



SEPA DETERMINATION OF CONSISTENCY

Project Name: Heritage Park

Project Number: SEPA-2024-0014

Location: 916 Kincaid, 908 Kincaid and 902 Kincaid Avenue (Park lots) and 915 Kincaid and 922 Alder Avenue (Alley lots) Sumner WA 98390 APN: 7985000603, 7985000604 and 7985000610 for Park and 7985000490 and 7985000550 for Hops Alley.

Description of Proposal: Proposal to redesign the entire block containing the Reuben A. Knoblauch Heritage Park, open space and adjacent Hops alley in phases. Project to include a new outdoor park/open space, new approximately 18,000 sf event and public facility building, frontage improvements, lighting, improved parking lot and utilities.

Proponent: Drew McCarty, City of Sumner 1104 Maple Street Sumner WA 98390. 253.299.5719

Lead Agency: City of Sumner

Planned Action Ordinance:

East Sumner Neighborhood Plan, Ordinance No. 2535.

Town Center Plan, Ordinance No. 2668.

The lead agency for this proposal has determined that it is consistent with a City of Sumner Planned Action Ordinance. Therefore, no further SEPA environmental review will be required beyond the supplemental environmental impact statement (EIS) that has been completed under SMC 16.04.170, RCW 43.21C.440 and WAC 197-11-164-172 for the Planned Action Ordinance for the relevant Plan area. This Determination of Consistency 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. **Documents are available by contacting the City of Sumner Development Services Department.**

There is no comment period associated with this Determination of Consistency, for any questions contact Scott Waller, Senior Planner: scottw@sumnerwa.gov 253.299.5527

Responsible Official: Ryan Windish **Position/Title:** Community & Economic Development Director/
SEPA Official

Address: 1104 Maple Street Suite 250, Sumner, WA 98390 **Phone:** (253) 299- 5524

Signature:  **Date Issued:** September 11, 2024

Ryan Windish

Conditions of Approval:

1. The Heritage Park project shall abide by the Design Review Director Decision under DR-2024-0006.
2. Noise –
 - a. Prior to permit issuance of the Heritage Park building, the noise monitoring study shall be submitted to the City along with proposed measures to ensure that any equipment or proposed use will operate in compliance with noise levels in SMC 8.14.
 - b. Food trucks shall operate without the use of generators, unless they receive prior approval from City event staff after showing that proposed generator use will operate in compliance with the noise limitations contained in SMC 8.14.
3. Project shall implement mitigating measures from the Town Center Planned Action Ordinance Exhibit B, Attachment B-1 and B-2 as applicable.
4. Prior to issuance of a building permit for the Heritage Park building, a Right of Way (ROW) vacation shall be completed. The ROW vacation shall ensure that the building footprint is located entirely within the parcel's boundaries, except for permitted overhangs allowed in the code such as awnings and balconies.
5. A boundary line adjustment/lot line consolidation shall be completed prior to the Heritage Park buildings Certificate of Occupancy. The Change in lot line shall be such that the event building and parcel(s) comply with all applicable development standards.
6. The property shall record on the title the following hazard area notifications:
 - a. Aquifer recharge area,
 - b. Seismic hazard area,
 - c. Volcanic hazard area
7. Environmental Remediation shall be completed, consistent with any approved Ecology clean-up plan and schedule, concurrent with or consecutive to the project's development and shall include cleanup of the entire Site (as that term is defined in the approved clean-up plan) sufficient to

obtain a No Further Action (NFA) determination. Work associated with the park and building may occur at the applicant's own risk prior to issuance of a NFA or NFA likely by the Department of Ecology. No Certificate of Occupancy shall be granted until a NFA is issued unless the circumstances in the following sentence are present. If the approved clean-up plan requires long-term compliance monitoring to be conducted prior to Ecology issuing a No Further Action determination, a demonstration that exposure pathways are incomplete for building occupants or park users, and written Ecology concurrence, is sufficient to allow for use of the occupation of the building through a temporary certificate of occupancy. All current and future permits must comply with Ecology clean up regulations and any issued NFA and its conditions.

8. If ground disturbing activities encounter human skeletal remains during the course of construction, then all activity will cease that may cause further disturbance to those remains. The area of the find will be secured and protected from further disturbance until the State provides notice to proceed. The finding of human skeletal remains will be reported to the county medical examiner/coroner and local law enforcement in the most expeditious manner possible. The remains will not be touched, moved, or further disturbed. The county medical examiner/coroner will assume jurisdiction over the human skeletal remains and make a determination of whether those remains are forensic or non-forensic. If the county medical examiner/coroner determines the remains are non-forensic, then they will report that finding to the Department of Archaeology and Historic Preservation (DAHP) who will then take jurisdiction over the remains. The DAHP will notify any appropriate cemeteries and all affected tribes of the find. The State Physical Anthropologist will make a determination of whether the remains are Indian or Non-Indian and report that finding to any appropriate cemeteries and the affected tribes. The DAHP will then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains.
9. Work shall immediately stop and the City of Sumner, the State Department of Archaeology and Historic Preservation (DAHP), the Puyallup Tribe of Indians, and the Muckleshoot Tribe shall be immediately notified if any artifacts of possible historic, cultural, or archaeological value are uncovered during excavation. In such cases, the developer shall be required to provide for a site inspection and evaluation by a professional archaeologist or historic preservation professional, as applicable, in coordination with the state and/or affected tribes to ensure that all possible valuable historic, cultural, or archaeological artifacts is properly protected or salvaged.