



CITY HALL
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Environmental Checklist Instructions:

Purpose of Checklist:

The State Environmental Policy Act (SEPA), Chapter 4.21C 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 help the agency decide whether an EIS is required.

Instruction 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 property are significant, requiring preparation of an EIS and to determine if mitigation of impacts is necessary. 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 City staff 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 to provide additional information reasonably related to determining if there may be significant adverse impact.

BACKGROUND

1. Name of proposed project:

Reimer Commercial Development

2. Name of applicant:

Western Wood Preserving Company

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

Applicant:
Mike Reimer
Western Wood Preserving
P. O. Box 1250
Sumner, WA 98390
(253) 863-8191

Contact:
Dan Balmelli
Barghausen Consulting Engineers, Inc.
18215-72nd Avenue South
Kent, WA 98032
(425) 251-6222

4. Date checklist prepared:

July 15, 2013

5. Agency requesting checklist:

City of Sumner

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

Grade and fill work on the project is anticipated to begin in the spring of 2014 or as soon as all applicable permits are issued. Construction of access roads, storm and utility work could also begin in the spring or summer of 2014 depending on tenant demand.

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

Other than potential submittal of a short plat or binding site plan at a future date, there are no future proposals connected with this project.

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

Environmental Checklist
Preliminary Technical Information Report
Geotechnical Engineering Report (to be prepared at construction phase)
Technical Memorandum prepared by Soundview Consultants

9. Do you know whether applications are pending for governmental approvals of other proposal directly affecting the property covered by this proposal? If yes, explain.

None are known to be pending to our knowledge.

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

Environmental Determination by City of Sumner
Design Review by City of Sumner
Building Permits by City of Sumner
Plumbing/Electrical/Mechanical Permits by City of Sumner
Site Development Permit by City of Sumner
Clearing and Grading Permit
Right-of-Way Use Permit by City of Sumner
NPDES Permit by Department of Ecology

11. Give a brief, complete description of your proposal, including uses and 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 or project description.)

The proposed project consists of the development of approximately 6 mixed-use commercial/retail buildings totaling approximately 112,375 square feet on the currently vacant 10.25-acre site located along 24th Street East in Sumner, Washington. The development will include building construction, grading activities, landscaping, stormwater facility, water and sanitary sewer extensions and franchise utility improvements. Roadway improvements along 136th Avenue East will be completed under a City of Sumner roadway project. A short plat or commercial binding site plan may also be processed under a separate application to create separate lots for potential sale to individual users.

12. Location of proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, if any, and section, township, and range of area, provide the range 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 site is located on the northeast corner of 136th Avenue East and 24th Street East in Sumner, Pierce County, Washington. It is a portion of the northwest 1/4 of Section 12, Township 20 North, Range 4 East, W.M.
Tax Parcel No.: 449540-1360

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

B. ENVIRONMENTAL IMPACTS

1. Earth:

- a. **General description of the site (circle one):** Flat, rolling, hilly, steep slopes, mountainous, other.

The site is generally flat, sloping slightly from northwest to southeast.

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

The steepest slope on site is approximately 2 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.**

According to the Soil Survey of Pierce County Area, Washington, the soil type found on the site is 31A-Puyallup Sandy loam, loamy fine sand and gravelly sand.

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

None are known to exist in the area to our knowledge.

- e. **Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

Approximately 10,000 cubic yards of cut and 40,000 cubic yards of fill material will be used to prepare the site for building development. Approximately 8,000 cubic yards of stripping will be exported from the site. The source of the fill material is not known at this time but will be from a source approved by the City of Sumner.

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

Depending upon weather conditions erosion could occur during the construction phase of the project.

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

Approximately 85 percent of the site will be 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 and implemented in accordance with City of Sumner standards to control erosion impacts.

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.**

Emissions from construction equipment would be present during the construction phase of the project from approximately 7 am to 6 pm, Monday-Friday. Emissions from vehicular traffic to and from the site would be present upon project completion.

- 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 in the area to our knowledge that could affect the project.

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

Construction equipment will comply with state emission standards. No other specific measures are proposed.

3. **Water:**

- a. **Surface:**

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

There are two potential wetland areas identified during a preliminary site inspection conducted by Soundview Consultants. Please see the enclosed Technical Memorandum for additional information.

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 for this work.**

Yes, work will take place within 200 feet of the wetland areas.

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.**

Full development of the site will require fill of any determined onsite wetlands. Any mitigation will need to be conducted at an offsite location that will be selected at a later date. A Nationwide Permit 39 to fill up to 0.5-acres may be processed. Please see the Technical Memorandum prepared by Soundview Consultants for additional information.

4. **Will the proposal require surface water withdrawals or diversions? If so, note floodplain location on the site plan.**

No surface water withdrawals or diversions are proposed.

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

No. The site is not within a 100-year flood plain as shown on FIRM Map Panel 530138-0351C, dated August 19, 1987.

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 under 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 will be withdrawn or water discharged to groundwater under 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 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 the ground.

c. Water Runoff (including storm water).

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 building rooftops and pavement areas. All runoff will be routed via storm pipe and catch basins into a stormwater quality detention pond for water quality treatment prior to discharging into the existing drainage system located in 24th Street East. Stormwater ultimately discharges into the White (Stuck) River.

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

No. All sanitary sewer effluent will be routed via tightline pipe to the existing sanitary sewer system located in 24th Street East. All stormwater runoff will be treated prior to release from the site.

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

Temporary erosion and sedimentation control measures will be implemented per City of Sumner standards for the construction phase of the project. A storm drainage system will be designed and implemented per City standards to control stormwater impacts from the completed project.

4. Plants:

a. Circle the types of vegetation found on the site:

- Deciduous Tree: alder, maple, aspen, other _____ none _____
- Evergreen Tree: fir, cedar, pine, other -
- Shrubs
- Grass
- Pasture
- Crop or Grain
- Wet Soil Plants: cattail, buttercup, bulrush, 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?

All existing vegetation will be removed for construction of the proposed development.

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

None are known to exist to our knowledge.

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

Landscaping designed to meet City of Sumner standards will be incorporated into the project to enhance vegetation on the site.

5. **Animals:**

- a. **Circle any birds or animals that 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 rodents and rabbits

Fish: bass, salmon, trout, herring, shellfish; other _____

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

None are known to exist to our knowledge.

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

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

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

The use of landscaping is a proposed means to preserve wildlife in the area.

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 and natural gas will be used for heating for the proposed development.

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

It is not anticipated that the project would affect the use of solar energy by adjacent properties.

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

The buildings will be designed to meet all current energy code requirements. No other specific measures 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.**

A gas station is proposed as a potential user and would be designed to incorporate all industry standard safety measures to reduce any hazardous risks.

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

Other than fire, police and medical services already available in the area, no other special emergency services are anticipated.

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

Any facility at risk of fire/explosion, spill or hazardous waste will have emergency spill response measures in place and will comply with all jurisdictional safety requirements. The addition of new on-site fire hydrants will also reduce environmental health hazards associated with the project.

b. **Noise:**

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

Noise from vehicular traffic on adjacent roadways and SR167 which is located to the west, would be present but not anticipated to affect the proposal.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?**

Noise from construction equipment would be present from approximately 7 am to 6 pm, Monday-Friday. Noise from vehicular traffic to and from the site would be present Monday-Friday from approximately 7 am to 6 pm with the potential for vehicular noise all days for the week from approximately 7 am to 6 pm.

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

Construction equipment will be maintained. No other specific measures are proposed.

8. **Land and Shoreline Use:**

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

The majority of the site is vacant land with a house, outbuilding and barn located on the southern portion of the site. Properties to the east, west and north are industrial developments. Property to the south is a hotel development.

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

It is likely that the site was used for agriculture in the past due to the location in the Sumner valley, but specific details are not known.

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

A residence, outbuilding and barn-type structure exist on the site.

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

Yes. All structures will be removed for construction of the proposed development.

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

The current zoning is Interchange Commercial (IC).

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

The current comprehensive plan designation is Interchange Commercial.

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 an "environmentally sensitive" area? If so, please specify.**

Yes. There are several small areas mapped as potential wetlands on the City's sensitive area maps.

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

Approximately 100 to 200 persons could work at the completed development depending on the tenants.

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

There is one single family residence located on the site that will be removed for project development.

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.**

All proposed uses of the development are permitted uses within the Interchange Commercial zone and will be designed to comply with current zoning code requirements and city design standards.

9. Housing:

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

N/A

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

N/A

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

N/A

10. Aesthetics:

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

The tallest height of any structure will be no more than 45-foot as allowed by code.

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

Some views from adjacent properties would be anticipated to be altered by the proposed project however, no views are anticipated to be 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?**

Glare from window building glass could be present during daylight hours. Light or glare from parking lot lighting could be present during early morning and evening hours.

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

It is not anticipated that light or glare produced by the completed project would create a safety hazard.

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

To our knowledge, there is no known source of off-site light or glare that would affect the project.

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

Building window glass will be non-glare and parking lot lighting will be shielded. Perimeter landscaping will also help reduce light or glare from the project.

12. **Recreation:**

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

There are no recreational opportunities in the immediate vicinity.

b. **Would the proposed project displace any existing recreational? 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 places or objects listed on, or eligible for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

None are known to our knowledge.

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

None are known to our knowledge.

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

No specific measures are proposed.

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 located off of SR167 via 24th Street East and 136th Avenue East.

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

No. To our knowledge, the nearest transit stop is located at the Sumner Sounder Station Park-n-Ride in downtown Sumner.

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

The completed development will provide the required number of parking stalls based on the type and size of users. No parking stalls will be eliminated.

- 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).**

Roadway improvements along 136th Avenue East will be completed under a City of Sumner roadway project.

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

No.

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

Please refer to the trip generation summary included in the submittal. Depending on the type of users and size of development, between 400 and 1,000 PM peak hour trips could be generated by the complete project.

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

Construction of frontage road improvements, if required, and payment of traffic mitigation fees will reduce 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.**

Yes. The project will result in an increased need for public services.

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

The addition of new fire hydrants, roadway improvements and payment of traffic mitigation fees will reduce direct impacts on public services.

16. Utilities

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

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general utility construction activities on the site or in the immediate vicinity which might be needed.

Power:	Puget Sound Energy
Natural Gas:	Puget Sound Energy
Water:	City of Sumner
Sanitary Sewer:	City of Sumner
Stormwater:	City of Sumner
Telephone:	CenturyLink
Cable:	Comcast
Refuse Service:	DM Disposal

C. Signature:

I hereby state that I am the owner or authorized agent listed above, and certify that all information contained above and in exhibits hereto are true and correct to the best of my knowledge and belief. I understand that the processing of this application may require additional supporting material upon request to City staff.

RIGHT OF ENTRY: By signing this application the applicant grants unto the City and its agents the right to enter upon the premises for purpose of conducting all necessary inspection to determine compliance with applicable laws, codes, and regulations. This right of entry shall continue until a certificate of occupancy is issued for the property.

Signature of Property Owner: _____

Date: _____

Signature of Agent: Daniel K. Balmelli

Date: September 20, 2013

Signature of Applicant: _____

Date: _____