

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.



Rev 1 4/5 PLN 2010-00053

A. Background

1. Name of proposed project, if applicable:

Memory Haven of Sumner, Proposed Dementia Care Residence

2. Name of applicant:

MJH Property Management, LLC

c/o Marvin E. Rogers, John B. Merz, Henry L. Hayes

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

John B. Merz

11519 24th Avenue East

Tacoma, WA 98445

(253) 539-3410

Representatives:

Jeremy Metzler, P.E. and David Hedges, P.E.

Hedges Engineering & Consulting, Inc.

913 Kincaid Avenue

Sumner, WA 98390

(253) 891-9365

4. Date checklist prepared:

December 9, 2010

5. Agency requesting checklist:

City of Sumner

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

Site and Building Construction – Late Spring / Early Summer 2011

Entire proposal to be built in a single phase – See 11, below, for more information.

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. A conceptual site plan is included for review, and all work shown therein shall be completed in a single phase. See 11, below, for more information.

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

None to our knowledge

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 to our knowledge

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

- **State Environmental Checklist (SEPA), City of Sumner**
- **Conditional Use Permit, City of Sumner**
- **Design Review, City of Sumner**
- **Site Development and Drainage Plan Approval, City of Sumner**
- **Building Permits for Buildings, City of Sumner**
- **Public Utility Extension (Storm), City of Sumner**

- **Dementia Care Licensing, State Department of Health**
- **Possibly NPDES Permitting, State Department of Ecology**

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.)

MJH Property Management, LLC, proposes the establishment of Memory Haven of Sumner, a Dementia Care Residence. This proposal includes over 11,000 sq. ft. of dementia care residence building space, a secure outdoor courtyard for residents, Low Impact Stormwater Facilities with maximum ponding depths of six inches, and paved accesses and parking areas for employees and visitors. 26 residents are expected, and employees are expected to work in three shifts: eight (8) staff members during the day and evening shifts, and four (4) overnight. The project site is comprised of three lots (to potentially be combined into one or two lots) having a total area of 43,777 sq. ft. and lying entirely within the HDR (High-Density Residential) zone. Included herewith is a conceptual site plan, depicting the proposed dementia care residences, stormwater facilities, and visitor and employee parking.

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.

See attached site plan for reference of project site.

Site address is: 5103 Parker Road East, Sumner, WA 98390

Parcel numbers 052019-6044, -6045, and -6046

Legal description is as follows:

LOTS 2, 3, AND 4 OF CITY OF SUMNER SHORT PLAT 98-036, AS RECORDED WITH THE PIERCE COUNTY AUDITOR UNDER AFN 99-03-10-5002;

SITUATE IN SECTION 19, TOWNSHIP 20 NORTH, RANGE 5 EAST, W.M., IN THE CITY OF SUMNER, COUNTY OF PIERCE, STATE OF WASHINGTON.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other
The property is flat.

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

Estimated at less than 1% in any direction on the site. Topographic survey data has not yet been obtained. There is an existing ditch along Parker Road to the west, about 1.5 feet deep with approximately 1:1 side slopes.

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 USDA National Cooperative Soil Survey for Pierce County Area, Washington, Version 6, dated September 22, 2009 finds the project site consists of Briscot Loam.

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.

Grading may be required to provide adequate building pads for the proposed structures and positive drainage to proposed stormwater facilities. Grading quantities are currently unknown. We anticipate removing between six (6) and twelve (12) inches of native topsoil in areas to be raised, and finished grades may be between one and two feet above existing grades. This may result in approximately 1,700 cubic yards of cut and up to 5,000 cubic yards of fill. Any soil will be imported from / exported to City approved locations.

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

Not likely – Erosion control measures will be taken throughout construction, and the site will be stabilized immediately following current City of Sumner Best Management Practices (BMPs).

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

Up to the maximum allowable under Sumner Municipal Code (between 50% and 65% shown on the attached site plan).

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

A Temporary Erosion and Sedimentation Control (TESC) Plan will be prepared, approved and implemented as part of the site development permit prior to any site clearing and grading activity. Permanent stormwater facilities will also be installed per City of Sumner requirements under the site development permit. Site will be seeded, paved, or otherwise stabilized upon completion of the project (to be addressed by the site development permit).

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.

There will be low levels of emissions, dust and odors from heavy equipment and vehicle traffic to and from the site during construction.

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

None that will effect this proposal.

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

Construction areas and final paved site areas will be maintained to reduce potential air emissions. Construction equipment will be shut off when not in use during construction. Exhaust from any mechanical equipment (which may include HVAC systems, emergency generators, etc.) will meet the requirements of applicable City and State codes.

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.

No.

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.

Not applicable.

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 groundwater will be withdrawn for any use under this proposal. Groundwater may need to be withdrawn during construction to facilitate utility installation and subgrade preparation, depending on subsurface conditions. Stormwater will be infiltrated to the maximum extent practicable, through the utilization of Low Impact Stormwater Facilities.

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 the 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.

Only stormwater will be infiltrated. Any other waste (such as domestic sewage) will be discharged to the sanitary sewer system along Parker Road.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm water will be collected from developed onsite surfaces, treated per City regulations, and then infiltrated into the soil, with overflow provided to City of Sumner stormwater facilities in Parker Road (to be addressed by the site development permit).

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

Not likely; all stormwater runoff will be treated as per City of Sumner standards.

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

All storm drainage systems will be designed and constructed in accordance with City of Sumner requirements.

4. Plants

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

- X deciduous tree: alder, maple, aspen, other – fruit trees
evergreen tree: fir, cedar, pine, other
- X shrubs
- X grass
- X pasture
crop or grain
wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
water plants: water lily, eelgrass, milfoil, other
- X other types of vegetation – Blackberry Vines

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

Existing vegetation will be removed from most of the site prior to any grading activity. Disturbance within areas of proposed Low Impact Stormwater Facilities will be kept to a minimum. The proposed site development will include landscaping per city code requirements, and saturation-tolerant plantings will be provided within the Low Impact Stormwater Facilities. Tall Poplar trees exist just offsite to the south, which may have root systems encroaching on the project site. These trees may need to be removed and replaced.

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

No known threatened or endangered plant species onsite or within adjacent parcels.

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

Proposed site development landscaping may include northwest native plantings, shrubs and trees, to be shown in the Design Review application. Landscape design will follow the City of Sumner requirements.

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:

- X birds: hawk, heron, eagle, songbirds, other:
- X 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.

None to our knowledge.

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

Not likely; multiple well-established residential developments and public roadways surround the project site.

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.

Electricity is anticipated for lighting, heat, air-conditioning, and other appliances. There may be an emergency generator provided with the proposal. Natural gas currently serves adjacent properties, and therefore may be utilized under this proposal.

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:

All lighting, mechanical, and other electrical equipment will be designed to conserve energy where possible. Solar energy may be utilized at the site.

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.

None anticipated.

1) Describe special emergency services that might be required.

City of Sumner Utilities Department and Fire and Police Department services will be required both during construction and after project completion. EMS services may be required at slightly elevated levels, but not beyond those anticipated for any other assisted living facility.

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

None.

b. Noise

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

Rail traffic along the Burlington Northern railroad can be heard from the project site as well as local vehicular traffic from Parker Road and Elm Street.

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.

Construction equipment will increase noise levels during construction of the project. Construction noise will be limited in accordance with City requirements. Long-term noise impacts from the proposed dementia care residences are not anticipated.

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

Equipment exhaust will be muffled to reduce noise levels during construction, and construction times will be governed by City ordinance.

8. Land and Shoreline use

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

The site is currently vacant, being surrounded by numerous residential developments. There is a mobile-home park to the east, single-family residences to the northwest and south, and multi-family apartment complexes to the west and north.

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

Not to our knowledge.

c. Describe any structures on the site.

None.

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

No.

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

HDR (High-Density Residential)

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

HDR (High-Density Residential)

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

Not applicable.

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

Not to our knowledge.

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

26 single beds are proposed in the dementia care residences, with up to eight (8) on-site staff members present at any given time.

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

None.

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

None.

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

The proposed dementia care residence is being designed to blend in with the surrounding residential uses, being only one story in height and resembling single-family home construction. Further details will be provided in the Design Review application.

9. Housing

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

Two structures are proposed, each housing twelve (12) rooms and up to thirteen (13) beds, for a total of 24 rooms and up to 26 residents. They are intended for middle- to high-income dementia residents.

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

None.

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

None.

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 proposed buildings will be less than 30 feet tall, comprising of wood frame construction. The maximum allowed height in the HDR zone is 35 feet. The principal exterior building material will consist of architectural-grade composition shingles, painted Hardiplank siding, and masonry accents.

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

None known.

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

Site landscaping and building plans will be designed and constructed per City requirements and in accordance with the Design Review process.

11. Light and glare

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

Exterior building and parking area lighting and vehicle lights will occur during the nighttime hours, following city requirements and for safety.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not likely.

c. What existing off-site sources of light or glare may affect your proposal?
Traffic and street lighting from Parker Road and Elm Street.

d. Proposed measures to reduce or control light and glare impacts, if any:
Any proposed permanent lighting will be shielded to reduce offsite glare. Also, perimeter fencing and/or landscaping will shield the site from offsite light sources and glare.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
The Daffodil Valley Sports Complex is located approximately ¼-mile southwest of the project site.

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:
A secure, fenced courtyard will be provided for the dementia care residents and guests, as well as other onsite amenities.

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.
None known.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None known.

c. 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.
Direct public site access is provided from both Parker Road and Elm Street.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No; Pierce Transit Route 408 runs through the intersection of Elm Street and Valley Avenue, being about 0.4 miles west of the project site.

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

14 spaces are proposed on the proposed site plan (13 open, one covered), and none are being 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).

Half-street improvements are anticipated along the site frontage of Parker Road and Elm Street, to include road widening, curb, gutter, and sidewalk, and storm system improvements.

e. Will the project use (or occur in the immediate vicinity of) water, rail, 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.

Not known at this time.

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

Off-street parking is proposed in accordance with City of Sumner regulations. Frontage improvements are also proposed, to include half-street widening that may provide additional on-street parking and loading areas.

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, but not beyond typical assisted living use needs. The proposed dementia care residences will be fully sprinkled (fire protection) and accessible by emergency vehicles. Other City utilities, such as water and sewer services, will also be required for day-to-day operation of the proposed facility. EMS services may be required at slightly elevated levels, but not beyond those anticipated for any other assisted living facility.

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

The proposed site development and building plans will attempt to reduce the need for any additional public services wherever possible, incorporating water-saving features and potential recycling and/or reuse. All facilities are proposed as being ADA-compliant and fully wheelchair-accessible, making EMS access easier.

16. Utilities

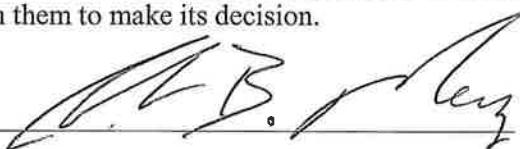
a. Circle utilities currently available at the site: **electricity, natural gas, water, refuse service, telephone, sanitary sewer**, septic system, other.

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.

City storm water conveyance will be extended to the project site along Parker Road from the south, to serve potential stormwater overflows.

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: 

Name: John Merz

Date Submitted: 12-10-10