



City of Sumner

SEPA

Application

(Please fill out ALL fields unless otherwise noted)

Community Development
 1104 Maple Street, Suite 250
 Sumner, WA 98390
 Tel. (253)299-5530 Fax: (253)299-5539
www.ci.sumner.wa.us

File Number: PRE2010-00019

Site/Project Address (if available): 13702 Stewart RD Sumner, WA 98390		Parcel #: 44955400412	
Owner: Manke Lumber Company	Phone: 253-572-6252	Email: johnm@mankelumber.com	
Owner Address: 1717 Marine View Drive		City: Tacoma	State: WA Zip: 98422
Surveyor/Engineer/Contractor: Manke Lumber Company, Inc.		Phone: 253-572-6252	Contractor License Number: MANKEI*944JK
Address: 1717 Marine View Drive	Email: same as owner	City: Tacoma	State: WA Zip: 98422
Contact Person: John McBride	Phone: 253-572-6252	Fax: 253-383-2489	
Contact Address: 1717 Marine View Drive	Email: same as owner	City: Tacoma	State: WA Zip: 98422
Description of Project: Addition of dry kilns to the existing kilns at our Sumner facility.			

Supporting Materials Required:

Office Applicant - (please check off all "applicant" boxes)

- | | | | |
|--------------------------|--------------------------|---|--|
| <input type="checkbox"/> | <input type="checkbox"/> | SEPA Application Form and Checklist | |
| <input type="checkbox"/> | <input type="checkbox"/> | 4 copies of the completed SEPA Checklist | |
| <input type="checkbox"/> | <input type="checkbox"/> | Required fee (Please consult the Permit Specialist) | |
| <input type="checkbox"/> | <input type="checkbox"/> | Site Plan Drawing (To scale including ALL items below)
(Prepared, stamped, and dated by a licensed surveyor) | 4 - 11" x 17"
2 - Full Sheet (24"x 36") |
| | <input type="checkbox"/> | <input type="checkbox"/> Legal Descriptions of existing and proposed lots | |
| | <input type="checkbox"/> | <input type="checkbox"/> Vicinity map and site zoning | |
| | <input type="checkbox"/> | <input type="checkbox"/> Property line dimensions and square footage of new lots | |
| | <input type="checkbox"/> | <input type="checkbox"/> Existing public and private roads, driveway access and all easements | |
| | <input type="checkbox"/> | <input type="checkbox"/> Existing and proposed fire hydrant locations or distance to the nearest hydrants | |
| | <input type="checkbox"/> | <input type="checkbox"/> All major man-made features; drainage ditches, railroad tracks, etc. | |
| | <input type="checkbox"/> | <input type="checkbox"/> Existing building locations and setbacks from property lines (if any) | |
| | <input type="checkbox"/> | <input type="checkbox"/> Proposed access width | |
| | <input type="checkbox"/> | <input type="checkbox"/> Building envelopes and lot number assigned to each lot | |
| | <input type="checkbox"/> | <input type="checkbox"/> Location of nearest existing utilities including sanitary sewer, storm drainage, and water services | |
| | <input type="checkbox"/> | <input type="checkbox"/> Environmental constraints identified and delineated (if any) such as wetlands, rivers, streams, slopes | |
| <input type="checkbox"/> | <input type="checkbox"/> | Other information as applicable from Pre-Application review comments (Wetland reports, etc) | |
| <input type="checkbox"/> | <input type="checkbox"/> | PDF Copy of all submitted documents | |

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.

**BY LEAVING THE CONTRACTOR INFORMATION SECTION BLANK, I HEREBY CERTIFY FURTHER THAT CONTRACTORS (GENERAL OR SUBCONTRACTORS) WILL NOT BE HIRED TO PERFORM ANY WORK IN ASSOCIATION WITH THIS PERMIT. (building permits only)

John McBride
 SIGNATURE OF OWNER / AUTHORIZED AGENT

John McBride DATE: 09/05/11
 PRINTED NAME

A. Background

1. Name of proposed project, if applicable:
Dry kiln expansion Sumner Facility.
2. Name of applicant:
Manke Lumber Company, Inc.
3. Address and phone number of applicant and contact person:
John McBride 253-572-6252
1717 Marine View Drive Tacoma, WA 98422
4. Date checklist prepared:
April 4, 2011
5. Agency requesting checklist:
City of Sumner
6. Proposed timing or schedule (including phasing, if applicable):
N/A
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.

This check list. Storm water plan site plan (Sitts & Hill)
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.

None at this time.
10. List any government approvals or permits that will be needed for your proposal, if known.

Building permit City of Sumner.
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.)

Add two dry kilns to the existing kilns at this site. The construction foot print is app. 2,700 sq ft on 29 acres.
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 street address is 13702 Stewart Road Sumner, WA 98390.
The construction site is located in the center of the property on the west side.

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

This is a fully developed industrial site that has been operated by Manke Lumber Company since 1979.

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

The site is generally flat. A 3 to 1 slope can be found in the swales around the edge of the facility.

- 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.

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

No.

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

Excavation for the foundation. Approximately equal to less than 50 cubic yards.

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

No.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? The site is 100% impervious at this time and will not be changed by this project.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Storm water from this site is contained by swales and treated before discharge.

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. Small potential for dust from construction activity.

- 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:

None at this time.

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.

White Stuck river to the east.

- 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 shore line set back along Manke's property is 100 feet.

- 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.

None.

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

No.

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

No.

- 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

None.

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. All condensate from the kilns is captured and reused as make up water.**

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. **This site is covered under an individual NPDES stormwater permit No. WA-004033. No industrial waste water discharge is allowed. All stormwater is captured and treated before discharge.**

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

No.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: **This site uses bio-swales and electro coagulation treatment systems to treat storm water prior to discharge.**

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

Grass is found in the swales.

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

None.

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

None.

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

None.

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.

Salmon

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

No.

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

None.

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. Existing natural gas and electricity will be used for the dry kiln expansion. Those resources would be used 100% for manufacturing.

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

No.

- 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: Economizer control systems will be installed to maximize the efficient use of the natural gas and electricity used to power the kilns.

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.

No.

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

None.

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

None at this time.

b. Noise

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

None. Area is industrial.

- 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. There may be some short term construction noise but nothing that would be inconsistent with the noise coming a heavy industrial site.

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

None at this time.

8. Land and Shoreline use

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

This site is a saw mill and log yard zone M2 Heavy Industrial and M1 Light Industrial. The property is bordered by light industry and ware houses.

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

No.

- c. Describe any structures on the site. Office, saw mill, treating plants, dry kilns, ware houses.

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

No.

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

Heavy Industrial M2 and M1 Light Industrial

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

M2 and M1

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

Urban Coservancy 100 foot set back.

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

No.

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

This project will neither increase or decrease the current work force.

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

None.

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

None at this time.

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

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?

N/A

- 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?

None.

- 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 at this time.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
None.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None.

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.
- c. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None.
- b. Proposed measures to reduce or control impacts, if any:
None.

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 existing entrances on Stewart Road and 16th Street would continue to be used.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No.
- c. How many parking spaces would the completed project have? How many would the project eliminate? The existing project will not effect the number of parking spaces. No increase or decrease.

- 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.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **There is a rail spur to the site that will continue to used. There is no water access.**

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. **No additional vehicle trips will be added by this project. In fact it will reduce the number of vehicle trips as lumber will not have to be shipped of site to be dried.**

- g. Proposed measures to reduce or control transportation impacts, if any:
None at this time.

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.

No.

- b. Proposed measures to reduce or control direct impacts on public services, if any.
None at this time.

16. Utilities

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

None. This site is fully served by utilities.

- 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.

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:

John M. Bruch

Name:

Date Submitted: