

***Appendix A***  
***SEPA Checklist***

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# SEPA ENVIRONMENTAL CHECKLIST

## *Purpose of checklist:*

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## *Instructions for applicants:* [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

## *Instructions for Lead Agencies:*

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## *Use of checklist for nonproject proposals:* [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

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

1. Name of proposed project, if applicable: [\[help\]](#)

City of Bonney Lake  
2016 Water System Plan Update

2. Name of applicant: [\[help\]](#)

City of Bonney Lake

3. Address and phone number of applicant and contact person: [\[help\]](#)

Applicant: John Woodcock, City Engineer  
City of Bonney Lake  
8720 184<sup>th</sup> Avenue East  
PO Box 7380  
Bonney Lake, WA 98391  
253-862-8602

Contact: Geoff Dillard, PE  
RH2 Engineering, Inc.  
950 Pacific Avenue, Suite 1220  
Tacoma, WA 98402  
253-327-1522

4. Date checklist prepared: [\[help\]](#)

April 17, 2016

5. Agency requesting checklist: [\[help\]](#)

City of Bonney Lake  
Public Works Department

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

The *Water System Plan* is to be approved by City Council and DOH in 2016. Projects in the *Water System Plan* are prioritized for consideration by City officials. Separate projects will be constructed as funding becomes available. The *Water System Plan* addresses the policies, design criteria, and recommendations needed to construct, maintain, and manage a water system for proposed land use development as dictated by the City's and Pierce County's current comprehensive land use plan. The improvements are identified for a 20-year planning period. The primary focus of the plan is improvements that are needed over the next six years. Other improvements are identified through the year 2035.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

Yes, the City plans to supplement or update the *Water System Plan* and all its associated plans on a regular basis. The *Water System Plan* also includes a Wellhead Protection Plan, Water Conservation Plan, Earthquake Response Plan, Cross Connection Control Plan, and Satellite System Management Plan. Any desired changes to these recommendations will require a plan amendment. This study recommends that the plan be updated for the year 2020.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Each of the projects listed in the capital improvement program are subject to SEPA regulations. While some projects may be categorically exempt, most will require a Determination of Non-significance (DNS) and some will require either a Mitigated Determination of Non-significance (MDNS) or possibly an Environmental Impact Statement (EIS).

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. [\[help\]](#)

There are a number of pending applications affecting the City. For example, the City has applied to the Department of Ecology for water rights on wells necessary to provide adequate supplies to its customers.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Approval by the Washington State Department of Health (DOH) is required, Approval by the Bonney Lake City Council and Pierce County are required.

In addition, implementation if the various physical and programmatic changes included in the *Water System Plan* may require approvals from one or more of the following agencies:

- Washington State Department of Health (Plan Approvals)
- Washington State Department of Ecology (Water Rights)
- Washington State Department of Transportation (Right of Way Franchises)
- Washington State Department of Fisheries (Hydraulic Project Approval)
- Pierce County (Right of Way Construction Permits and other development 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. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

This proposal is a *Water System Plan* to serve the City of Bonney Lake water service area which covers an area roughly 26 miles in size, including water bodies. The plan addresses policies, design criteria, assumptions and recommendations for the water system and its service area, both inside and outside City Limits. The plan looks at the current service level and where improvements to that level are needed. Elements of these service levels are public health, groundwater and environmental protection, facility reliability, operation and maintenance, and financing issues. Using these factors, the plan proposes a long-range plan for facility improvements including replacement, repair, upgrading, and construction of transmission, distribution, supply and storage facilities; and construction of facilities required to bring service to the areas that are and will be designated as expansion or growth areas. This facility's program is

a proposed course of action to be used as a resource in developing and updating the Capital Improvement Plan (CIP) annually and as part of the *Water System Plan*, will be updated approximately every 6 years. Because the *Water System Plan* is programmatic and only lists general recommendations or additions that do not have specific sites or scopes of work, this checklist does not address any specific projects or site specific conditions. These projects and their associated impacts will be reviewed as engineering studies and scopes of work are developed and discussed in the SEPA reviews of the individual projects.

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. [\[help\]](#)

The area covered by this *Water System Plan* is the City of Bonney Lake's water service area. Service boundaries have been established by agreement and policy, specifically, the interlocal agreement dated March 10, 1986 between Pierce County and the City of Bonney Lake. Any future boundary changes will be addressed in subsequent updates or amendments to this plan.

## **B. ENVIRONMENTAL ELEMENTS** [\[help\]](#)

### **1. Earth**

a. General description of the site [\[help\]](#)

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

The majority of the water service area is the forested plateau around the Lake Tapps Reservoir.

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

The steepest slopes within the service area are along the hillsides descending from the plateau and are in the range of 25 to 30 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. [\[help\]](#)

The soils are the Alderwood type derived from glaciated areas. These consist of recessional gravels and tills. More specifically, they are characterized as gravelly sandy loams, sandy loams, and compacted gravelly silts. There are small areas of organic (peat) soils in the eastern part of the water service area.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

There is no recent history of unstable soils.

- 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. [\[help\]](#)

It is anticipated that several of the projects identified in this plan will require grading or fillin of a site. When backfilling the trench, native material (that which was removed during excavation) will be used if it meets standards. If the native material is not appropriate quality, suitable backfill material will be imported. Any importation of backfill material will be addressed in the environmental review during specific project planning phases.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Minor erosion during construction of water system projects could occur.

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

Water system project rarely create impervious surfaces. Typically water mains are installed in asphalt roadways or on easements where structures are prohibited.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

When projects are developed pursuant to this *Water System Plan*, the construction of these projects will meet all erosion control requirements set forth in the City of Bonney Lake standard plans and Pierce County Stormwater Management Manual or as required by the SEPA process.

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

Potential vehicular and equipment emissions may affect the ambient air quality for a short period of time during construction of water system projects. These impacts would be addressed in environmental review during project specific planning phases. No long term emissions will occur.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

Potential vehicular emissions may result from the ongoing maintenance of the system by the City. All City vehicles must meet State emissions control requirements including bi-annual emission tests.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

When projects are developed pursuant to this *Water System Plan*, the construction of those projects will meet all City codes including emissions control.

### 3. Water

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. [\[help\]](#)

The Lake Tapps Reservoir is the largest body of water in the water service area. Bonney Lake, Debra Jane Lake, Fennel Creek (Puyallup River), and numerous small lakes also exist within the service 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. [\[help\]](#)

Any projects identified within this document that are within 200 feet of the described waters will address this issue in the SEPA and Shoreline Permit review of the individual project. All City codes, as well as any outside agency requirements, will be met as provided in the project permit review process.

It is the City's goal to avoid construction in or around wetlands. It is, however, not beyond the scope of possibility that the City will have to do work on lines existing in the vicinity of wetlands or that engineering constraints may leave us few options for new construction. If the work is required in or around wetlands, the City will address this issue in the project permit review for that specific project. Reasonable effort will be made to maintain the integrity of, restore, or replace all wetlands areas as required by State and local regulations.



- 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. [\[help\]](#)

Any fill and dredge material that may be placed in or removed from surface water or wetlands will be addressed in the project permit review of the individual project. All City codes, as well as outside agency requirements, will be met as provided in the project permit review process.

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

It is not anticipated that there will be any discharge to or withdrawal from surface water.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

Portions of specific projects are located in the 100-year floodplain. These projects will address this issue in the project permit review of the individual projects. All City codes, as well as any outside agency requirements, will be met as provided in the project review process.

- 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. [\[help\]](#)

No waste materials; only domestic water will be discharged to surface waters from reservoirs during emergency

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. [\[help\]](#)

The City of Bonney Lake is dependent on groundwater (City owned wells and springs) and a wholesale intertie with the City of Tacoma for its water supply. Additional groundwater sources will be developed as described in the plan. The City currently has water rights for 9,093 gpm from its well and spring sources. Additional water rights are being pursued as part of implementation of the *Water System Plan*.

- 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. [\[help\]](#)

No discharges are contemplated.

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. [\[help\]](#)

In some cases, implementation of the plan would create insignificant additional impervious surfaces (e.g. reservoirs and well buildings) that would not alter stormwater runoff patterns. In those cases, the stormwater would be retained and detained consistent with the City's and Pierce County's stormwater control requirements.

Any runoff that may occur during construction of the capital improvements projects will be subject to City coded, as well as any outside agency requirements provided in the SEPA finding.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No.

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

N/A

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

Proposed measures to reduce or control surface, ground, and runoff water impacts will be addressed in the permit review of the individual projects. All City and County codes, as well as any outside agency requirements, will be met as provided in the permit review process.

4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

- 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? [\[help\]](#)

It is expected that localized impacts to vegetation could occur as a result of clearing to accommodate construction of project facilities. However, the specific types and amounts of vegetation that may be disturbed cannot be predicted. Since most projects would be within right-of-ways and under street, minimum amounts of disturbance are expected. Any potential removal or alteration of vegetation will be addressed in the project permit review of the individual project. All City and County codes will be followed and any necessary removal will be mitigated at the time of application.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

It is currently unknown if threatened or endangered flora exists within the planning area. If there are threatened or endangered species identified on or near the site of any individual project discussed within this plan, the impacts will be considered and discussed during the permit review of that project.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Any potential landscaping, use of native plan, of native plants, or other measures to preserve or enhance vegetation on site will addressed in the permit review of the individual project.

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

N/A

## 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. Examples include: [\[help\]](#)

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. [\[help\]](#)

None known.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

The entire region is part of the Pacific flyway for migratory birds. Waterfowl such as Canadian geese and shorebirds stop at wetlands within the water planning areas during their seasonal migration.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Any potential measures to measures to preserve or enhance wildlife will be addressed in the permit review of the individual project. All City codes, as well as any outside agency requirements, will be met as provided in the project permit review process.

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

N/A

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

Some facilities, such as booster pump stations and wells, will require electrical energy in order to run the pumps and telemetry. Energy used will provide domestic water to residents in the City of Bonney Lake service area.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

Other than storage reservoir and booster pump station projects, none of the other proposed project facilities would cast shadows affecting adjacent or surrounding 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: [\[help\]](#)

All facilities will be constructed utilizing efficient energy use systems that will not affect safety or reliability.

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

There are no environmental health hazards directly associated with the adoption of this *Water System Plan*.

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

N/A

- 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.

N/A

- 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.

N/A

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

The City's Public Works Department is on call to address any emergencies that may occur. The Public Works Director is responsible for assessing water system damage following an earthquake, and for communicating and coordinating repair efforts.

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

The earthquake response plan defines a water system seismic response plan and recommends that a licensed engineer perform periodic structural inspections of the City's water facilities, paying special attention to the integrity of connections between their structure and foundations, and other major structural connections. The response plan also recommends improvements to telemetry and control system to provide early damage assessments and to the transmission and distribution system to provide increased reliability and redundancy. The *Water System Plan* also includes a Cross Connection Control Plan to prevent the water supply from being contaminated by sanitary sewer system or other non-potable fluid transmission systems.

#### b. Noise

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

Existing noise could not affect construction or operation projects proposed in this plan,

- 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. [\[help\]](#)

There will not be any noise involved with the adoption of this *Water System Plan*. The projects identified in this plan will have short term noise impacts associated with their construction. After they are put into operation, booster pump stations make minimal noise. Underground station would be muffled by the ground so as to be practically silent while above ground station will have a hum that would be quieter than the noise of the adjacent street.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

When projects are developed pursuant to this *Water System Plan*, the construction of those projects will meet City codes including those regulating noise.

**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. [\[help\]](#)

Current land use within the planning area varies from commercial to agricultural to single family residential to undeveloped land.

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? [\[help\]](#)

Several portions of the service area have agricultural uses. Any projects identified within this document that may be in an area used for agriculture will address this issue in the permit review of the individual project. All City codes, as well as any outside agency requirements, will be met as provided in the project permit review process.

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. [\[help\]](#)

Structures vary throughout the planning area from residential to commercial, including single family, multi-family, commercial, retail, office, and light manufacturing.

d. Will any structures be demolished? If so, what? [\[help\]](#)

Demolition of structures before or during construction of any of the identified projects is not anticipated. If a structure must be demolished, it will be addressed in the permit review of the individual project, if required. All City codes, as well as any outside agency requirements, will be met as provided in the project permit review process.

e. What is the current zoning classification of the site? [\[help\]](#)

The *Water System Plan* covers all areas of the City and involves the zoning within the City code. In addition, the Plan covers areas in Pierce County and involves the zoning within the County Land Use Plan

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Bonney Lake's *Water System Plan* is currently being updated to comply with the Growth Management Act.

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No projects have been identified with documented "critical areas" which include areas such as wetlands and steep slopes. If projects must occur in these areas, they will be addressed in the permit review of the individual projects to determine the alternative with the least environmental impact. All City codes, as well as any outside agency requirements, will be met as provided in the permit review process.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Presently, the City's water system services approximately 37,000 people. This study addresses water needed for 20-year development conditions under current comprehensive land use plans. When the study area identified in this plan is developed to this 20-year level (under current zoning) and the necessary water system in place, it will serve approximately 55,000 people.

j. Approximately how many people would the completed project displace? [\[help\]](#)

It is not anticipated that any projects identified within this plan would displace anyone within the planning area.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Does not apply.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The Public Works Department will ensure consistency with the *Water System Plan* by updating or amending the water plan as needed. To ensure compatibility the plan will be reviewed by all applicable state agencies and adjacent utilities.

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

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

No housing units will be provided as a result of adoption of this *Water System Plan*. This plan addresses the development of the water system needs for land uses under the City's current zoning plan. Any housing units constructed concurrently or subsequently to projects identified in this stud will conform to current building department standards.

The specific projects identified within this plan will be designed to handle the capacity proposed in the zoning current at that time. Water capacity proposed is but one factor in the growth of the housing supply. Development should not take place until all facilities (i.e., water, emergency services, schools, and transportation) are constructed. Therefore, no significant impact on housing will result from these projects.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

No housing units are anticipated to be eliminated by either the adoption of this plan or any subsequent projects.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

Neither the adoption of this plan or any of the projects discussed within this document will have any direct impacts on local or regional housing supply. None of the projects are of a scope that would require bringing large numbers of workers to the area for construction or operation.

## 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? [\[help\]](#)

Projects identified within this study will include reservoirs and booster pump stations. Reservoirs could be made out of concrete or steel and may be between about 30 to 120 feet tall. Booster pump stations could be small fiberglass enclosures (under 50 square feet), small permanent buildings (under 250 square feet) or larger concrete masonry unit (CMU) type buildings with metal roofs (2,000 square feet) structure. None of these structures are anticipated to be over 25 feet in height.



- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Views of project areas would be altered during construction due to clearing, excavation, and staging activities.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

If any projects identified within this study area have aesthetic impacts, they will be addressed in the permit review of that project. All City codes, as well as any outside agency requirements, will be met as provided in the project permit review.

## 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

No light or glare will be produced by the adoption of this plan. The projects identified within this plan may create a temporary increase in ambient lighting during construction activity. Some booster pump stations and reservoirs may have security lighting.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Lighting will be focused and directed to mitigate any potential lighting impacts. If any lighting over 300 watts is used, it will be shielded to prevent light and glare impacts on adjacent residents.

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

This study area has numerous recreational opportunities, such as facilities belonging to the City of Bonney Lake (including parks, trails, and community centers), Pierce County (such as parks and trails), the School District (play fields), and private parties (docks).

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

It is not anticipated that any permanent impacts to existing recreational usages will occur as a result of this plan. Some of the projects identified within this plan may have temporary impacts, such as access, during construction. There is also the potential for recreational enhancement, such as trails that may be developed as part of some water projects.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

Neither the adoption of this plan nor the construction of the projects identified in the study will have any permanent impacts on recreational opportunities. Some of the projects may have temporary impacts during construction or the potential for recreational enhancement. These items would be discussed in the permit review of the individual project. All City codes, as well as any outside agency requirements, will be met as provided in the project permit review process.

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

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. [\[help\]](#)

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, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Historic and cultural review for construction projects when appropriate or required.

- 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.

Any measures that may be necessary to reduce or control impacts will be mitigated at the time individual projects are reviewed per permit requirements. If any evidence of historical, archeological, scientific, or cultural importance is discovered, there will be cessation of construction activity until a proper survey can be completed.

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

The transportation system within the service area consists of major transportation corridors, arterial, City streets, and local access roads. The major transportation corridors include State Route 410. The City's water system is planned and constructed, in most part, to utilize public street right-of-ways.

- 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? [\[help\]](#)

Yes, the transit service is available throughout the service area.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Does not apply.

- 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). [\[help\]](#)

The projects identified within this plan will not require any new roadways. Construction impacts may make it necessary to make temporary improvements to accommodate access or to restore an existing roadway.

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

Does not apply.

- 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? [\[help\]](#)

There will be a temporary increase in vehicular trips during the construction of the projects identified in this plan.

- 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: [\[help\]](#)

If any of the projects identified within this document have impacts to transportation, the impacts will be discussed in the SEPA Checklist submitted for the project. All City codes, as well as any outside agency requirements, will be met as provided in the project permit review process.

**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. [\[help\]](#)

No.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

If any of the projects identified within this document have impacts on public services, the impacts will be discussed in the SEPA Checklist submitted for that project. All City codes, as well as any outside agency requirements, will be met as provided in the project permit review.

**16. Utilities**

a. Circle utilities currently available at the site: [\[help\]](#)

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

Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic systems, and stormwater systems.

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. [\[help\]](#)

Utilities for wells, booster pump stations, and other facilities include electricity (Puget Sound Energy) and telephone (Centurylink).

**C. SIGNATURE [\[HELP\]](#)**

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: *Geoffrey S. Dillard*

Name of signee Geoff Dillard

Position and Agency/Organization Director, RH2 Engineering, Inc. for the City of Bonney Lake.

Date Submitted: 5/17/16

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS [\[help\]](#)

(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?

The proposal is a long-term plan to provide better water service to the City. Therefore, it would not directly result in any discharge to water, or in the production, storage, or release of toxic or hazard substances or noise.

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?

The *Water System Plan* would not directly affect plants, animals, fish, or marine life.

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

Does not apply.

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

Operation of the water system requires groundwater withdrawals and the use of electricity.

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

The intent of the proposal is to provide better management of energy and natural resources use by rationally projecting the City's needs and how those needs will be met.

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?

The City's Comprehensive Plan were closed reviewed to ensure that this *Water System Plan* would be compatible with environmentally sensitive areas.

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

See above

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?

The plans identified in the responses to Question No. 4 were also reviewed for compatibility with land and shoreline existing and proposed use.

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

Does not apply.

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

The *Water System Plan* would accommodate the increased demand on water service that the City has been and is expecting to continue experiencing.

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

See above.

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

This *Water System Plan* is in accordance will all local, state, or federal law and requirements for the protection of the environment.



STATE ENVIRONMENTAL POLICY ACT
THRESHOLD DETERMINATION OF NON-SIGNIFICANCE

Description of proposal: The City is in the process of completing an update to the City of Bonney Lake Water System Plan as required by WAC 246-290-100
Applicant: City of Bonney Lake
Location: City of Bonney Lake Water Service Area
Lead agency: City of Bonney Lake

The City of Bonney Lake has determined that the above described project does not have probable significant adverse environmental impacts on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

The City of Bonney Lake as the lead agency has also determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under Chapter 36.70A RCW and in other applicable local, state, or federal laws or rules as provided by RCW 43.21C.240 and WAC 197-11-158. Therefore, the City of Bonney Lake will not require mitigation measures under SEPA.

This DNS is issued under 197-11-355(4)(a). The City of Bonney Lake will not take final action on this proposal until after September 6, 2016. The comment period for the DNS was provided from July 13, 2016 to August 3, 2016 utilizing the optional DNS method provided in WAC 197-11-355.

Responsible official: John P. Vodopich, AICP
Position/title: Public Services Department Director
Phone: 253 447-4345
Address: P.O. Box 7380, Bonney Lake, WA 98391-0944

August 22, 2016
Date

Signature

APPEAL: This SEPA determination may be appealed by filling a written appeal with the City of Bonney Lake Community Development Department. Such appeal must be filled within fifteen days of the end of the comment period and shall be consistent with the requirements of BLMC 14.120.020. The last day to filing such an appeal will be 5:00PM on September 6, 2016.

Please contact Jason Sullivan, Planning and Building Supervisor, at (253) 447-4355 or email him at sullivanj@ci.bonney-lake.wa.us to read or ask about the procedures for SEPA appeals.

**From:** Paul Inghram <PInghram@psrc.org>  
**Sent:** Monday, July 11, 2016 2:25 PM  
**To:** Jason Sullivan  
**Subject:** RE: PLN-2016-01901 Notice of Application, Optional DNS and Public Hearing (Bonney Lake Water System Plan)

Bonney Lake  
Public Services Department

Re: City of Bonney Lake Water System Plan Update

Thank you for providing notice of the draft Water System Plan update.

The draft Water System Plan appears to use the same growth assumptions for the city as the adopted Bonney Lake Comprehensive Plan, which is based on a growth rate of 2.1% annually. Like the comprehensive plan the draft WSP predicts a city population of 28,654 in the year 2035. However, Bonney Lake's comprehensive plan was conditionally certified by the Puget Sound Regional Council for planning for a level of growth that is inconsistent with the region's adopted Regional Growth Strategy. It is anticipated that over the next year the comprehensive plan will be amended to revise its 2035 growth expectations downward. The WSP should be modified consistent with the upcoming revision to the comprehensive plan. If the comprehensive plan amendment work won't be ready in time for the WSP, the WSP should at least acknowledge the upcoming plan amendment, the change to the growth forecast, and implications of growing slower.

The draft WSP uses the term "buildout." It has been our experience that so-called "buildout" figures are not a reliable estimate of long term development. It is common to see areas of existing development redevelop and for zoning regulations to change over time in a way that may support development greater or different from what would be buildout under today's zoning. It may be appropriate to provide a different title, such as "current zoning maximum." Alternatively, if the intent is to identify potential long-term demand, it may be appropriate to identify and consider the opportunity for development and redevelopment over the long term, such as the next 75 years.

I hope that these comments are helpful in planning for the long-term water needs of the community.

If you have any questions, please let me know.

**Paul Inghram, AICP | Growth Management Program Manager | Puget Sound Regional Council**

1011 Western Ave Ste 500 | Seattle, WA 98104

206-464-7549 office | 206-790-0182 mobile | [pingham@psrc.org](mailto:pingham@psrc.org)



Puget Sound Regional Council



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**From:** Jason Sullivan [<mailto:SullivanJ@ci.bonney-lake.wa.us>]  
**Sent:** Monday, July 11, 2016 12:46 PM  
**To:** Jason Sullivan  
**Subject:** PLN-2016-01901 Notice of Application, Optional DNS and Public Hearing (Bonney Lake Water System Plan)

Good Morning,

Please see the attached Notice of Application, Optional DNS, and Public Hearing for PLN-2016-01901. The proposal is the adoption of the update to the City of Bonney Lake Water System Plan. A copy of the SEPA Checklist and the Draft Water System Plan, without appendices, is attached to this email.

The comment period closes August 3, 2016 at 5:00 PM.

Sincerely,

**Jason Sullivan | Planning and Building Supervisor | City of Bonney Lake**

**9002 Main Street E | Suite 300 | Bonney Lake, WA 98391**

**Phone: (253) 447-4355 | Fax: (253) 862-1116**

<http://www.ci.bonney-lake.wa.us> | [SullivanJ@ci.bonney-lake.wa.us](mailto:SullivanJ@ci.bonney-lake.wa.us)

 *Please consider the environment before printing this email.*

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Planning -  
Commission -

# Memo

**Date** : July 6, 2016  
**To** : Mayor and City Council  
**From** : Grant Sulham, Planning Commission Chair  
**Re** : **Water System Plan**

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The City's Water System Plan (WSP) is required to be updated every six –years pursuant to WAC 249-290-100. The purpose of the plan is to identify and schedule water system improvements that correct existing system deficiencies, and ensure a safe and reliable supply of water for current and future customers. Once the update water system plan approved by DOE, it will also be adopted by reference in the City's comprehensive plan as part of the Community Facilities and Services Element.

The Planning Commission voted 7-0-0 to recommend that the City Council adopt City of Bonney Lake Water System Plan.

As required by BLMC 14.40.100, the Planning Commission adopts the following findings of fact in support of its recommendation:

1. - On July 6, 2016, the City of Bonney Lake Planning Commission held a public hearing to consider the amendments to the City's development regulations contained in this Ordinance, as required by BLMC 14.140.080.
2. - The City complied with all applicable notice, timing and comment provisions in scheduling and carrying out the above-referenced hearing.
3. - At the above-referenced hearing, the City of Bonney Lake Planning Commission determined that the amendments to the City's development code contained in this Ordinance are consistent with other BLMC development regulations and with the laws of the State of Washington.
4. - Under the State Environmental Policy Act (SEPA) the adoption of this Ordinance is a non-project action as defined by WAC 197-11-704(2)(b) and the SEPA Official issued a Determination of Non-Significance (DNS) on July 1, 2016.

June 7, 2016



City of Bonney Lake  
Attn: Doug Budzynski  
9002 Main St. E.  
Bonney Lake, WA 98391

P.O. Box 7380 • Bonney Lake, WA 98391  
(253) 862-8602

Re: Water System Plan SEPA Review – PLN-2016-01901

Dear Mr. Budzynski:

The purpose of this letter is to provide written notice as required by BLMC 14.40.030.B that the Community Development Department has determined that the SEPA application for the *City of Bonney Lake Water System Plan*, received on May 24, 2016, met the procedural submittal requirements established by the Bonney Lake Municipal Code. The application was deemed complete effective June 7, 2016. The application has been filed under PLN-2016-01901

The application materials have been routed to those departments, divisions, and/or agencies that have jurisdiction over the above project.

Please note that during the review of the application, the City of Bonney Lake may request additional information.

If there are any questions regarding the above information please contact me by phone at (253) 447-4355 or email me at [sullivanj@ci.bonney-lake.wa.us](mailto:sullivanj@ci.bonney-lake.wa.us).

We are looking forward to working with you on this project.

Sincerely,

Jason Sullivan  
Senior Planner  
Community Development Department

cc: PLN-2016-01901