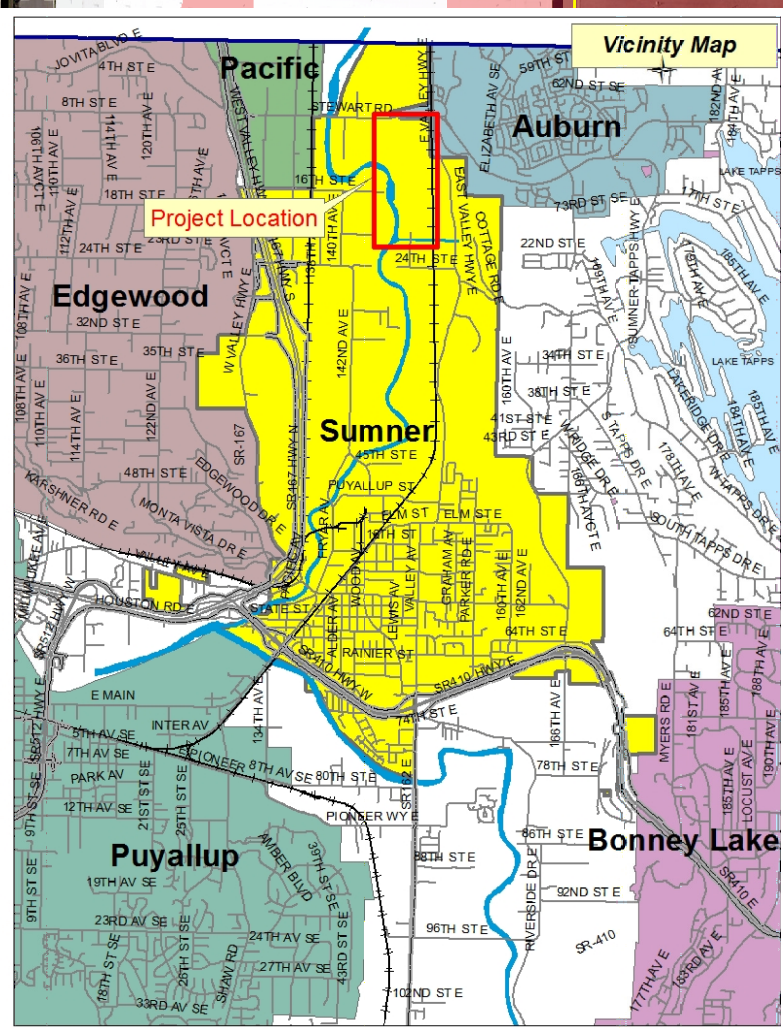
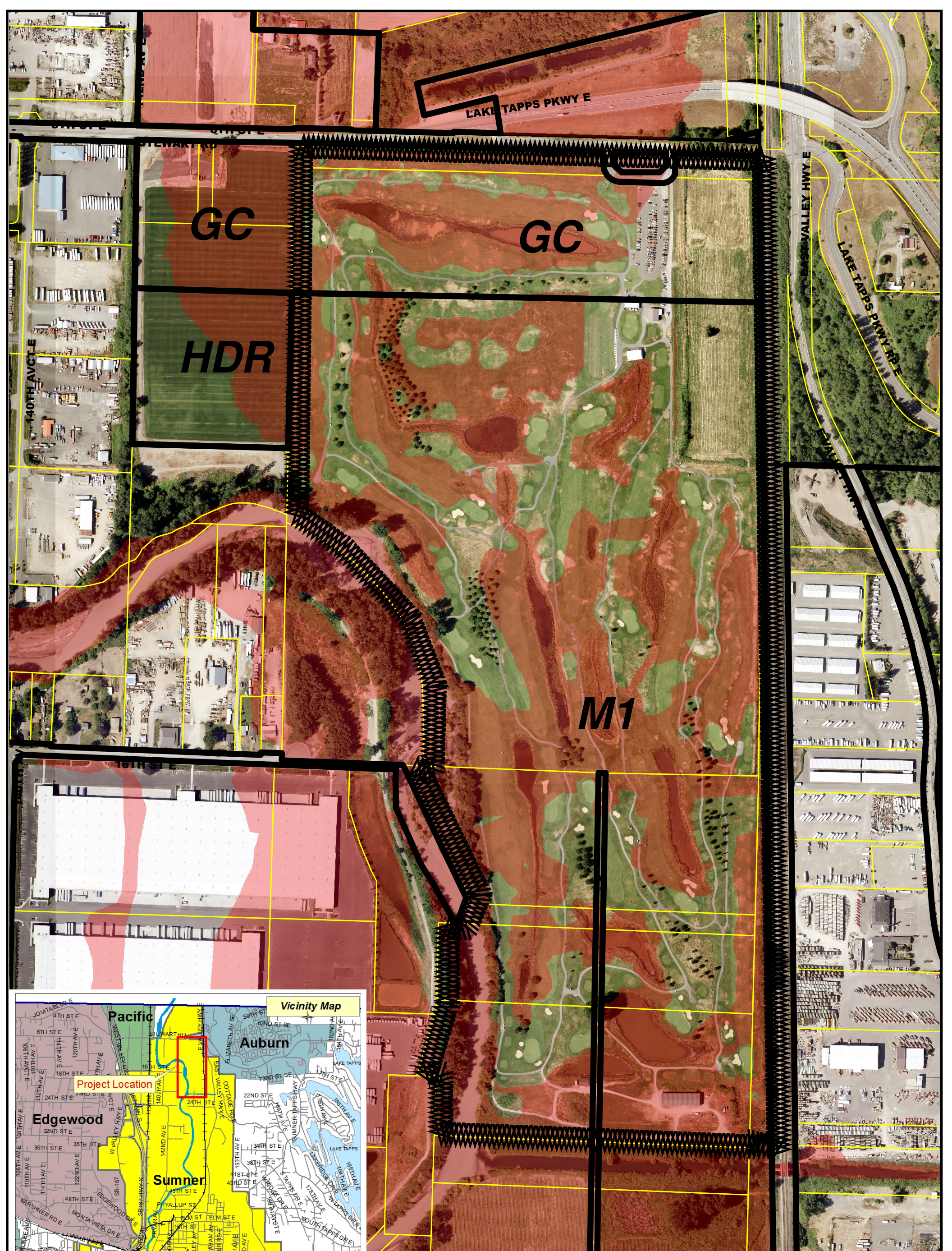
Proposed measures to avoid or reduce shoreline and land use impacts are:

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.

[Statutory Authority: RCW 43.21C.110. 84-05-020 (Order DE 83-39), § 197-11-960, filed 2/10/84, effective 4/4/84.]



- Legend**
- Parcels
 - 100-Year Floodplain
 - Golf Course Property

Exhibit 1

