

SEPA Environmental Checklist

City of Sumner
MA-02 Alternative 1

PHSDRAFT March 28, 2025

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [supplemental sheet for nonproject actions \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected

geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B–Environmental Elements–that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1) *Name of proposed project, if applicable:*

MA-02: Amend the Comprehensive Plan Map for 166th Ave/SE Urban Growth Area (UGA)
Alternative 1 – City of Sumner Proposal

2) *Name of applicant:*

City of Sumner

3) *Address and phone number of applicant and contact person:*

Chrissanda Walker, Associate Planner

Community Development

[City of Sumner](#)

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4) *Date checklist prepared:*

March 28, 2025

5) *Agency requesting checklist:*

City of Sumner

6) *Proposed timing or schedule (including phasing, if applicable):*

December 2025

7) *Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.*

Future development may occur under the proposed designations.

8) *List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.*

An applicant for redesignation of 7 parcels has prepared a SEPA checklist for a smaller redesignation boundary.

The City is preparing a sewer analysis for the area. The City is also preparing a cumulative transportation evaluation including the subject properties.

- 9) *Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.*

There are no known building or construction applications at this time.

- 10) *List any government approvals or permits that will be needed for your proposal, if known.*

Planning Commission recommendations and City Council consideration and decision on Comprehensive Plan Amendment.

- 11) *Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)*

The proposal amends the Comprehensive Plan map designation from the current Low Density Residential-2 (LDR-2) to Medium Density Residential (MDR) designation for 10 parcels in Sumner's Southeast Urban Growth Area (UGA) and amends the Comprehensive Plan map designation from the current Low Density Residential-2 (LDR-2) to Interchange Commercial (IC) designation for 4 parcels (adjacent to existing IC zone). This is an alternative that would create more consistent designations across the SE UGA compared to a private amendment application that would redesignation a few of the parcels under common ownership by Orton Apartments LLC.

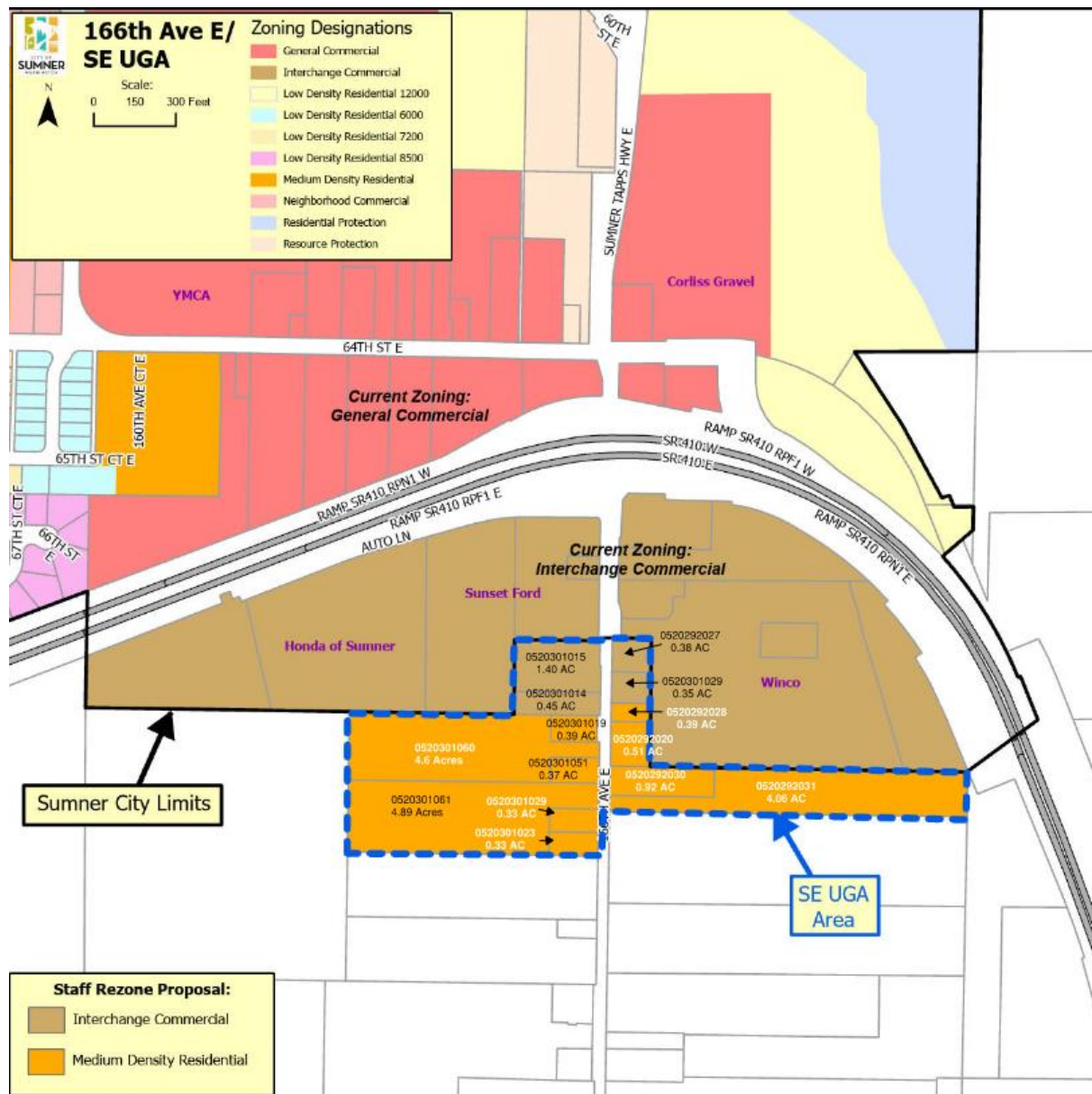
- 12) *Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.*

Parcel numbers include:

520292020
520292027
520292028
520292029
520292030
520292031
520301014
520301015
520301019
520301023
520301029
520301051
520301060
520301061

The location of properties is noted on the map in Exhibit 1

Exhibit 1: MA-02 SE UGA Alternative 1



B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): ☒ Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

Per USDA Soil Survey Slope: 0 to 3 percent.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Puyallup fine sandy loam. See Appendix A.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

To the east outside of the property boundary and close to the 410 freeway are steep slopes above 40%.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Not applicable. This is a non-project proposal.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion may occur during future clearing or construction activities allowed under the proposed designation (or existing designation). Development will be subject to applicable stormwater standards and temporary erosion and sediment control plans.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

If the area were annexed to the city and the zoning were Medium Density Residential to implement the same named land use designation, impervious surfaces could equal up to 90% of the property.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Future development would be required to provide landscaping and to design stormwater facilities to meet stormwater standards.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During construction there could be dust. During operation, cars associated with MDR uses could produce tailpipe emissions.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Commercial uses to the north do not produce stationary emissions; mobile emission sources would include vehicles on SR 410 and at the commercial businesses.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Dust control measures would be required during construction. Vehicles would meet state emission standards.

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 1) *Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.*

Salmon Creek borders the eastern property in the SE UGA.

- 2) *Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.*

If the site is developed for uses consistent with MDR, they will be subject to critical areas ordinance requirements for buffers.

- 3) *Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.*

There are mapped wetlands to the west per Pierce County GIS information, and Puyallup Valley Wetlands per State Department of Fish and Wildlife Priority Habitats and Species maps on the west and east sides of the properties. See Appendix B.

- 4) *Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.*

This is a non-project action. Withdrawals or diversions are not anticipated. The Southeast UGA is served by public water systems.

- 5) *Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.*

The proposed redesignation area does not appear to be in a mapped 100-year floodplain.

- 6) *Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.*

This is a non-project action. There are no known planned discharges.

b. Ground Water: [\[help\]](#)

- 1) *Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.*

Groundwater withdrawal is unlikely. The Southeast UGA is served by public water systems.

- 2) *Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.*

This is a non-project action. There are no known planned discharges. The City is developing a sewer study.

c. Water runoff (including stormwater):

- 1) *Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.*

Future development may create impervious surfaces that could result in runoff but development is subject to stormwater regulations to address water quality and flow.

- 2) *Could waste materials enter ground or surface waters? If so, generally describe.*

See C.1)

- 3) *Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.*

See C.1)

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Application of stormwater management regulations.

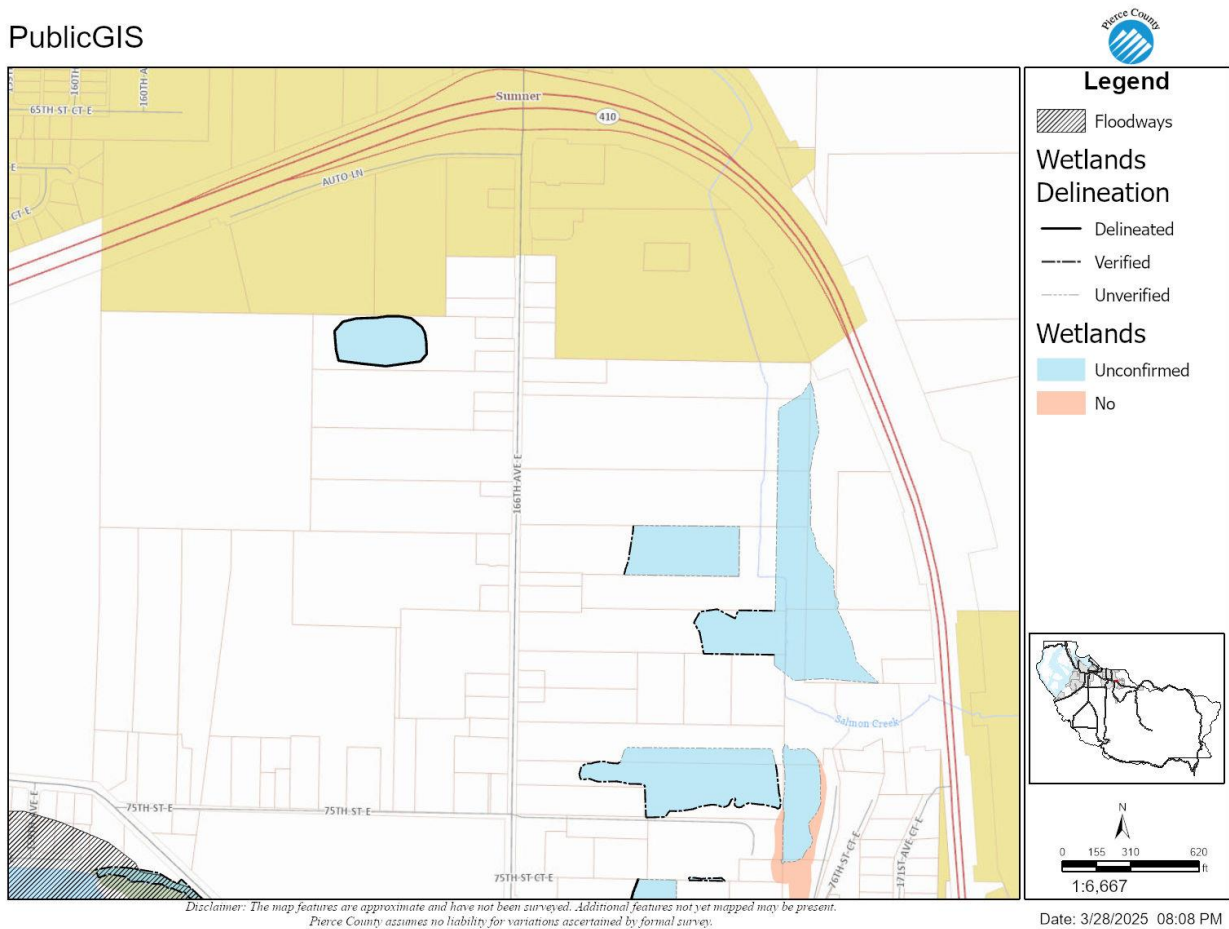
4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

In residential areas, ornamental plants, shrubs and trees are anticipated. There is a mapped wetland: 1.86 acres per Pierce County GIS on the west side of the proposed redesignation area.

PublicGIS



Priority Habitats and Species include mapped wetlands in a different configuration. Wetland review may be needed. See Appendix B.

b. What kind and amount of vegetation will be removed or altered?

Not applicable to this non-project application.

c. List threatened and endangered species known to be on or near the site.

Priority habitats and species note waterfowl concentrations and wetlands. Threatened and endangered species are not specified. See Appendix B.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Future development would be subject to landscaping requirements and critical areas regulations.

e. List all noxious weeds and invasive species known to be on or near the site.

Not known. Future development would be subject to SEPA review and may address this topic.

5. Animals [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

It is anticipated that there are aquatic species in Salmon Creek to the east. Priority Habitats and Species identify waterfowl concentrations. See Appendix B.

b. List any threatened and endangered species known to be on or near the site.

Priority habitats and species note waterfowl concentrations and wetlands. Threatened and endangered species are not specified. See Appendix B.

c. Is the site part of a migration route? If so, explain.

There is a Pacific Flyway, a migratory route for birds in Western Washington including Pierce County. Priority habitats and species note waterfowl concentrations.

d. Proposed measures to preserve or enhance wildlife, if any:

Future development would be subject to critical areas regulations including fish and wildlife habitat conservation areas.

- e. List any invasive animal species known to be on or near the site.

Not known. Future development would be subject to SEPA review and may address this topic.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

It is anticipated that future development would use electric power, and other forms of energy available to the sites.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not applicable to this non-project action. If land is annexed, future development would be subject to building and energy codes as well as zoning standards in 18.32.030.D Solar Access Requirements applicable to the MDR zone.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Not applicable to this non-project action. However, future development would be subject to building and energy codes.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

- 1) *Describe any known or possible contamination at the site from present or past uses.*

Not applicable to this non-project action.

- 2) *Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.*

Not applicable to this non-project action.

- 3) *Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.*

Not applicable to this non-project action.

- 4) *Describe special emergency services that might be required.*

Future residential uses are not anticipated to require special emergency services.

- 5) *Proposed measures to reduce or control environmental health hazards, if any:*

Not applicable to this non-project action.

b. Noise

- 1) *What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?*

Traffic noise exists from SR 410.

- 2) *What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.*

During construction there would be noise from typical equipment to build residential structures.

- 3) *Proposed measures to reduce or control noise impacts, if any:*

Compliance with noise standards in SMC 8.14 would be required if site is developed under City zoning.

8. Land and Shoreline Use [\[help\]](#)

- a. *What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.*

Homes/housing with agricultural uses.

- b. *Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?*

The land is not considered agricultural land of long-term commercial significance. It is in the UGA. Land immediately to the southeast in the Rural area is considered of long-term commercial significance as is land to the west of the land use designation proposal area. See 8.e below.

- 1) *Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:*

No. See 8.b.

c. Describe any structures on the site.

Single family homes and barns/agricultural structures. There is also one auto dealer use as well. See [Exhibit 2](#).

Exhibit 2: Existing and Proposed Land Use

Current Comprehensive Plan Designation	Proposed	Current Land Use	Tax Parcel Number
LDR-2	MDR	SINGLE FAMILY DWELLING	0520292020
LDR-2	IC	SINGLE FAMILY DWELLING	0520292027
LDR-2	MDR	VACANT LAND UNDEVELOPED	0520292028
LDR-2	IC	SINGLE FAMILY DWELLING	0520292029
LDR-2	MDR	SINGLE FAMILY DWELLING	0520292030
IC	MDR	SINGLE FAMILY DWELLING	0520292031
LDR-2	IC	SINGLE FAMILY DWELLING	0520301014
LDR-2	IC	AUTO DLR NEW AND USED RETAIL	0520301015
LDR-2	MDR	SINGLE FAMILY DWELLING	0520301019
LDR-2	MDR	SINGLE FAMILY DWELLING	0520301023
LDR-2	MDR	SINGLE FAMILY DWELLING	0520301029
LDR-2	MDR	SINGLE FAMILY DWELLING	0520301051
LDR-2	MDR	CU FARM & AGRI RCW 84.34 CURRENT USE	0520301060
LDR-2	MDR	SINGLE FAMILY DWELLING	0520301061

Source: City of Sumner, 2025; Pierce County Assessor, 2025.

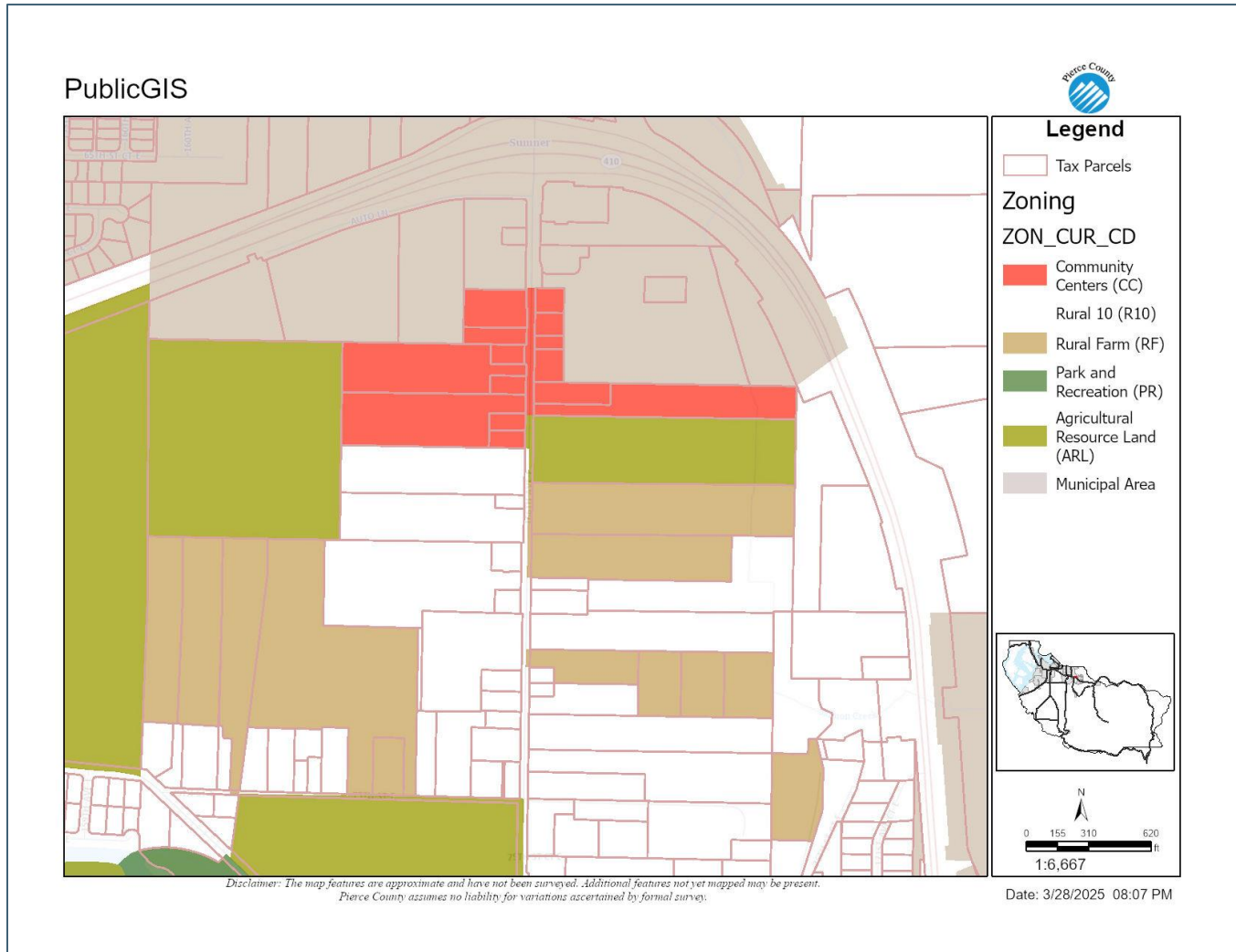
d. Will any structures be demolished? If so, what?

Future development would likely remove existing structures.

e. What is the current zoning classification of the site?

The site is in the unincorporated UGA and subject to County zoning of Community Centers. See [Exhibit 3](#).

Exhibit 3: Pierce County Zoning Map



Source: Pierce County GIS, 2025.

f. What is the current comprehensive plan designation of the site?

Under Sumner's Comprehensive Plan designations include Low-Density Residential and Interchange Commercial.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

There appear to be wetlands and fish and wildlife habitat conservation areas (Salmon Creek and associated habitat).

The site is also in a mapped aquifer recharge area.¹ It is in a high liquefaction area.²

i. Approximately how many people would reside or work in the completed project?

Not applicable to this non-project action. The City will prepare a land capacity evaluation as part of evaluating the application and others in the 2025 docket.

j. Approximately how many people would the completed project displace?

Existing single family households would likely be displaced by future new construction.

k. Proposed measures to avoid or reduce displacement impacts, if any:

The City's Comprehensive Plan policies address anti-displacement measures.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The City's proposal would create a consistent development pattern of MDR.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

MDR adjacent to agricultural land of long-term commercial significance would be similar to or less intense than the Community Centers applied by Pierce County. County agricultural zoning would continue on properties outside the Sumner SE UGA.

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

This is a non-project action. The City will prepare a land capacity evaluation as part of evaluating the application and others in the 2025 docket. A gross calculation without reductions for infrastructure or critical areas (if confirmed) and a market factor is: 16.6 acres x [22 units per acre](#) = 365 units.

¹ See: <https://sumnerwa.gov/wp-content/uploads/2020/11/Critical-Areas-Aquifer-Resource-Map.pdf>.

² See: <https://sumnerwa.gov/wp-content/uploads/2020/11/Critical-Areas-Seismic-Hazard-Map.pdf>.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

There are 11 existing dwellings according to Assessor Records. Other properties have agriculture or auto dealer uses.

- c. Proposed measures to reduce or control housing impacts, if any:

If property is annexed it will be developed based on City code standards for the MDR zone which is intended to provide for a range of housing types.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The MDR zone allows for buildings of 35 feet in height.

- b. What views in the immediate vicinity would be altered or obstructed?

There are no protected views. There are views throughout the valley of Mount Rainier.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Not applicable.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Future development would be residential in nature with lighting in buildings and parking areas. It is not anticipated that there would be light and glare impacts.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

There is no specific proposal for development at this time.

- c. What existing off-site sources of light or glare may affect your proposal?

There is no specific proposal for development at this time.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Future development would be reviewed under SEPA or code standards to avoid light and glare impacts.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

No recreation facilities about the properties. There are some City of Sumner or Pierce County recreation facilities in the general vicinity.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No recreation displacement is anticipated.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The City has a Parks, Recreation, and Open Space Plan and a park impact fee.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

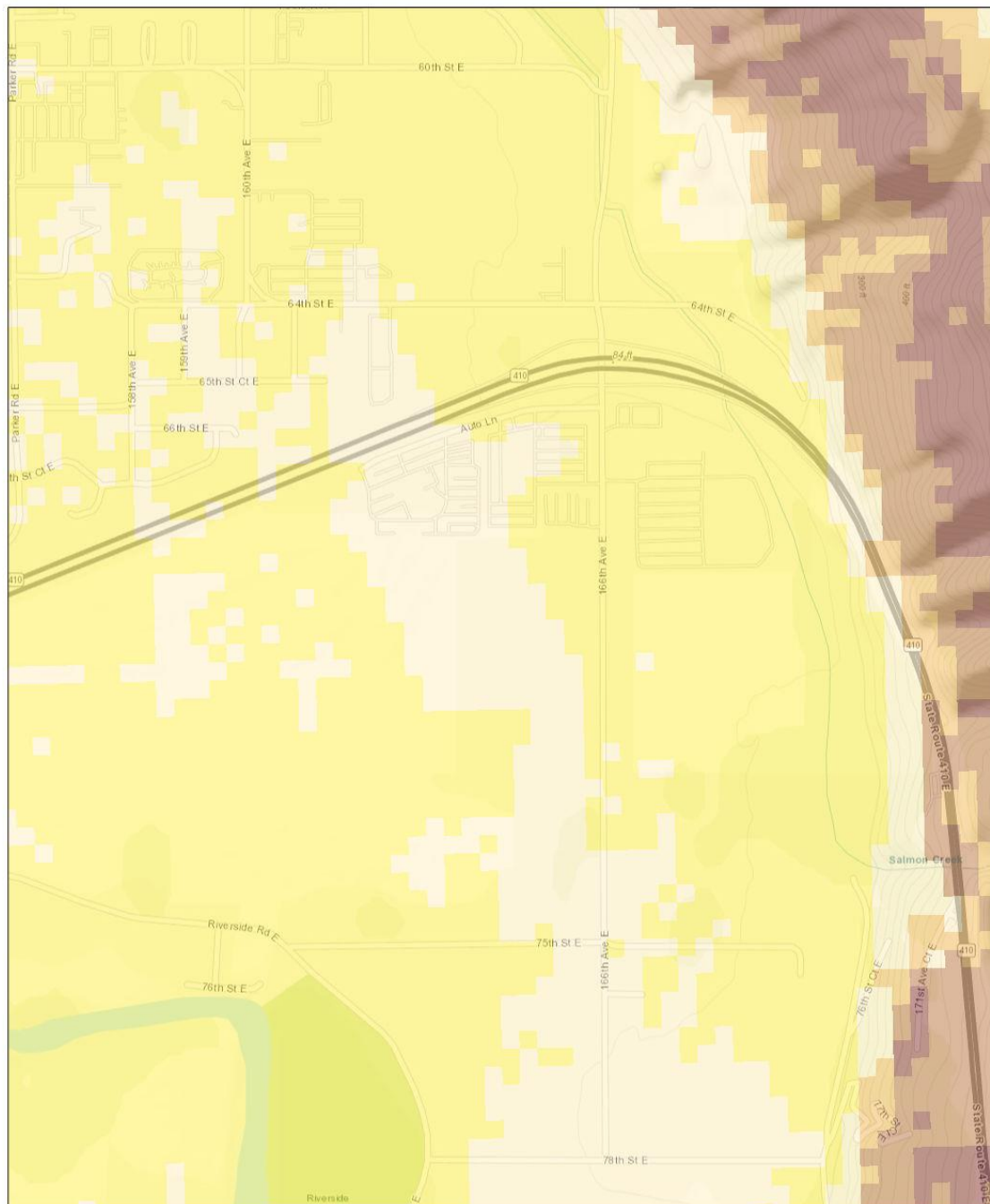
There are no inventoried or designated sites upon review of the Department of Archaeology and Historic Preservation WISAARD tool.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There are no known cultural features. However, the area is considered to have a high likelihood of archaeological resources. See **Exhibit 4**.

Exhibit 4: Predictive Model of Archaeological Resources

MA02-1 Vicinity

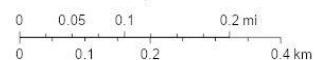


3/28/2025

Environmental Factors with Archaeological Resources Results

- 1 - Survey Contingent Upon Project Parameters: Low Risk (Color: Brick Red)
- 2 - Survey Contingent Upon Project Parameters: Moderately Low Risk (Color: Burnt Orange)
- 3 - Survey Recommended: Moderate Risk (Color: Orange)
- 4 - Survey Highly Advised: High Risk (Color: Pale Yellow)
- 5 - Survey Highly Advised: Very High Risk (Color: Brightest Yellow/Canary Yellow)

1:9,028



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Source: Department of Archaeology and Historic Preservation, 2025.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Review of Department of Archaeology and Historic Preservation WISAARD tool.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

State laws address Inadvertent Discovery of Human Skeletal Remains on Non-Federal and Non-Tribal Land in the State of Washington (RCWs 68.50.645, 27.44.055, and 68.60.055)

The City implements the historic preservation chapter of SMC 18.39.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

166th Ave E is the primary road serving the subarea. SR 410 lies to the north.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Transit service is not available.³

- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Future development will be subject to the City's concurrency management system and levels of service as well as transportation impact fees. If future development would reduce levels of service improvements may be required. Additionally frontage improvements may be required.

³ See: <https://piercetransit.org/system-map/>.

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Not applicable.

- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The City is conducting a cumulative transportation review in association with the 2025 docket.

- f. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

It is not anticipated that future MDR development would affect or be affected by movement of agricultural products.

- g. Proposed measures to reduce or control transportation impacts, if any:

Future development will be subject to the City's concurrency management system and levels of service as well as transportation impact fees.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Future development would generate new residents that may increase the demand for schools. Fire and police protection would also be required.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Application of the City's levels of service and capital facilities plan.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:

☐ electricity, ☐ natural gas, ☐ water, refuse service, telephone, ☐ sanitary sewer, ☐ septic system,
other _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The City is studying wastewater / sewer needs for the study area.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Name of signee Chrissanda Walker

Position and Agency/Organization Associate Planner, City of Sumner

Date Submitted: 03-24-2025

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- 1) *How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?*

See B.2, B.3, and B.7.

Proposed measures to avoid or reduce such increases are:

See B.2, B.3, and B.7.

- 2) *How would the proposal be likely to affect plants, animals, fish, or marine life?*

See B.4 and B.5.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

See B.4 and B.5.

3) *How would the proposal be likely to deplete energy or natural resources?*

See B.6.

Proposed measures to protect or conserve energy and natural resources are:

See B.6.

4) *How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?*

See B.3, B.8, B.12, B.13.

Proposed measures to protect such resources or to avoid or reduce impacts are:

See B.3, B.8, B.12, B.13.

5) *How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?*

See B.8.

Proposed measures to avoid or reduce shoreline and land use impacts are:

See B.8. The City is preparing a policy and land use consistency and land capacity evaluation for the 2025 docket.

6) *How would the proposal be likely to increase demands on transportation or public services and utilities?*

See B.14, B.15, and B.16.

Proposed measures to reduce or respond to such demand(s) are:

See B.14, B.15, and B.16.

7) *Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.*

The proposal would improve consistency in designations between the City and County. It would create a consistent pattern of density abutting a commercial center. Future development will comply with City, County, State, and Federal laws regarding environmental protection.

Appendix A: Soils Report

Appendix B: PHS Report