

SEPA ENVIRONMENTAL CHECKLIST

A. Background

1. Name of proposed project, if applicable:

Chick-fil-A

2. Name of applicant:

Chick-fil-A, Inc
West Region – Design & Construction
15635 Alton Parkway, Suite 350
Irvine, CA 92618

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

Carlos Arias, Project Engineer
PO BOX 270571
San Diego CA 92198
951-970-9138
carias@4gdev.com

4. Date checklist prepared:

March 2nd, 2018

5. Agency requesting checklist:

City of Fircrest, WA

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

As soon as permits are issued, we expect to commence with demolition of existing building and immediately commence with site improvements and construction of the new building. Total demo to grand opening: 26 weeks.

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

No.

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

Phase I Environmental Site Assessment, Asbestos Survey, GeoTechnical Report.

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 none.

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

County Environmental Health construction and operator's permit

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.)

Demolish existing 4,824sf attorney office and existing 6,545sf restaurant building and construct a new 4,706 sf quick-service restaurant with drive-thru service and 49 parking spaces

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.

6520 19th Street West, Fircrest, WA 98466

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

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

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

The steepest slope on site is approximately 30 %

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.

Native on-site soils are generally classified as Glacial till

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

The applicant is not aware of any unstable soils in the immediate vicinity

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.

There will be minimal excavation and filling with approximately 2,000 cy of excavation and 500 cy of fill on site. Any imported fill will be clean, structural fill from on-site cut or an approved source.

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

The site is relatively flat, so the risk of erosion is very low. Any erosion would be sloughing into excavations or minimal sediment transport through storm water runoff.

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

Approximately 63% of the site will be covered in impervious surface, including the building, concrete, and asphalt

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 designed and implemented prior to construction in Accordance with City of Fircrest's standards. The TESC plan will likely include silt fence, catch basin inserts, seeding measures, a temporary construction entrance, and covering measures.

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.**

Grease-laden vapors from cooking, filtered at hood in kitchen

- 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:**

Type I Hood will filter grease-laden vapors as per local and state code.

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 on or in the immediate vicinity of the site

- 2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

N/A

- 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.**

N/A

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

The project does not anticipate any surface water withdrawals or diversions.
The redeveloped site will continue to discharge to the existing discharge location.

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

The project does not lie within any mapped 100-year floodplain.

- 6) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No waste material is proposed to discharge 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.**

Groundwater will not be withdrawn from a well. Public water service is provided by Tacoma Public Utilities.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

No waste material is proposed to discharge into the ground.

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 runoff from the proposed parking lot, sidewalk, and roof areas will be captured by an on-site storm drain system comprised of pipes, catch basins, water quality devices, and a detention system. The on-site drainage will discharge into the public stormwater system located within 19th street.

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

Source control measures will be in place on the site to prevent any waste materials from entering ground or surface waters.

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

The proposed site improvements will maintain the existing drainage patterns.

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

A detention vault is proposed to attenuate on-site flows in accordance with the adopted jurisdictional drainage requirements.

4. Plants

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

- ___deciduous tree: alder, maple, aspen, other
- ___evergreen tree: fir, cedar, pine, other
- ___ x shrubs
- ___ x 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?

Grasses and a few shrubs will be removed.

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

The applicant is not aware of any threatened or endangered plant species on or near the site.

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

Native tree species and other native plants are proposed in accordance with the City's code.

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

The applicant is unaware of any noxious weeds and invasive species 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.

UNKNOWN

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.

None Known

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

Unknown

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

none needed

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

The applicant is unaware of any invasive animal species on or near the site.

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 – Cooking, lighting, HVAC motors, other cooking appliances

Gas – Heating and Hot Water

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:

Project will comply with Washington State Energy Code

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.

- During demolition and construction, there will be the possibility of asbestos atomization, dust emission, and spillage of adhesives, paint, etc. Also, there is always the danger of construction-related injuries. Little to no danger to passersby unless they wander on to the construction site without permission or knowledge of
- Oil Cooking – risk of oil fire or burns
- CO2 system for carbonating beverages – risk of asphyxiation
- Raw Food (chicken) – risk of botulism, salmonella, food poisoning among patrons

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

None known.

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.

None Known.

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.

CO2 gas, cleaning supplies, other materials typical of a fast food restaurant

4) Describe special emergency services that might be required.

None.

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

- Construction BMP's, Personal Safety Equipment, construction fences, signage.
- Fire Suppression system attached to automatic and manual activations, actively monitored off-site
- CO2 detection and alarm system
- Safe Food-handling practices, training

b. Noise

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

Vehicle and pedestrian traffic to and from business during business hours, exhaust fans and roof-top HVAC systems.

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.

During demolition and construction there will be power-cutting, hammering, earth-moving equipment, trash hauling

After demolition, there will be vehicle and pedestrian traffic during business hours (Mon-Sat, 6:30 am – 11:00 pm)

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

Sound dampening mounts for Roof-top HVAC equipment, sound dampening landscaping on perimeter and within site

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.

Current use is an attorney office and a vacant restaurant. Proposed use is Fast Food Restaurant with Drive-thru. Surrounding properties include a college, commercial office and professional services, drive-thru coffee shop, retail, and a gas station.

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?

No.

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:

No.

c. Describe any structures on the site.

Existing Type V-B restaurant building

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

Existing building will be demolished

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

Commercial Mixed Use

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

Unknown

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 by the city or county? If so, specify.

No.

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

The restaurant will employ approximately 75 full and/or part-time employees

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:

None needed. The proposed use is consistent with the existing project land uses and plans.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None needed.

9. Housing

- 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.**

Not Applicable

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

Not Applicable

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 portion of the proposed building is approximately 24' above the finished grade.

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

None

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

The proposed building is attractive in appearance and the completed building will represent an improvement over the existing tired and dilapidated building.

11. Light and Glare

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

During business hours of darkness, there will be building exterior, building signage, and parking lot illuminations. After the business closes, there will be only minimally safety area lighting.

- 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.

12. Recreation

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

Unknown.

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 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.

No.

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.

No

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.

None

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.

Not Applicable

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.

Immediate access via a single driveway on 19th Street. Project proposes to add an additional access (via a access easement and coincidental access drive aisle) to

- 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?**

Pierce Transit bus lines run along 19th Street. Tacoma Community College Transit Center at S 19th & S. Mildred, served by bus lines 1, 2, 10, 16, 28, 52, 53, 100, and 595.

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

The existing development provides for approximately 60 parking spaces.

The proposed development provides for 49 parking spaces

- 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).**

Pedestrian access along public right of way.

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

Customers, Employees, and construction workers may avail themselves of public transportation to and/or from the site

- 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?**

Please see the Traffic Impact Report for this information

- 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:**

By providing a second vehicle entrance to the site, we will reduce the amount of vehicle congestion at the site entrance on the arterial street (19th Street). Furthermore, we have designed our parking lot to be as efficient as possible so as to reduce parking lot friction and weaving, as well as minimizing the impact of delivery vehicles by scheduling deliveries during non peak hours. Furthermore, during peak hours, we will be deploying additional team members to the parking lot with hand-held remote ordering devices to increase the efficiency of the order and food delivery process so as to minimize the drive-thru lane queues.

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.**

No.

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

None.

16. Utilities

a. **Circle utilities currently available at the site:**

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

All wet and dry utilities are presently serving the existing restaurant building.

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.**

Electrical, gas, storm and sanitary sewer, telephone, cable, water.

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 _____

Position and Agency/Organization _____

Date Submitted: _____

D. supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Additional customers and higher sales volume will likely result in increase in sanitary sewer discharge. There will be no appreciable difference to storage or release of toxic or hazardous substances. Emissions will be less because we will be constructing a new building with new equipment using the latest energy efficient and environmentally conscientious technologies. The only appreciable increase in noise will be the additional laughter, squeals of delight and anticipation, and applause by our loyal customers.

Proposed measures to avoid or reduce such increases are:

None.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Not likely

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Not Applicable

3. How would the proposal be likely to deplete energy or natural resources?

Not Likely

Proposed measures to protect or conserve energy and natural resources are:

Low Emission and Energy efficient building materials and equipment.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Not Likely

Proposed measures to protect such resources or to avoid or reduce impacts are:

Not Applicable

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Not Likely

Proposed measures to avoid or reduce shoreline and land use impacts are:

Not Applicable

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Increase in sales will likely increase vehicle trips to the site. Additionally, environmentally-minded patrons will likely avail themselves of public transportation services

Proposed measures to reduce or respond to such demand(s) are:

None. We want more customers to come to our store.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

None. We are law-abiding, environmentally conscious business.