SEPA ENVIRONMENTAL CHECKLIST

Date Received:

Physical Address:	Mailing Address:	Webpage & Application Submittal:	Phone and Email:
Auburn City Hall Annex, 2nd Floor 1 E Main St	25 W Main St Auburn, WA 98001	www.auburnwa.gov applications@auburnwa.gov	253-931-3090 permitcenter@auburnwa.gov

Project Name: LogistiCenter at Auburn

Parcel Numbers: 242104-9001 and 242104-9054

A. Background *[help]*

1. Name of proposed project, if applicable: LogistiCenter at Auburn

2. Name of Applicant: DPIF2 WA 8 Auburn 8 Street, LLC

Name of Agent (if applicable): Barghausen Consulting Engineers, Inc.

3. Address and phone number of Applicant: 11900 N.E. 1st Street, Suite 300, Bellevue, WA 98005
Contact: Phillip Wood (425) 214-7430

Address and phone number of Agent (if applicable):

18215 72nd Avenue South
Kent, WA 98032
Contact: Jason Hubbell
Phone: (425) 251-6222

4. Date Checklist prepared: October 14, 2019, **Revised November 27, 2019**

Date(s) Checklist Revised:

5. Agency requesting checklist: City of Auburn

6. Proposed timing or schedule (including phasing, if applicable).
Grading - Spring 2020 - Fall 2020
Site Development and Building Construction - Fall 2020 - Fall 2021

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

There are no plans for future additions or expansions beyond the scope of work anticipated in this proposal.

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

Geotechnical Report by Terra Associates, Inc. dated September 6, 2019

Wetland and Fish and Wildlife Habitat Reconnaissance by Soundview Consultants, LLC dated October 10, 2019

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.

The project is requesting a conditional use permit to allow the warehouse use with the M-2 Industrial zoning area of the City of Auburn.

10. List any government approvals or permits that will be needed for your proposal, if known.
Department of Ecology Construction Stormwater General Permit; City of Auburn Facility Extension Permit, Grading Permit, Building Permit, Plumbing & Mechanical 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.

The project will include two large warehouse buildings totaling approximately 329,900 square feet of new Industrial warehouse and accessory office space (Building A = 157,400 SF and Building B = 172,500 SF) on the existing 18.7-acre site. The buildings will have loading docks between then and approximately 260 parking stalls around the perimeter of the site. The existing wetland area will remain unless further study determines the wetland does not meet current wetland rating criteria. The access road from C Street **SW** will remain.

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 901 C Street **SW** in Auburn, Washington. The project parcel numbers are 2421049001 and 2421049054, and are located in Section 24, Township 21 North, Range 4 East, Willamette Meridian, King County, Washington.

B. Environmental Elements [help]

1. Earth [help]

a. General description of the site: ☒ flat, ☐ rolling, ☐ hilly, ☐ steep slopes, ☐ mountainous, ☐ other

b. What is the steepest slope on the site (approximate percent slope)? 50%

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.

There is approximately 1.5-5 feet of dense, inorganic fill over alluvial silts and sands and some layers of peat. Approximately 30-35 feet below ground surface is a very dense gravel layer. The USDA soil survey maps classify this site as Urban Land.

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

The site is located in a seismically hazardous area and is subject to liquefaction in its current configuration. The site will be preloaded in order to minimize this hazard.

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 10,000 cubic yards of on-site excavation and embankment will be completed to rough grade the site and prepare the building pads for development. Approximately 75,000 cubic yards of imported fill will be placed and compacted for the building pads and pavement areas. The source of fill is unknown at this time, but will be from an approved source.

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

Limited erosion could occur as a result of the project because of grading and backfilling activities associated with the building construction. Typical erosion control measures may include, but are not limited to, interceptor ditches, placement of riprap and use of silt fences and siltation/retention ponds to control stormwater runoff.

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

Approximately 90% of the site will be covered with impervious surfaces.

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

A temporary erosion and sediment control (TESC) plan will be developed in accordance with City of Auburn standards. Typical items that may be included in the TESC plan are temporary erosion control measures such as filter fabric fencing, a temporary siltation pond, mulching, matting, hydro-seeding and other BMP's. In addition, this project will comply with the Ecology NPDES Permit for construction activities. The project will have a Certified Erosion and Sedimentation Control Lead sampling stormwater from the site in accordance with the Department of Ecology monitoring requirements.

2. Air [help]

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.

During construction, it is anticipated that there will be air emissions from trucks and earth moving machinery for the duration of excavating and re-grading activities. After completion, the air emissions will consists of passenger vehicles and trucks entering and leaving the site.

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

None are known.

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

Odors from vehicle emissions during construction will be controlled by muffler systems on the vehicles. Dust from construction activities will be controlled by the use of water applied to exposed soils as necessary.

3. Water *[help]*

a. Surface Water. *[help]*

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.

Yes, there is an existing multi-cell detention pond onsite that was constructed in 2002. There is a wetland conservation easement onsite but the area is still under study to determine if the wetland is still present. There are no other waterbodies within 300 feet of the site.

This area drains west into the railroad ditch and flows north and west, eventually discharging to Mill Creek and the Green River.

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.

Yes. The existing ponds will be cleaned of accumulated sediment and reconstructed. If there is an onsite wetland, site development work will be within 200 feet of it.

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 fill or dredge material will be placed in or removed from the wetland area if it retains the wetland rating. The onsite detention pond will be cleaned and reconstructed in the same general footprint as existing.

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

The existing pond cells will be drained to allow for the pond reconstruction.

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

No. Per FEMA map Panel 53033C1261F, the site is not located within a 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. Waste will be discharged to the sanitary sewer system or disposed of offsite as appropriate.

b. Ground Water. *[help]*

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.

Groundwater will be encountered during general site excavations and utility excavations. Temporary dewatering measures will be performed during these operations.

There are existing monitoring wells at the northwest corner of the site within the 8th Avenue South right-of-way. These will not be used for this project. **These City of Auburn monitoring wells will remain and will be protected from damage during construction.**

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 existing septic tanks are known to be on site. It is anticipated that no waste material will be discharged into the groundwater from septic tanks or other sources since this site will be served by public sewer and water systems.

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 from the proposed building roof and parking lot areas. Runoff will be collected in catch basins and underground conveyance pipes and routed to the northwest corner detention ponds or to a proposed detention vault between the two buildings. Underground, vault-type water quality units for treatment will be used prior to being conveyed to the detention vault. The proposed vault will use a pump system to discharge runoff downstream. The proposed pond and vault will discharge northwest into the railroad ditch as is does in the current condition.

   The project will apply On-Site Stormwater Management/LID measures as applicable for the site development.

   Detention will meet the City of Auburn detention requirements and will match pre-developed peak flows in order to not increase flow rates from the site.

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

   Surface water could be contaminated by runoff containing oil and gasoline from parked cars in the parking lot and streets servicing the project. However, surface water runoff will be directed to water quality units prior to its release from the site to the downstream drainage course to minimize surface water contamination.

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

   Currently, the site sheet drains to the northwest to a couple of existing detention ponds. The proposed site runoff will be collected in catch basins and pipes. Runoff will be directed to ponds I the northwest corner of the site or to an onsite underground detention vault that will have a controlled release to mitigate stormwater impacts from the site development.

4. Plants *[help]*

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?

Most of the site is currently gravel. The existing vegetation around the ponds will be removed as part of the reconstruction process. If the wetland conservation easement study determines there is not an onsite wetland, that area will be cleared of vegetation as well. The dominant vegetation on the site is grass and shrubs around the ponds and wetland easement. There are some trees along the access road to C Street **SW** that will remain.

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

There are no known threatened or endangered species on or near the site.

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

The proposal includes the planting of native plants, trees, and low shrubs in parking lot landscaped areas and adjacent to the building to meet City of Auburn standards.

f. List all noxious weeds and invasive species known to be on or near the site.

King County identifies Tansy Ragwort on a property to the west and spotted knapweed to the south and east. It is likely that Himalayan blackberry is also present onsite.

5. Animals *[help]*

a. Check any birds and other 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, □ geese, □ ducks, ■ crows, □ 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 known threatened or endangered species on or near the site.

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

Yes. Various birds are known to migrate through the Auburn Valley.

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

Landscaping with native plant species is proposed for the site.

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

No invasive animal species are known to be on or near the site.

6. Energy and Natural Resources *[help]*

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 and possibly natural gas will be used for the building and site operation.

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

It is not anticipated that this project will 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 building will be designed in accordance with the Washington State Energy Code.

7. Environmental Health *[help]*

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.

It is anticipated that construction related to this proposal will generate only routine potential for environmental hazards associated with construction such as vehicle fuels and exhaust emissions and exposure to common building products such as paint and adhesives. Best Management Practices will be employed throughout construction to mitigate these risks.

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

There are no known contaminations onsite from past or present uses.

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 is a gas main in C Street **SW**, adjacent to the project. The existing main will not affect project development.

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.

It is anticipated that construction related hazardous material such as vehicle fuels and exhaust emissions and common building products such as paint and adhesives will be onsite during construction. It is unknown at this time what will be stored in the building or transported to and from the building but cleaning supplies, and possible landscape related chemicals (herbicides, pesticides, etc.) may be present within the building.

4. Describe special emergency services that might be required.

There are no special emergency services anticipated for this project.

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

Best Management Practices will be employed throughout construction to mitigate risk of environmental health hazards.

b. Noise.

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

There is traffic noise from SR-18, C Street **SW** and the nearby railroad tracks but none of these noises will affect the project.

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.

In the short term, there will be general site development and building construction noise. The site is proposed as a warehouse, therefore, it will be subject to truck traffic during normal business hours.

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

The project will comply with the City of Auburn's Noise Control Regulations (AMC-8.28).

8. Land and Shoreline Use *[help]*

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.

The current site is a large gravel lot. There is an existing warehouse to the north, commercial buildings to the east, a city maintenance yard and the Auburn School District bus yard to the south and railroad tracks and the Outlet Collection Mall to the west.

The proposed warehouses will be typical of the surrounding area and will not affect current land uses on nearby 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 may have been working farm land prior to 1998. The site was cleared in approximately 2000 and has not been a farm or working forest lands since then.

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:

Not applicable. There are no working farms or forest lands near the proposed project.

c. Describe any structures on the site.
There are no structures currently onsite.

d. Will any structures be demolished? If so, what?
No. There are no structures onsite.

e. What is the current zoning classification of the site?
M-2 Heavy Industrial.

f. What is the current Comprehensive Plan designation of the site?
M-2 Heavy Industrial.

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 a critical area? If so, specify.
There is currently a wetland conservation easement onsite but initial investigation did not find a classified wetland. Additional wetland investigation is proposed for the spring after groundwater has been recharged.
This area is located in a Groundwater Protection Zone 4. Best management practices for water resource protection are required per Auburn City Code 16.10.120(E)(2), if applicable.

i. Approximately how many people would reside or work in the completed project?
It is anticipated that approximately 130 people would work at the facility.

j. Approximately how many people would the completed project displace?
None.

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 is proposing a conditional use permit to meet current zoning for the City of Auburn. In addition, this project is in compliance with all applicable federal, state and county standards applicable to this site.

l. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
Not applicable.

9. Housing *[help]*

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None.

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:
Not applicable.

10. Aesthetics *[help]*

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
The height of the proposed structure is approximately 40-45 feet. Painted tilt-up concrete is expected as the exterior building material.

b. What views in the immediate vicinity would be altered or obstructed?
The building height will block some views for surrounding properties.

c. Proposed measures to reduce or control aesthetic impacts, if any:
Design will be reviewed and approved by the City of Auburn Planning Department.

11. Light and Glare *[help]*

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
The parking lot will have lights with downward directed fixtures to reduce glare beyond the perimeter of the project site. The building will have perimeter security lighting. Tenants have not yet been identified to determine hours of operation. We are assuming standard distribution operating hours.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
Light and glare from the finished project will be designed to not interfere with other adjacent facilities.

c. What existing off-site sources of light or glare may affect your proposal?
There are no existing off-site sources of light or glare that are anticipated to affect this proposal.

d. Proposed measures to reduce or control light and glare impacts, if any:
The exterior lighting will be directed downward to minimize any glare to nearby property owners. An outdoor lighting plan will be prepared and submitted, complying with Chapter 18.55 of the Auburn City Code.

12. Recreation *[help]*

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

The Outlet Collection Mall is located west of the site and includes numerous recreation facilities. The Interurban Trail is also west of the site. There is a park to the southeast that includes baseball fields.

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

No, the project will not displace any 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:

No mitigation measures or new recreational opportunities are proposed.

13. Historic and Cultural Preservation *[help]*

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 ? If so, specifically describe.

None are known.

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.

None are known.

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 (DAHP), archaeological surveys, historic maps, GIS data, etc.

A formal study has not been conducted for this site. King County iMap was used to look at historical photos (c. 1936).

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.

No measures are proposed.

14. Transportation *[help]*

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.

The site is south **of SR-18** and east of SR-167 ~~and SR-18~~. Both of these highways can be accessed from the site using C Street **SW** to the east. **Primary access to the site is from** 8th Street NW**, which** is ~~also~~ adjacent to the northeast corner of the site and connects with C Street **SW**.

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?

Yes, the site is served by transit. Metro bus service is available along C Street NW (Bus Routes 181, 910 and 917). Train service is available northeast of the site at the Auburn Station, approximately 1/2 mile from the site. ~~There are available transit stops along C Street **SW** which is approximately 680 feet east of the site.~~

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

The proposed project plans to provide approximately 260 new parking stalls.

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).

~~No.~~ **Half street improvements at C Street NW will be required.**

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

It is in the vicinity of rail transportation but it will not be used.

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 proposed project is estimated to generate 567 net new weekday daily trips, with 65 trips occurring during the AM peak hour and 67 trips occurring during the PM peak hour.

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.

No.

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

Payment of City of Auburn transportation impact fees will mitigate any project-related traffic impacts.

15. Public Services *[help]*

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.

The proposed buildings will require police and fire protection.

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

The proposed project will include fire sprinkler systems with monitoring systems and the parking lot and buildings will have security lighting.

16. Utilities *[help]*

a. Check 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.

The proposed utilities include:

Electricity - Provided by Puget Sound Energy
Water - Provided by City of Auburn. Public water will be extended through the site.
Telephone - Provided by CenturyLink
Sanitary Sewer - Provided by City of Auburn. Public sanitary sewer will be extended to the site.
Natural Gas - Provided by Puget Sound Energy
Garbage Service - Provided by Waste Management

Extension of these services to serve the site will be in accordance with the construction guidelines of these utility providers.

C. Signature *[help]*

Signature: Jason Hubbell
Name of Signee: Jason Hubbell
Position and Agency/Organization: Senior Project Engineer Barghausen Consulting Engineers, Inc.
Date Submitted: December 3, 2019