



MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Project Name: Western Self-Storage RV Parking Expansion
Permit Application No: SEPA-2024-0003
Location: 1400 to 1402 East Valley Highway E Sumner, WA 98390
Parcel(s): 0520067001, 9520000230

Description of Proposal: Develop an existing vacant 4.5 acre site with a new paved open storage area for trailers, boats and RV parking/storage. This is an expansion of the existing Western Self-Storage facility.

Applicant: Sitts & Hill Engineers, Inc.
4815 Center Street
Tacoma, WA 98409
Contact – Kathy Hargave, P.E., Phone: (253) 474-9449

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 reviewing 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 on the City of Sumner website at www.sumnerwa.gov.**

- 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 issue date below.

Responsible Official: Ryan Windish **Position/Title:** Community Development Director
Address: 1104 Maple Street Suite 250, Sumner, WA 98390 **Phone:** (253) 299- 5524

Signature

Signed Date: September 12, 2024

Ryan Windish

Date Issued: October 10, 2024

Questions or comments: Scott Waller, Senior Planner: scottw@sumnerwa.gov

SEPA MITIGATION MEASURES

1. The stormwater design will provide oil control for all paved areas with parking stalls larger than the size needed for standard automobiles.
2. Full frontage improvements to East Valley Highway shall be constructed as part of this project along all parcel frontages to include storm drainage, pavement widening, illumination, etc. as required to meet minimum standards.
3. Outdoor storage as a principal use shall conform to the standards set forth in SMC 18.18.025.
4. Future site development plans shall show and provide the recorded City water and sewer easement located through the property. There shall not be an increase of impervious surface areas within the 25-foot easement area. Future site development plans shall show and provide the recorded City water and sewer easement located through the property. There shall not be an increase of impervious surface areas within the 25-foot easement area. A fence, shallow rooted landscaping or other approved barrier shall be shown on the site development permit plans along the norther end of the property, provided the space allows for it and it can comply with the water and sewer easement.
5. During construction, the applicant shall take responsibility to avoid wetland impacts and restore any disturbed areas.
6. 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.
7. 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.
8. Prior to permit issuance, the property shall have recorded title notification of the following hazard areas, on forms provided by the City:
 - a) Aquifer Recharge Area
 - b) Seismic Hazard Area
 - c) Volcanic hazard Area.
9. The Project shall comply with approved agreements and abide by all local, State and Federal regulations and receive necessary approvals prior to commencement of work.