



1104 MAPLE STREET, SUMNER WA 98390

COMMUNITY DEVELOPMENT DEPARTMENT

253-299-5520

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Project Name: Sumner Park 410 Storage/Retail Facility
Permit Application #: PLN-2016-0073
Location: 162XX Auto Lane, Sumner, WA 98390 (Parcel(s): #0520301039)
Description of Proposal: The proposal is to construct a commercial facility consisting of 9 buildings with retail and self-storage uses, totaling a future buildout of approximately 131,000 s.f., including parking and loading areas, and landscaping, on a 4.48- acre site. The project will include clearing and grading, new building, and utilities and stormwater upgrades.
Applicant: Roger and Henry Hebert
2020 A Street S.E. Suite 101
Auburn, WA 98002
Lead Agency: City of Sumner

The lead agency for this proposal has determined that it does not have a probable significant adverse impact 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. **Associated documents may be downloaded at: http://www.ci.sumner.wa.us/Government/Public_Notices.htm**

_____ There is no comment period for this DNS.
_____ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
 X This DNS is issued under 197-11-340 (2); the lead agency will not act on this proposal for 14 days from the published date below.

Responsible Official: Ryan Windish
Position/Title: Interim Community Development Director
Phone: (253) 299- 5524
Address: _____, WA 98390

Signature: 

Date: October 12, 2016

Ryan Windish

Date Published: October 21, 2016

**City of Sumner
SEPA MITIGATION MEASURES**

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1. The existing cul-de-sac at the NW corner of this property is not adequate to meet current city standards for a permanent cul-de-sac and it is not dedicated as right-of-way. As part of this project, the applicant will dedicate property as necessary and improve the cul-de-sac to current city standards.
2. The sewer force main that will serve this project must be extended from the east edge of the parcel to the east. That force main does not have significant excess capacity. The applicant's engineer must demonstrate the sufficiency of the existing sewer force main to serve the project and if necessary, the applicant must upsize the utility to provide additional capacity.
3. Enhanced treatment of stormwater runoff is required for this project.
4. The project shall obtain Design Review approval prior to issuance of building permits and site development permits; except that limited grade/fill activities may be authorized under separate permit.
5. Prior to building permit issuance, the property shall have recorded title notification of the following hazard areas:
 - a. Aquifer recharge area;
 - b. Seismic hazard area;
 - c. Volcanic hazard area.
6. At the time of building permits, the applicant shall pay all applicable City parks and trails fees.