



**MODIFIED**

**MITIGATED DETERMINATION OF NON-SIGNIFICANCE**

**Proposal:** ~~The construction of an approximate 50,250 square foot warehouse building on a currently undeveloped 3.77 acre parcel. The project will include building construction, grading activities, landscaping, paved parking and truck maneuvering areas, water and sanitary sewer extensions, storm water conveyance system and franchise utility extensions. The site was previously permitted for a pre-load and fill, which has been completed. FEMA flood maps have since changed and the project scope has been modified to accommodate existing work and the current flood elevations. Construction of a truck parking facility to include approximately 70 parking stalls, with potential later construction of an approximately 45,000 SF warehouse and office facility. Project will include associated site access, parking, landscaping and connections to city utilities.~~

**Applicant:** ~~Dan Balmelli  
Barghausen Consulting Engineers, Inc.  
18215 72nd Ave South  
Kent, WA 98032  
Trout Lake Partners  
Contact: JMJ Team, 905 Main Street, Suite 200, Sumner, WA 98390~~

**Project Number:** PLN-2014-0036/SEPA-2023-0011

**Location of Proposal:** 14700 block of 32nd Street East

**Parcel Number(s):** 0420131043  
NE ¼ of Section 13, Township 20N, Range 4E, of the Willamette Meridian

**Lead Agency:** City of Sumner

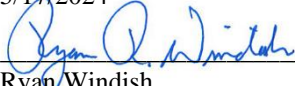
**Associated documents may be downloaded at:** [Public Notices – City of Sumner \(sumnerwa.gov\) or SEPA Register - \(wa.gov\)](http://Public Notices – City of Sumner (sumnerwa.gov) or SEPA Register - (wa.gov))

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 published date below.

**Responsible Official:** Ryan Windish  
**Position/Title:** Community & Economic Development Director  
**Phone:** (253) 299- 5524  
**Address:** 1104 Maple Street Suite 250, Sumner, WA 98390  
**Date:** 5/17/2024  
**Signature:**   
Ryan Windish  
**Published:** 10/29/2015  
**Modified Published**  
**Date:** 5/28/2024

### City of Sumner

### SEPA MITIGATION MEASURES

#### *Conditions of approval*

1. Per City of Sumner building department, a geotechnical report will be required with the submission of the initial building permits.
2. Applicant shall provide full frontage improvements, to include necessary right-of-way dedication, along the 32nd St. E frontage including the completion of the cul-de-sac at the east end of 32nd St. E. Frontage improvements are to include curb, gutter, sidewalk, storm, and illumination where none are present. Roadway improvements shall comply with the industrial road standard.
3. This project will include a water main extension and stub to the northeast corner of the parcel for the purpose of a future public water main loop extension to the north. Minimum water main size of 8".
4. No change in the base floodplain elevation is proposed. A LOMAR shall be completed to provide accurate representation of the site and flood zones following project completion.
5. A four foot tall densely vegetated landscaped berm with six foot tall fence at the top of the berm is required to screen the property from neighboring residentially zoned property.
6. Compliance with the proposed mitigation of the HMP shall be completed prior to any ~~occupancy~~ final approval of the development.
  - a. Prior to any work commencing, orange fencing shall be installed around the scope of work to ensure no work encroaches in floodplain, shoreline buffers or the drainage feature.
  - b. Split rail fencing and signage shall be installed around the developments perimeter along areas discussed in the HMP.
  - c. Native landscaping shall be used in areas in and along buffers.
7. Appropriate parks/open space and trail impact fees shall be paid prior to permit issuance.
8. The property shall record on the title the following hazard area notifications:
  - a. Aquifer recharge area,
  - b. Seismic hazard area,
  - c. Volcanic hazard area, and
  - d. Flood hazard area.