

City of Sumner

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." in addition, complete the supplemental sheet for nonproject actions (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. Background

1. Name of proposed project, if applicable:

Zone Code amendment, industrial zones (M1 and M2) allowing battery distribution businesses

2. Name of applicant:

City of Sumner

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

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4. Date checklist prepared:

August 23, 2010

5. Agency requesting checklist:

City of Sumner

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

The proposed amendments are scheduled for a public hearing before the Planning Commission in September 2nd 2010. At the completion of the Planning Commission's public hearing, the Commission's recommendation will be forwarded to the City Council for adoption. Implementation of the code amendments will occur once they have been adopted.

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

No.

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

None.

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

No.

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

Planning Commission recommendation and City Council approval and adoption of amendments.

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.)

Propose to amend applicable sections of the Zoning Code (Sumner Municipal Code, Title 18) to add battery distribution businesses as a principal permitted use in the M1 and M2 zones.

- 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.

M1 and M2 Zones

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

Information about the site does not apply to this proposal since it is a non-project action.

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

Information on steep slopes found on site does not apply to this proposal since it is a non-project action.

- 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.

Information on types of soils found on site does not apply to this proposal since it is a non-project action.

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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.

N/A

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

As a non-project action, the proposal will not be affected by off-site sources of emissions or odor.

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

The proposed non-project action will not have any impacts to the air.

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.

N/A

- 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.

N/A

- 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.

The proposed non-project action will not involve placing or removing fill and dredge material from surface water or wetlands.

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

The proposed non-project action 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.

N/A

- 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.

The proposed non-project action will not involve discharges of waste materials to surface waters.

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.

The proposed non-project action will not involve withdrawal of groundwater or discharges to groundwater.

- 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.

N/A

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.

N/A

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

N/A

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

N/A

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

Information on types of vegetation found on site does not apply to this proposal since it is a non-project action.

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

N/A

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

N/A

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

The proposed non-project action will not involve any impacts on vegetation. Therefore, no mitigation measures are 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:

Information on the existence of birds and animals found on or near the site does not apply to this proposal since it is a non-project action.

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

Information on the existence of threatened or endangered species located on or near the site does not apply to this proposal since it is non-project action.

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

Information on whether the site is part of a migration route does not apply to this proposal since it is non-project action.

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

The proposed non-project action will not involve any impacts to the wildlife. Therefore, no mitigation measures are proposed.

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.

The proposed non-project action does not involve any kind of energy use. However, future development will use electricity.

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

The proposed non-project action does not affect the potential use of solar energy by adjacent properties.

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

The proposed non-project action does not involve energy impacts. Therefore, no mitigation 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.

The proposed non-project action does not involve any environmental health hazards.

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

The proposed non-project action does not require emergency services.

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

The proposed non-project action does not involve any environmental health hazards. Therefore, no mitigation measures are proposed.

b. Noise

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

Information on types of noise that exist in the area that may affect the project does not apply to this proposal since it is a non-project action.

- 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 proposed non-project action does not involve any type or level of noise.

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

The proposed non-project action does not involve noise impacts. Therefore, no mitigation measures are proposed.

8. Land and Shoreline use

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

- b. *M1 and M2*

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

Information on whether the site has been used for agriculture does not apply to this proposal since it is a non-project action. There has been and continues to be agricultural use of areas within the city limits.

- d. Describe any structures on the site.

Information on current structures on the site does not apply to this proposal since it is a non-project action.

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

The proposed non-project action does not involve demolishing any structures.

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

M1 and M2l

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

M1 and M2

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

9. Housing

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

N/A

- b. Approximately how many units, if any, would be eliminated? Indicate whether 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; what is the principal exterior building material(s) proposed?

N/A

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

The proposed non-project action does not involve alteration or obstruction of views.

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

N/A

11. Light and glare

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

N/A

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

N/A

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

N/A

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

N/A

12. Recreation

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

N/A

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

N/A

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

N/A

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.

Information on places or objects listed on preservation registers does not apply to this proposal since it is a non-project action.

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

Information on landmarks or evidence of historic, archaeological, scientific, or cultural importance does not apply to this proposal since it is a non-project action.

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

The proposed non-project action does not involve historic or cultural preservation impacts. Therefore, no mitigation 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.

N/A

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

N/A

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

N/A

- 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).

The proposed non-project action does not involve new roads, streets, or improvements.

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

N/A

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

N/A

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

N/A

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.

N/A

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

N/A

16. Utilities

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

N/A

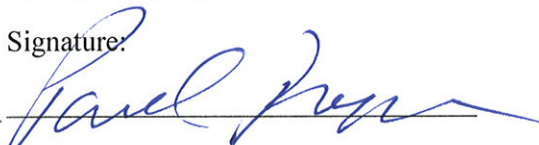
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A

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:



Paul Rogerson

Date Submitted: 8/23/10

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?

no. such substances will be allowed only in quantities unlikely to cause such effects

Proposed measures to avoid or reduce such increases are:

Design review, and impact fees established currently under city regulations.

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

Impacts would be similar to development under the existing regulations.

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

The proposed non-project action does not involve impacts to the natural environment. Therefore, no mitigation measures are proposed. However, if a development is being proposed within a critical area (includes wetlands and streams), compliance with SMC Title 16 Division II Shoreline Management, SMC 16.46 Wetlands Protection, and SMC 16.56 Wildlife Habitat Area may be required to mitigate any potential adverse impacts to plants, animals, fish, or marine life.

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

The proposed non-project action does not involve any depletion of energy or natural resources. However, future manufactured homes will use electricity.

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

The proposed non-project action does not involve impacts to energy or natural resources. Therefore, no mitigation measures are proposed.

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?

The proposed non-project action does not involve impacts to critical areas, natural resource lands (such as agricultural lands) and areas designated for governmental protection.

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

If a development is being proposed in a critical area, compliance with SMC Title 16 Environment may be required to mitigate any potential adverse impacts on shorelines, critical areas, and agricultural resource lands.

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?

The proposed non-project action does not affect land and shoreline use.

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

The proposed non-project action does not involve a site-specific proposal. Therefore, no measures have been proposed to ensure compatibility with surrounding land uses and plans.

Compliance with city codes.

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

The proposed non-project action does not involve any impact on transportation, public service, or utilities. However, future development will increase the need for public services, utilities, and transportation.

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

The proposed non-project action does not have impacts on transportation, public services or utilities. Therefore, no mitigation measures are proposed.

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

This proposal does not conflict with any local, state, or federal laws relating to 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.]