



MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Description: Construct an approximately 6.7 acre parking facility for semi-trucks/trailers, along with associated storm water treatment and perimeter landscaping. The work will be completed in two phases; the north parcel will be completed in phase one and the southern two parcels will be developed in phase two. Documents related to this proposal are available on the City of Sumner website at www.ci.sumner.wa.us.

Applicant: Pacific Southern LLC
29710 66th Avenue South
Auburn, WA 98001

Project Number: PLN-2017-0026

Location of Proposal: 1815 and 1905 136th Ave E, Sumner, WA 98390 (Parcel(s) #4495401300, 4495401311 and 4495401312)

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.

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.

This DNS is issued under 197-11-340 (2); the lead agency will not act on this proposal for 14 days from the date below.

Responsible Official: Ryan Windish

Position/Title: Director of Community Development

Phone: (253) 299-5524

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

Date: June 5, 2017

Signature:  Ryan Windish

Published: June 5, 2017

SEPA MITIGATION MEASURES

Conditions of approval

- 1) The site water main loop for fire protection shall include full size stubs to the northeast and southeast to the property line for future expansion and extension of the public water main system to adjacent properties.
- 2) The stormwater design shall include enhanced treatment and oil control.
- 3) This project shall comply with the Design Review Directors Decision PLN-2017-0026.
- 4) 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.