



MITIGATED DETERMINATION OF NON-SIGNIFICANCE

---MODIFIED---

Project Name: PROLOGIS TRUCK PARKING EXPANSION
Permit Application #: PLN-2017-0051 (previous PLN-2000-00026)
Location: 14401 24th Street East, Sumner, WA (Parcel #6024800020)

Description of Proposal:

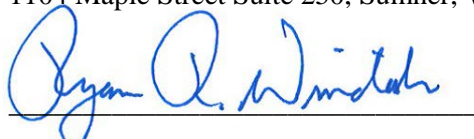
Construct a 77,500 s.f. parking area expansion for 59 truck/trailer stalls, as an accessory use on a 35-acre existing industrial facility. The existing Prologis site includes 652,000 s.f. of warehouse space, vehicle parking areas and 153 truck/trailer parking areas. The parking expansion project includes grading, stormwater facilities, and landscaping. The original Mitigated Determination of Non-Significance (MDNS, PLN-2000-00026) was issued January 18, 2001 for the 35-acre industrial facility to build approximately 652,000 s.f. of industrial/office space. This proposal is to modify the original SEPA approval to change a previously filled/graded building pad to a parking lot. The project file includes documentation that the parking area site was previously filled in 2004 to an elevation of 55.5 feet above the 100-year floodplain elevation of 55.29 feet as shown on the FEMA 2012 FIRM maps. No work is proposed in the 200-foot shoreline jurisdiction or shoreline buffer to the east.

Project Number: PRJ2017-00007
Applicant: Joe Maxwell, PROLOGIS, 12720 Gateway Drive, Suite 110, Tukwila, WA 98168
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.
 This DNS is issued under WAC 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:** Community Development Director
Phone: (253) 299-5524
Address: 1104 Maple Street Suite 250, Sumner, WA 98390

Signature: 

Date: 8/24/17

Ryan Windish

Date Published: 8/31/17

SEPA MITIGATION MEASURES

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1. Stormwater runoff from all proposed pollution generating surfaces will receive enhanced treatment and will also receive oil control treatment as required by the stormwater manual currently adopted by the City of Sumner.
2. The runoff from this site will be routed through the existing combined wet/detention pond if it can be demonstrated that the original wet/detention pond design anticipated this tributary area. No new wet/detention pond or expansion of the existing wet/detention pond will be allowed.
3. The project shall obtain Design Review approval prior to issuance of site development permits; except that limited grade/fill activities may be authorized under separate permit.

PREVIOUS MDNS MITIGATION MEASURES from PLN-2000-00026:

WIRELESS COMMUNICATIONS

- ~~4. Proposed wireless communications monopole is subject to requirements of SMC 18.37, and will be permitted only upon demonstration that all performance standards and co-location analysis requirements of that chapter have been satisfied. *COMPLETED WITH ORIGINAL PROJECT*~~
- ~~5. Live storm water storage will not be permitted within 200 feet of the Stuck River unless a minimum of a three (3) cell pond is constructed to the satisfaction of the City Engineer and the Washington Department of Fish and Wildlife (WDFW). The three cell pond shall be located so that the detention and settling ponds are located outside of the 200 foot setback as measured from the ordinary high water mark of the Stuck River. The third cell, containing detention storage only, may be located within the buffer if the resultant pond is naturally functioning as demonstrated in a revised habitat management plan. *COMPLETED WITH ORIGINAL PROJECT*~~
- ~~6. The Applicant shall form a Storm Water Management Association responsible for maintaining the proposed storm water facilities. A City of Sumner Storm Water Maintenance Agreement shall be incorporated into the Storm Water Management Association document and shall include the maintenance of storm water quality control devices and conveyance systems of each individual parcel of the proposed development. Maintenance of the third cell, as described in No. one (1) above, shall be limited to only extreme and infrequent cases where the effective functioning of the entire storm water system is jeopardized. *COMPLETED WITH ORIGINAL PROJECT*~~
- ~~7. A National Pollution Discharge Elimination System (NPDES) permit is required from the Washington State Department of Ecology for any clearing of more than 5 acres. A copy of the permit is to be provided to the City. The City will not hold up issuing its grading permit until a copy of the NPDES permit is provided. However, since state requirements prohibit any work until the NPDES permit is obtained, the City will not issue its permit until the copy of the NPDES permit is provided, unless otherwise requested by the applicant. *COMPLETED WITH ORIGINAL PROJECT*~~

STREETS

- ~~8. Applicant shall contribute its proportionate share for traffic impacts to the following:
 - ~~136th Street and 24th Street interim improvements within the existing right of way to improve the turning radius at the northeast corner of the intersection of 24th Street East and 136th Avenue East to~~~~

- provide for the safe turning movement of tractor-trailer vehicles around said corner.
- 14Qth Street and 24th Street construction of intersection including new traffic signal when warrant studies indicate the need for said signal.
- 142nd Street and 24th Street intersection construction.
- 24th Street East of 142nd Street Construction of 24th Street, which shall have a truck turn around at the east end with parking provided for the pedestrian trail (see item 9 below) [ITEM 12]. The approach ramp to the pedestrian trail shall be taken into account when designing 24th Street.
- 16th Street East, between 137th Avenue East to 136th Avenue East (Valentine Avenue) Construction improvements within the existing right-of-way to a standard to effectively withstand anticipated truck traffic, including haul trucks for the required fill material, for a minimum of five years from the date the improvements are completed.

Applicant's proportionate share of the costs of the above improvements shall be based on its approved traffic impact analysis and a survey of the traffic impact fees from surrounding adjacent communities, which the Applicant shall submit to the City. The Applicant and Public Works Department shall establish a fair and reasonable fee and/or construction improvements that will mitigate the Applicant's proposed development transportation impacts.

COMPLETED WITH ORIGINAL PROJECT

9. Applicant shall provide the Public Works department, for review and approval, with a truck maneuvering diagram for the entire site. Maneuvering diagram shall, at a minimum, adequately address the following items:
- a. Fire truck access to the site, truck staging, dock loading maneuvering and driveway access.
 - b. Provisions for preventing trucks from entering into oncoming travel lanes.
 - c. Minimize conflicts between truck maneuvering and fire/emergency vehicle access.

COMPLETED WITH ORIGINAL PROJECT

10. Applicant shall obtain the necessary right of way, design and construct 20th Street East, between the subject property and 140th Avenue, to City of Sumner standards. Design shall be submitted to the Sumner Public Works Department for review and approval. In the event that the applicant can provide written documentation showing that negotiations to acquire the necessary property were unreasonable to accomplish this condition, the City Engineer may provide for the following alternative: reconfigure the existing intersection of 24th Street and 142nd Avenue to a "tee" configuration rather than a curve, and install a traffic signal. *COMPLETED WITH ORIGINAL PROJECT*

11. Applicant shall provide the City with a signed "No Protest Local Improvement District (LID)" agreement for the future grade separation of the UPRR crossing and 24th Street East.

COMPLETED WITH ORIGINAL PROJECT

12. A Pedestrian/Bicycle Trail shall be constructed on the property in accordance with Sumner/Pacific Trail Master Plan, September 1996. Applicant shall provide a 20' easement for new trail. Location of the trail shall be coordinated with adjoining properties.

COMPLETED WITH ORIGINAL PROJECT

13. Local Improvement District (LID) No. 70 changes or dissolves so that its planned improvements to the intersection of 24th Street East and 136th Avenue East are not accomplished under that LID, the Applicant shall sign a "No Protest Agreement" to include improvements to the intersection of 24th Street East and 136th Avenue East. *COMPLETED WITH ORIGINAL PROJECT*

IMPACT FEES

14. Applicant shall contribute fire, park, and trail mitigation fees consistent with City of Sumner Ordinance No. 1911 at the time of building permit issuance. Credit will be granted to the applicant for facilities constructed in lieu of the mitigation fee for that type of facility.

COMPLETED WITH ORIGINAL PROJECT

ENVIRONMENTAL HABITAT

15. ~~The Applicant shall protect the riparian buffer consistent with an approved habitat management plan by:~~
- a. ~~Dedicating the buffer property to the City of Sumner, or;~~
 - b. ~~Providing a public or private land trust dedication, or;~~
 - c. ~~Providing a permanent protective easement recorded with the Pierce County Assessor's office, or;~~
 - d. ~~Other measures as approved by the Community Development Director.~~

COMPLETED WITH ORIGINAL PROJECT