

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:

Sunset Chevrolet Expansion

2. Name of applicant:

AHBL Engineers

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

2215 N. 30th Street #300, Tacoma, WA 98403 Attention: Sheri Greene

4. Date checklist prepared:

December 17, 2010

5. Agency requesting checklist:

City of Sumner

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

The project will be constructed in one phase. Construction will commence upon issuance of site development and building permits.

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

Not at this time.

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

No environmental studies are anticipated at this time. Should additional information be required by the City as part of the permit process the necessary study will be completed at that time.

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.

To our knowledge, there are no other applications for government approval that directly affect the property.

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

The proposal requires SEPA Threshold Determination, Site Development Permit, building Permits.

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 project proposes the expansion of the existing Sunset Chevrolet Dealership. Expansion will include adding an additional 14,570 square feet to the existing building (16,386 square feet), for a total building size of 30,956 square feet. A new 1,000 square foot building will be constructed west of the existing building.

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 site is located at 910 Traffic Avenue, in Sumner, Washington, at the intersection of Main Street and Traffic Avenue.

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

EVALUATION FOR
AGENCY USE ONLY

1. Earth

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

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

The steepest area of the site is approximately 10 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 NRCS 99.8% of the site is Puyallup Fine Sandy Loam.

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

There are no surface indications or history of unstable soils in the immediate vicinity.

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

The project is in preliminary design, but it is anticipated that approximately 1,000 cubic yards of material may need to be imported. Additional material may need to be imported or exported if unsuitable soil is found during construction. No portion of the site is currently located within the 100-year floodplain and as a result no compensatory storage is required for this project.

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

Yes, erosion could occur as a result of clearing and construction. However, the level aspect of the site minimizes the potential for significant erosion. The project will implement a temporary sediment and erosion control plan using Best Management Practices to mitigate impacts.

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

The site, in its developed condition, will be approximately 90 percent impervious.

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

The proposal will follow the design criteria outlined in the applicable City of Sumner Standards for Public Works and will include a temporary Erosion and Sediment Control Plan and Construction Stormwater Pollution Prevention Plan.

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.

Construction activities at the site will stir up dust particles. Construction vehicles and equipment will also be a potential source of exhaust emissions. After project completion the primary sources of emissions will be automotive exhaust.

- 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:

Watering the ground as needed before and during clearing and grading activities will control dust particles. Vehicles that are not being used in construction activities will be shut off.

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 Stuck River is located on the north side of West Main Street, more than 200 feet from the project 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.**

- 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 dredge or fill will be placed in or removed from surface water.

- 4) Will the proposal require surface water withdrawals or diversions? Give 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.

The project does not lie within the 1987 FEMA 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.

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 and collected surface water will not be discharged to groundwater. Stormwater from roof areas and pollution-generating will be collected and conveyed to the City storm system within Main Street.

- 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 material will be discharged to the ground. The proposed expansion of the existing building and the new building will connect to the City of Sumner's sanitary sewer system that currently serves the site.

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.

The primary source of runoff will be stormwater. Stormwater runoff will be collected by catch basins and piped to the City storm system within Main Street. Discharge from the existing storm system will be unchanged by this project.

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

There is a potential for waste material to enter the surface waters from within this development. Pollutants from automobiles and trucks, roadways and rooftops can enter ground and surface waters if not handled properly and if stormwater facilities are not properly maintained.

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

No special measures are proposed at this time.

4. Plants

- a. Check or circle types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

No vegetation will be removed. Existing perimeter landscaping will remain.

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

To our knowledge, there are no threatened or endangers species 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:

No additional landscaping is 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, **Rodents**

fish: bass, salmon, trout, herring, shellfish, other:

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

None.

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

To our knowledge, the site is not part of a migration route.

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

No special 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.

Electricity will be used for illumination. Natural gas will be used for heating.

- b. Would your project affect the potential use of solar energy by adjacent properties? **No.** If so, generally describe.

- 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:

Lighting for the project will be designed to provide a safe level of lighting without utilizing excessive energy.

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.

Automotive wastes generated by the service department will be disposed of consistent with city, county and state regulations.

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

Fire, police and ambulance services may be necessary if there is an accident or fire.

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

No special 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)?

The predominant noise in the area is from traffic along Main Street and Traffic Avenue. The noise generated from these roads is not anticipated to have an impact on the proposed development.

- 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.

Temporary, short term noise impacts typical of construction projects will occur with operation of equipment during construction. Construction will normally occur between the hours of 7 a.m. and 6 p.m.

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

Noise impacts associated with the construction phase of the project will be limited in duration. To mitigate general noise impacts during the construction phase, measures such as using and regularly maintaining efficient mufflers and quieting devices on all construction equipment and vehicles will be taken, Construction hours will roughly be limited to the normal workday, 7 a.m. to 6 p.m.

8. Land and Shoreline use

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

The site is currently utilized as the Sunset Chevrolet Dealership. To the west is a single family residence and vacant land. To the east is Traffic Avenue. To the north is W Main Street. To the south is Elizabeth St.

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

Not to our knowledge.

- c. Describe any structures on the site.

There are two buildings on the existing Sunset Chevrolet site.

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

No structures will be demolished.

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

MUD

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

MUD

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

NA

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

The site is located within an Aquifer recharge area, Volcano Evacuation Route and a Seismic Hazard area.

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

Approximately 25-30 people will work at the completed project.

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

None.

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

N/A.

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

The proposal involves development compatible with current surrounding uses and will be consistent with the City of Sumner Development Standards, the City of Sumner Comprehensive Plan and Zoning Code.

9. Housing

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

Does not apply.

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

Does not apply.

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

Does not apply.

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?

The tallest height of the proposed structure is 28 feet.

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

No views will be substantially obstructed by the project.

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

The existing perimeter landscaping along Main Street and Traffic Avenue will remain.

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 add exterior lighting from dusk until 9 p.m. Monday through Saturday. The proposal will not create significant additional lighting than other business along Main Street and Traffic Avenue.

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

Light or glare from the finished project is not expected to be a safety hazard, interfere with views or affect wildlife.

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

No offsite sources of light or glare are anticipated to affect the proposal.

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

The casting of light onto offsite properties will be minimized by perimeter landscape buffers and appropriate shielded fixtures.

12. Recreation

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

The site is located on the Main Street in a predominately commercial area and there are no recreational opportunities in the immediate vicinity.

- b. Would the proposed project displace any existing recreational uses? **No.** If so, describe.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No special measures are proposed.

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? **No.** If so, generally describe.
- c. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

There are no known landmarks or events of historic importance associated with or in the immediate vicinity of the site.

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

If culturally significant objects are found during site preparation work, the Washington State Office of Archaeology and Historic Preservation will be notified.

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 at the intersection of Main Street and Traffic Avenue. The site has two access points off of Main Street, and three access points off of Traffic Avenue.

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

The nearest transit stop is 0.2 miles south of the intersection of Main Street and Traffic Avenue.

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

The project will eliminate 39 existing stalls, for a total of 225 parking stalls.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No new roads or streets are proposed.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation?
No. If so, generally describe.

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

It is not anticipated that additional vehicular trips will be generated since the dealership is already existing.

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

No special measures are proposed.

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.

There may be a need for fire and police protection should a fire or accident occur.

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

No special measures are proposed.

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.

Electricity: Puget Sound Energy

Gas: Puget Sound Energy

Water: City of Sumner

Sewer: City of Sumner

Telephone: Qwest

C. SIGNATURE

I, the undersigned, swear under the penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency may withdraw any determination of non-significance that it might issue in reliance upon this checklist.

Signature:

Sheri Greene, A HBL
 Name: SHERI GREENE
 Date Submitted: 12/20/10

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?

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.]

