



NOTICE OF APPLICATION Optional DNS Process

NOTICE IS HEREBY GIVEN that the City of Sumner Environmental Official has received a SEPA Checklist and application for the project described below.

Project Name: Blueberry Industrial Facility
Permit Application No: PLN-2019-0011
Location: 31XX 142nd Avenue, Sumner, WA (Parcels #042012-4031 and 4038)

Proposal Description: Construct a 78,000 square-foot office/warehouse building on 3.81-acre site in a Light Industrial (M-1) zone. Includes grading/fill, parking and loading areas, landscaping, stormwater facility, and street improvements. The site was previously developed as a gravel truck parking lot and a residence. A portion of the site is within the 100-year floodplain based on the City's adopted FEMA maps. The project will include floodplain fill mitigation using a flood storage gallery (rocks/voids/geofabric) below the building. There is no riparian vegetation present on the site.

Proponent: Bridge Development Partners, 10655 NE 4th Street #210, Bellevue, WA 98004
Applicant: Barghausen Engineers, 18215 72nd Avenue South, Kent, WA 98032
Date of Application: 2/5/19 **Date of Complete Application:** 5/22/19

SEPA Environmental Review: City of Sumner (lead agency) has reviewed the proposals for probable adverse environmental impacts and expects to issue a Mitigated Determination of Nonsignificance (MDNS). This determination is based on, in summary, the following conclusions: Proposal includes measures to address potential impacts, such as stormwater detention and treatment, floodwater storage gallery to compensate for floodplain fill, site landscaping, and street frontage improvements. **Associated documents available at:** <http://sumnerwa.gov/category/public-notices/>.

Comment Period(s): Opens June 6, 2019 – Closes June 21, 2019

The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project. Comments must be submitted by the closing date noted above.** Agencies, tribes, and the public are encouraged to review and comment on the proposed project. Any person or party may submit written comments concerning this application to the City of Sumner, 1104 Maple Street, Suite 250, Sumner, WA 98390 by the above deadline(s). Questions: Contact Ann Siegenthaler at 253-299-5520 or annsi@sumnerwa.gov.

The following conditions have been identified, to date, that may be used to mitigate the adverse environmental impacts of the proposal (in addition to compliance with regulations): Complete street frontage improvements; complete compensatory flood storage area; comply with project's approved Habitat Management Plan.

Required Permits: Fill and grade, demolition, building permits; compliance with other county/state/federal standards.
Required Studies: Habitat Management Plan, stormwater site plan. **Existing Environmental Documents:** None.
Preliminary determination of regulations that will be used for project mitigation and consistency: Zoning regulations, stormwater regulations, right-of-way design standards.
Public Hearing date/location: None

Date Notice Published/Posted/Mailed: June 6, 2019