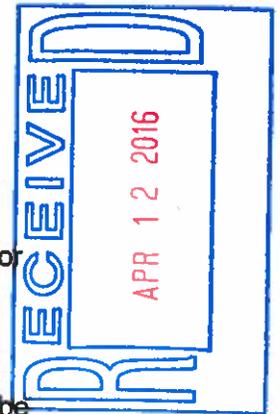


A. Background [\[help\]](#)

1. Name of proposed project, if applicable: Carbcm Properties Commercial Site
2. Name of applicant: Carbcm Properties
3. Address and phone number of applicant and contact person: 12930 Pacific Highway SW, Lakewood, WA 98499. Contact person – BC Grimm: 253-431-6188
4. Date checklist prepared: March 23, 2016
5. Agency requesting checklist: City of Buckley
6. Proposed timing or schedule (including phasing, if applicable): Summer/Fall 2016
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. A future building is planned for possible expansion.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
 - A wetland assessment was prepared by H & S Consulting.
 - A geotechnical site assessment prepared by LS & E.
 - A stormwater report (includes SWPPP) prepared by LS & E.
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. There are no other applications pending approval to the best of our knowledge.
10. List any government approvals or permits that will be needed for your proposal, if known.
 - Building permit
 - Site plan review
 - Stormwater
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 to construct an office building and a pole building to be used as a grow facility. A second pole building is planned for future expansion. Each hut provides approximately 9,360 square feet of space. The project occupies two (2) separate parcels; the eastern property is approximately 1.16 acres and the western property is approximately 1.13 acres. A detention pond providing a design volume of approximately 28,063 ft³ occupies the northern portion of the parcels.



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 project is located at 28485 SR 410 E, Buckley, WA 98321 and consists of two (2) parcels: 0619047002 & 0619047003. Both parcels lie within township 19, range 06, section 04 and quarter 34. A vicinity and topographic map are included as part of the site development plans titled Carbcm Properties Commercial Site.

Legal Description:

Real property in the County of Pierce, State of Washington, described as follows:

Parcel A:

Lots 2 and 3, Pierce County Short Plat recorded December 29, 1980 under recording No. 8012290114, records of Pierce County auditor;

Parcel B:

Non-exclusive easement for private road as delineated on Pierce County Short Plat recorded under recording No. 8012290114, records of Pierce County auditor.

Situate in the City of Buckley, County of Pierce, State of Washington.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

The parcels are generally rectangular in shape with dimensions for each as follows:

- Parcel 0619047002 is approximately 105 feet x 479 feet with an area of approximately 49,222 square feet.
- Parcel 0619047003 is approximately 105 feet x 492 feet, with an area of approximately 50,529 square feet

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

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

The project site is generally flat with grades less than 1.0 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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The National Resources and Conservation Service (NRCS) lists the soils on site as Buckley gravelly silt loam. Geologic maps of Western Washington identify the geology as Osceola Mud Flow. Soils exposed on site during on-site subsurface explorations revealed soil characteristics consistent with the Buckley gravelly silt loam to a depth of approximately 30 to 36 inches below the surface.

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

The site is flat and no mass wasting or landslides have occurred in the immediate vicinity of the project.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Approximately 4,940 cubic yards of fill will be imported to raise and level the building footprint areas, level the parking area and build the berm for the proposed detention pond. The combined (proposed and future) building area is approximately 37,440 square feet. The project will adhere to requirements concerning invasive species in transported fill.

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

In our opinion erosion is not a concern during project clearing, grading and construction activities. As mentioned previously, the site is generally flat.

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

Total building areas for the site are approximately 10,560 square feet. Paved areas contribute another 20,918 square feet of impervious surfaces to the project. The storm detention pond located in the northern portion of the site occupies another 20,933 square feet. This results in approximately 53 percent of the parcel covered by impervious surfaces.

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

There are no susceptible areas on the site (steep slopes, etc.) that require special considerations or methods to control erosion.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Besides construction related dust, it is anticipated there will be greenhouse emissions associated with the grow facility. The quantity of such emissions is unknown.

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

There are no off-site emissions or odor that will affect this proposal to the best of our knowledge.

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

Greenhouse emissions will be controlled by charcoal filters. Dust associated with construction will be controlled by use of water trucks.

3. Water

a. Surface Water:

- 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.

There are no surface water bodies within 200 feet of the project area.

- 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 work is proposed within 200 feet of a surface water body.

- 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.

There are no surface water bodies or wetlands located within 200 feet of the project site.

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

No surface water bodies exist within 200 feet of the subject property and no surface water diversions or withdrawals are anticipated.

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

The project does not lie within a 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.

The project does not propose any discharges of waste materials to surface waters.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

The project does not propose any wells for the project and groundwater withdrawal is not anticipated for the project.

- 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.

The project proposes to connect to city sewer lines and will not discharge any other types of waste to groundwater sources.

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.

Stormwater runoff will be collected by a series of catchbasins that will convey runoff via tightline to a detention pond located on the north end of the property.

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

Plant water systems contain materials within the building footprint (water does not leave the facility), therefore no waste materials will enter ground or surface waters.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The proposal collects water and conveys it to the detention pond where runoff release to the downstream corridor at the site's natural release location and is regulated to prevent alteration or damage to the downstream corridor.

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

The site will be graded to collect stormwater runoff at catchbasin locations and convey it to the detention pond. Release from the detention pond will be regulated to control downstream drainage patterns.

4. Plants

a. Check the 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
- Orchards, vineyards or other permanent crops.
- 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?

There are no other kinds of vegetation on the site other than grass.

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

There are no threatened or endangered species known to be on or near the site to the best of our knowledge.

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

The project proposes landscaping to enhance vegetation on site.

- e. List all noxious weeds and invasive species known to be on or near the site.
There are no noxious weeks or invasive species known to be on or near the site.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

There are no birds or other animals observed on or near the site to the best of our knowledge.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

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

- b. List any threatened and endangered species known to be on or near the site.
There are no threatened or endangered species known to be on or near the site to the best of our knowledge.

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

The site is not part of a migration route to the best of our knowledge.

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

Wildlife has not been observed on site and no measures are proposed.

- e. List any invasive animal species known to be on or near the site.

There are no invasive animal species known to be on or near the site to the best of our knowledge.

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.

Natural gas and electric energy sources are proposed for the site. These will be used for heating, irrigating, harvesting and processing.

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

The proposal 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 project will use irrigation systems to regulate watering of plants and low flow toilets to conserve water usage.

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.

There are no environmental health hazards associated with this proposal to the best of our knowledge.

- 1) Describe any known or possible contamination at the site from present or past uses.

There is no contamination on site to the best of our knowledge.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no hazardous chemicals or conditions that affect project development and design to the best of our knowledge.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

No toxic or hazardous chemicals will be stored on site.

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

No special emergency services are required for the proposal.

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

No environmental health concerns are expected as a result of the proposal.

b. Noise

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

The only noise expected is that associated with growing, harvesting and processing of plants.

- 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.

Short-term noises: construction. (6am – 6 pm)

Long-term noises: operation. (6am – 6 pm)

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

Noise should be minimal; no measures are proposed.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Adjacent property to the north is residential. The properties to the south are commercial and the properties east and west of the parcel are undeveloped. The project will not alter or affect current land uses on nearby or adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The site has not been used as working farmlands or working forest lands to the best of our knowledge.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

The project doesn't affect surrounding working farm or forest land normal business operations.

c. Describe any structures on the site.

The grow facility will be operated within a 60 feet x 156 feet pole building. A second pole building is planned to the north of the first for future expansion. An modular office building will be constructed in the southwest corner of the site.

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

No structures will be demolished as part of the proposal.

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

GC (General Commercial)

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

I/GC

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

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No part of the project has been classified as a critical area by the city or county to the best of our knowledge.

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

The proposal will employ 10 people upon completion.

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

No people will be displaced as a result of the project.

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

No measures are proposed.

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

The project complies with current zoning requirements; no other measures are proposed.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

No measures are deemed necessary or proposed

9. Housing

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

There are no housing units associated with the project.

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

No housing units are eliminated as a result of this proposal.

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

There will be no housing impacts as a result of this project; no measures are proposed.

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 building will be 19 feet at the peak. The grow facility will be a standard pole building with metal siding and roof.

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

Only the residences to the north would be obscured by the proposal.

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

The buildings will be constructed with a façade to reduce the aesthetic impact.

11. Light and Glare

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

Glare typically will be that associated with light reflecting from building windows. Building lighting is the only light that will be produced by the proposal and will mainly occur during daylight hours.

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

Safety hazards associated with glare are not anticipated as a result of the finished project. It is not anticipated that views will be interfered with as a result of the completed project.

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

There are no off-site sources of light or glare that should affect the proposal.

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

Light and glare should not impact the proposal and no measures are proposed.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
There are no designated recreational opportunities in the immediate vicinity and we are not aware of informal recreation opportunities in the immediate vicinity.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
The proposed project does not displace any existing recreational uses.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
There are no recreation areas on the site or in the immediate vicinity to the best of our knowledge. There is no impact to recreational opportunities as a result of this proposal.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.
The site is a vacant lot. There are no structures on or near the site.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
There are no landmarks, features, or other evidence of Indian or historic use or occupation on the site to the best of our knowledge.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
There is no evidence of cultural or historic resources on or near the project site, and potential impacts is not anticipated. No further assessment was conducted.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
Disturbance to resources is expected to be minimal and measures to minimize, or otherwise affect impact, are not deemed necessary. No measures are proposed as part of this proposal.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
SR 410 E extends east to west parallel to the southern property boundary. Access to the project site is from the north side of SR 410.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
There are currently no public transit routes serving the area to the best of our knowledge.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The project does not eliminate any parking spaces and adds twelve (12) standard parking spaces and one (1) special needs parking space.

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

The project does not require any improvements to existing roads, streets, pedestrian, and bicycle or state transportation facilities. There are no new roads proposed.

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

The project does not propose to use water, rail or air transportation.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The project is a grow and processing facility, vehicular trips are expected to be minimal and should not have an adverse impact on traffic volumes of the public road (SR 410 E). No studies were conducted with respect to traffic volumes.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The project will not interfere with, or affect, the movement of agricultural and forest products on roads and streets in the area. Nor will the project be impacted by such movement.

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

There are no measures proposed.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

It is not anticipated the project will result in an increased need for public services.

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

There are no measures proposed.

16. Utilities

a. Circle utilities currently available at the site: There are no 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.

Utilities:

- Water: City of Buckley
- Sewer: City of Buckley
- Power: Puget Sound Energy
- Natural Gas: Puget Sound Energy
- Telephone: Centurylink
- Cable: Comcast

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 of signee STEVE P. NELSON, PE
Position and Agency/Organization ENGINEER, LSTE Inc.
Date Submitted: 3-29-16