



1104 MAPLE STREET, SUMNER WA 98390

COMMUNITY DEVELOPMENT DEPARTMENT

253-299-5520

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Project Name: 5 Rivers Truck Terminal
Permit Application No: PLN-2016-0007
Location: 31XX 142nd Ave. E., Sumner, WA 98390 (Parcel(s) #0420124031)

Description of Proposal: The proposal is to construct a parking facility for semi-trucks/trailers in a Light Industrial (M-1) zone. It includes paving approximately 2 acres of an existing 3-acre grass/gravel-covered parcel for a private truck parking lot, stormwater treatment, new street frontage improvements, and perimeter landscaping. The proposal includes a Habitat Management Plan and an excavated flood storage/habitat area.

Applicant: Contour Engineering LLC, for Shiad Investment
PO Box 949
Gig Harbor, WA 98335

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://sumnerwa.gov/category/public-notices/>.

_____ 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: 1104 Maple Street Suite 250, Sumner, WA 98390

Signature:

Date: December 1, 2016

Date Published: December 9, 2016

City of Sumner
SEPA MITIGATION MEASURES

Project Name: 5 Rivers Truck Terminal
Project Number: PRJ-2016-00007
Location: 31XX 142nd Avenue East, Sumner
Parcel(s): #0420124031

1. The project shall comply with the project's Design Review Director's Decision, PLN2016-0008.
2. Additional ROW along 32nd shall be dedicated and frontage improvements constructed in conformance with the industrial local street standard. Existing roadway improvements shall be utilized in place. Frontage improvements are to include illumination, driveway approaches, landscaping and sidewalk on the north side.
3. Storm drainage design will include enhanced treatment for all pollution generating surfaces.
4. The project shall follow the recommendations of the Habitat Management Plan (revised August 2016), including providing floodwater storage capacity on site in an amount equal to the amount of floodplain fill.
3. 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;
 - d. Flood hazard area.
4. At the time of building permits, the applicant shall pay all applicable City parks and trails fees.