

City of Sumner

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." in addition, complete the supplemental sheet for nonproject actions (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. Background

1. Name of proposed project, if applicable: *J.B. Hunt Canopy Addition*
2. Name of applicant: *J.B. Hunt Transport Inc.*
3. Address and phone number of applicant and contact person:
*POE Engineering, Inc.
Attn: Alan F. Poe
1314 8th Street NE STE 201
Auburn WA 98002
253-833-4052*
4. Date checklist prepared: *January 22, 2019*
5. Agency requesting checklist: *City of Sumner*
6. Proposed timing or schedule (including phasing, if applicable):
Start as soon as permits are issued with completion in the Spring/Summer of 2019.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Not at this time.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
None is known, possibly for any developments in the surrounding area.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None are known.
10. List any government approvals or permits that will be needed for your proposal, if known.
SEPA, site development & building 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.)
The project proposes to add a 4,950sf pre-engineered metal canopy structure to cover existing operations in a paved area. The 7.0 acre site has been developed in the past under prior permit, has (2) other smaller buildings totaling 16,900sf, and is used by J.B. Hunt as a trucking facility with truck trailer storage and maintenance. Proposed use will be truck trailer maintenance & repair covering the existing paved operations – no work on motorized vehicles is proposed.
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 site is located on the west side of 142 Avenue East just north of the intersection with 8th Street East in the NE ¼ of Section 1, T20N, R4E, WM on APN 042001-2013. See project site plans for legal description & vicinity map.

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

EVALUATION FOR AGENCY USE ONLY

1. Earth

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

Flat.

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

General site slopes are less than 2%.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Soils are listed as Puyallup fine sandy Loam (31A) by the USDA SCS.

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

None are known.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Minimal grading will occur as necessary to install footings for the new canopy. The area is currently paved and that surfacing will remain with the new canopy covering the existing impervious area.

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

No erosion is anticipated as only footing are proposed to be installed in the existing paved area.

- 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 area, all existing.

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

Erosion control measures as required by the City of Sumner will be installed prior to commencing construction activities; ie catch basin filters, as/if necessary.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During construction dust & exhaust emissions associated with the construction equipment is expected, vehicle emissions after construction.

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

None are known that would affect this proposal.

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

None proposed.

3. Water

- a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

White river to the west approximately 250 feet, and an on-site storm pond near the northwest corner 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.

No work will occur within 250 feet of the described waters.

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.

None.

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

No. Site is paved and impervious in the area of work, and the storm system will remain unaltered.

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

No.

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

None is anticipated.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

None is anticipated.

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 anticipated to be discharged into the ground as a result of this project.

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 is collected from the entire site via downspouts & catch basins, routed to a detention pond near the NSW corner of the property. The existing storm system will not be affected by this proposal.

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

No unusual waste material is anticipated.

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

See item c.1) above.

4. Plants

- a. Check or circle types of vegetation found on the site:
deciduous tree: alder, maple, aspen, other: *cotton wood*
evergreen tree: fir, cedar, pine, other
shrubs
grass
pasture
crop or grain
wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
water plants: water lily, eelgrass, milfoil, other
other types of vegetation *blackberry brambles*
- b. What kind and amount of vegetation will be removed or altered?
None, the canopy will cover an existing paved area.
- c. List threatened or endangered species known to be on or near the site.
None are known.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Landscaping will be provided per City of Sumner Ordinance as/if required.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:
birds: hawk, heron, eagle, songbirds, other: *Robin, Crow*
mammals: deer, bear, elk, beaver, other: skunk, opossum, squirrel,
fish: bass, salmon, trout, herring, shellfish, other:
- b. List any threatened or endangered species known to be on or near the site.
None are known.
- c. Is the site part of a migration route? If so, explain.
Not to my knowledge, possibly part of the Pacific Flyway.
- d. Proposed measures to preserve or enhance wildlife, if any:
None proposed.

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 for lighting & general use.

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

Not to my knowledge.

- 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:

Construction will be per the 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.

No unusual hazards are known/anticipated.

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

The need for special emergency services is not anticipated. Normal services (ie, fire & police) are already available to the site & surrounding area.

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

None proposed.

- b. **Noise**

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

None are known that would 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.

Operation noise will be consistent with the zone & type of use proposed. Temporary noise will result from the construction of the proposed buildings approximately from 7am to 5pm.

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

None proposed.

8. Land and Shoreline use

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

The site has been developed in the past under prior permits and is used as a trucking facility, The White River is to the West, existing industrial uses to the North & South, and 142nd Avenue East to the East.

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

Possibly in the past.

- c. Describe any structures on the site.

(2) existing buildings totaling 16,900sf exist under prior permits.

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

No.

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

Light Industrial, M1.

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

Believed to be industrial.

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

The site has a shoreline designation of Urban Conservancy. No work is proposed within the 200 foot shoreline setback from the ordinary high water mark.

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

Not to my knowledge.

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

Same as the existing facility, no new functions are being added – just covering the existing use.

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

No displacement will occur.

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

None proposed.

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

Project will be compatible with the zoning ordinance.

9. Housing

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

Not applicable.

- 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:

None proposed.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The canopy will be a pre-engineered metal structure with 16' minimum clear height, metal siding and roofing.

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

The project would be incorporated into the adjacent building and surrounding views.

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

Employ professional design meeting the City of Sumner Ordinance.

11. Light and glare

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

Security lighting at night placed on the canopy exterior.

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

This is not anticipated.

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

None are known.

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

Security lighting will be directed on-site.

12. Recreation

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

City parks are in the vicinity.

- 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 proposed.

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None are known.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None are known in the vicinity of the site.

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

None proposed.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Valley Freeway 167 to 8th Street East to 142 Avenue East and to the site.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Not known.

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

26 existing stalls, none eliminated.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
- No. Site is already developed.*
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
- No.*
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
- None, traffic volumes will remain unchanged as the use of the property will remain consistent with the existing use.*
- g. Proposed measures to reduce or control transportation impacts, if any:
- None proposed.*

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
- A significant increase is not anticipated.*
- b. Proposed measures to reduce or control direct impacts on public services, if any.
- None proposed other than paying taxes and designing the project per City of Sumner Ordinances.*

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
- Electricity and natural gas by PSE, water & sewer from City of Sumner, refuse by Waster Management, telephone by CenturyLink.*

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:



Date Submitted:

2/5/2019